

CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 13 DECEMBER 2012

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 13 DECEMBER 2012 AT 7:00 PM

	Page
1. DECLARATION OF MEETING.....	1
2. APPOINTMENT OF PRESIDING MEMBER (IF REQUIRED)	1
3. DISCLAIMER (TO BE READ ALOUD BY PRESIDING MEMBER).....	1
4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER)	1
5. APOLOGIES AND LEAVE OF ABSENCE	1
6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
7. PUBLIC QUESTION TIME	1
8. CONFIRMATION OF MINUTES.....	2
8.1 (OCM 13/12/2012) CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 08 NOVEMBER 2012.....	2
9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE.....	2
10. DEPUTATIONS AND PETITIONS	2
11. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (IF ADJOURNED)	2
12. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER	2
13. COUNCIL MATTERS.....	3
13.1 (OCM 13/12/2012) - 2011/12 ANNUAL REPORT (IM/B/009) (S SEYMOUR-EYLES) (ATTACH).....	3
13.2 (OCM 13/12/2012) - VOLUNTEER BUSHFIRE OFFICE BEARERS APPOINTMENT AND FIRE CONTROL OFFICERS APPOINTMENT (RS/L/007) (R AVARD).....	5
13.3 (OCM 13/12/2012) - PROPOSED AMENDMENTS TO SUBURB BOUNDARIES - COOGEE, SPEARWOOD, MUNSTER, HENDERSON, WATTLEUP AND BEELIAR (CC/B/001)(D GREEN) (ATTACH)	8
14. PLANNING AND DEVELOPMENT DIVISION ISSUES	16
14.1 (OCM 13/12/2012) - INDUSTRY - WORKSHOP EXTENSION TO EXISTING GENERAL INDUSTRY (LICENSED) PREMISES (PHOENIX CORROSION CONTROL) - LOCATION: 217 (LOT 104) BARRINGTON STREET, BIBRA LAKE - OWNER: STRATHAN PTY LTD - APPLICANT: PHILIP SILJEG (4313405) (T CAPPELLUCCI) (ATTACH)	16

14.2	(OCM 13/12/2012) - ADDITIONS AND ALTERATIONS TO LODGING HOUSE - LOCATION: 17-19 WINTERFOLD ROAD HAMILTON HILL - OWNER: JASON TOWNES & BIG MORETON PTY LTD - APPLICANT: BERNARD SEEBER PTY LTD (2201783 & 2201784) (L REDDELL) (ATTACH).....	25
14.3	(OCM 13/12/2012) - RETROSPECTIVE APPLICATION COMMERCIAL VEHICLE PARKING - LOCATION: 139 BRITANNIA AVENUE BEELIAR - OWNER: KEITH LOMAX - APPLICANT: KEITH LOMAX (3411485) (L REDDELL) (ATTACH)	32
14.4	(OCM 13/12/2012) - SINGLE HOUSE - LOCATION: 146 (LOT 45) SEMPLE COURT COCKBURN CENTRAL - OWNER: CHING FONG HOU - APPLICANT: CELEBRATION HOMES (5513118) (A LEFORT) (ATTACH)	36
14.5	(OCM 13/12/2012) - ENDORSEMENT OF NEW COMMERCIAL LEASE FOR KIOSK LOCATED ON RESERVE 24308 (NAVAL BASE SHACKS) - OWNER: STATE OF WESTERN AUSTRALIA - APPLICANT: CITY OF COCKBURN (SM/L/002) (L GATT) (ATTACH)	42
14.6	(OCM 13/12/2012) - CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 97 - DEVELOPMENT CONTRIBUTION PLAN (93097) (C CATHERWOOD) (ATTACH)	47
14.7	(OCM 13/12/2012) - PUBLIC CONSULTATION ON THE EXCISION OF PORTION OF RESERVE 50535 - OCEAN DRIVE, NORTH COOGEE - APPLICANT: PETER WEBB & ASSOCIATES ON BEHALF OF PICKLED FIG CAFE (6011632) (K SIM) (ATTACH)	52
14.8	(OCM 13/12/2012) - CONSIDERATION FOR FINAL ADOPTION SCHEME AMENDMENT NO. 91 - LOTS 101, 103 & 104 JANDAKOT RD, JANDAKOT - OWNER: SCHAFFER CORPORATION LTD - APPLICANT: MGA TOWN PLANNERS (93091) (C HOSSEN) (ATTACH)	55
14.9	(OCM 13/12/2012) - PROPOSED DISTRICT STRUCTURE PLAN MINOR MODIFICATION - LOCATION: VARIOUS LANDHOLDINGS BETWEEN HAMMOND ROAD AND BRANCH CIRCUS, SUCCESS - OWNER: VARIOUS - APPLICANT: CITY OF COCKBURN (SM/M/024) (C HOSSEN) (ATTACH).....	64
14.10	(OCM 13/12/2012) - PROPOSED INITIATION OF SCHEME AMENDMENT NO. 98 TO TOWN PLANNING SCHEME NO. 3 - APPLICANT: DEVELOPMENT PLANNING STRATEGIES (93098) (R COLALILLO) (ATTACH).....	73
14.11	(OCM 13/12/2012) - LOCAL COMMERCIAL AND ACTIVITY CENTRE STRATEGY (SM/M/045) (R SERVENTY) (ATTACH)	79
14.12	(OCM 13/12/2012) - CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 99 (OMNIBUS AMENDMENT) - APPLICANT: CITY OF COCKBURN - OWNER: VARIOUS (93099) (M CAIN / C HOSSEN) (ATTACH)	84
14.13	(OCM 13/12/2012) - PROPOSED LOCAL STRUCTURE PLAN MODIFICATION - LOCATION: LOTS 4, 125 AND 126 HAMMOND ROAD, SUCCESS - OWNER: VARIOUS - APPLICANT: RPS (SM/M/061) (C HOSSEN) (ATTACH)	94

15.	FINANCE AND CORPORATE SERVICES DIVISION ISSUES	100
15.1	(OCM 13/12/2012) - LIST OF CREDITORS PAID - OCTOBER 2012 (FS/L/001) (N MAURICIO) (ATTACH)	100
15.2	(OCM 13/12/2012) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - OCTOBER 2012 (FS/S/001) (N MAURICIO) (ATTACH)	102
16.	ENGINEERING AND WORKS DIVISION ISSUES.....	107
16.1	(OCM 13/12/2012) - ADOPTION OF THE 'PLAYGROUND SHADE SAIL STRATEGY 2013-2023' (ES/V/001) (A LEES) (ATTACH)	107
16.2	(OCM 13/12/2012) - OCEAN POOL INVESTIGATION REPORT (ES/V/002) (D VICKERY) (ATTACH).....	111
16.3	(OCM 13/12/2012) - PETITION TO CLOSE RIGBY AVENUE, SPEARWOOD (450156) (J MCDONALD) (ATTACH).....	116
16.4	(OCM 13/12/2012) - SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR A PROJECT PARTICIPANT (CITY OF ROCKINGHAM) (ES/L/004) (M LITTLETON) (ATTACH)	123
16.5	(OCM 13/12/2012) - TENDER NO. RFT 19/2012 - PLAYGROUND SOFTFALL (WHITE SAND) - CLEANING AND REPLENISHMENT (RFT 19/2012) (L VIEIRA) (ATTACH)	126
17.	COMMUNITY SERVICES DIVISION ISSUES.....	131
17.1	(OCM 13/12/2012) - EVALUATION REPORT FOR MOBILE YOUTH RECREATION SERVICE (CR/S/007) (M CHAMPION) (ATTACH).....	131
17.2	(OCM 13/12/2012) - EVALUATION REPORT FOR CHILDREN'S OUTDOOR PLAY SESSION SERVICE 'FROGGY'S FUN ON THE GREEN (CR/S/001) (J DE CASTRO) (ATTACH)	138
17.3	(OCM 13/12/2012) - ABORIGINAL CULTURAL & VISITORS CENTRE FEASIBILITY STUDY REPORT (CR/L/013) (G BOWMAN) (ATTACH)	144
17.4	(OCM 13/12/2012) - MEN'S SHED FEASIBILITY STUDY REPORT (CR/L/001) (G BOWMAN) (ATTACH).....	156
18.	EXECUTIVE DIVISION ISSUES	172
19.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	172
20.	NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING.....	172
21.	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS	173
22.	MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE.....	173
23.	CONFIDENTIAL BUSINESS.....	173
24	(OCM 13/12/2012) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995).....	173
25.	CLOSURE OF MEETING.....	173

CITY OF COCKBURN

AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 13 DECEMBER 2012 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

Nil

8. CONFIRMATION OF MINUTES

8.1 (OCM 13/12/2012) - CONFIRMATION OF MINUTES - ORDINARY COUNCIL MEETING - 08 NOVEMBER 2012

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 8 November 2012, as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

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

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

13. COUNCIL MATTERS

13.1 (OCM 13/12/2012) - 2011/12 ANNUAL REPORT (IM/B/009) (S SEYMOUR-EYLES) (ATTACH)

RECOMMENDATION

That Council accept the 2011/12 Annual Report in accordance with Section 5.54 (1) of the Local Government Act, 1995, as attached to the Agenda.

COUNCIL DECISION

Background

Council is required to accept the 2011-12 Annual Report to enable it to be available for the Annual Electors Meeting, scheduled to be held on Tuesday, 5 February 2013. The Local Government Act 1995 ('the Act') requires Council to accept the Report no later than 31 December each year. Elected Members were provided with the Financial Report and Auditor's Report at the Audit and Strategic Finance Committee meeting in October. The consolidated report is now presented for acceptance.

Submission

N/A

Report

The 2011/12 Annual Report is in conformity with the following requirements of the Act and contains:

1. Mayoral Report
2. Chief Executive Officer's Report
3. Measuring performance data
4. Overview of the Plan for the Future of the District
5. Report in relation to the Complaints Register subject to Section 5.121 of the Act
6. Report required under Section 29(2) of the Disabilities Services Act 1993

7. Divisional Reports
8. Financial Statements
9. Auditor's Report
10. Remuneration of Senior Employees

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

The cost of producing 50 copies of the Report is provided for in Council's Municipal Budget.

Legal Implications

As provided in the Report.

Community Consultation

The report will be available for public access at the Annual Electors Meeting to be held on 5 February 2013.

Attachment(s)

2011/12 Annual Report.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13.2 (OCM 13/12/2012) - VOLUNTEER BUSHFIRE OFFICE BEARERS APPOINTMENT AND FIRE CONTROL OFFICERS APPOINTMENT (RS/L/007) (R AVARD)

RECOMMENDATION

That Council

(1) in accordance with Section 8 of the City of Cockburn Bushfire Brigades Local Law 2000, appoint the following Brigade office bearers:

- Jandakot Volunteer Bushfire Brigade:

Shane Harris	Captain
Jarrad Finnerran	1 st Lieutenant
Gavin McDiarmid	2 nd Lieutenant
Emma Bramwell	3 rd Lieutenant
Travis Jewell	4 th Lieutenant
Gavin McDiarmid	Equipment/Logistics Officer
Marc Still & Damien McDonald	Training Co-ordinator
Jonelle McDiarmid	Administration Officer/Secretary
Mal Dobson	Treasurer

- South Coogee Volunteer Bushfire Brigade:

Les Woodcock	Captain
Bradley Treasure	1 st Lieutenant
Chris Deboer	2 nd Lieutenant
Ian Davies	3 rd Lieutenant
Jesse Christidis	Equipment/Logistics Officer
Brad Breirley	Training Co-ordinator
Kieren Brown	Administration Officer/Secretary
Krystal Rhodes	Treasurer

(2) in accordance with Section 38 (1) of the Bush Fires Act 1954 appoint the following officers as Fire Control Officers:

Ian Hargense	Ranger	
Gary MacMillan-Smith-Davies	Ranger	
Heath Evans	Ranger	
Donna McLuckie	Ranger	
Shane Harris	Jandakot	Volunteer
Bushfire Brigade		
Jarrad Finnerran	Jandakot	Volunteer
Bushfire Brigade		

- (3) in accordance with Section 38 (2A) of the Act, publish a notice of appointment of Fire Control Officers in a newspaper circulating in the District.

COUNCIL DECISION

Background

At the Council meeting of 14 July 2011, it appointed office bearers to its two brigades, in accordance with Section 8 (4) of the *City Of Cockburn Bush Fire Brigades Local Law 2000*. The appointments referred to expire at the completion of the first Annual General Meeting of the Bush Fire Brigades. The Annual General Meeting was held in June 2012. Therefore, Council is required to appoint office bearers for the year 2012/13 until the next Annual General Meeting of the Bush Fire Brigade.

The Bush Fires Act 1954 also allows for Council to appoint Fire Control officers from time to time.

Submission

N/A

Report

In accordance with the City of Cockburn Bushfire Brigades Local law 2000, Section 8, there is a requirement for Council to appoint prescribed office bearers to the two brigades. The two brigades have advised of the following officer bearers.

- Jandakot Volunteer Bushfire Brigade:

Shane Harris	Captain
Jarrad Finnerran	1 st Lieutenant
Gavin McDiarmid	2 nd Lieutenant
Emma Bramwell	3 rd Lieutenant
Travis Jewell	4 th Lieutenant
Gavin McDiarmid	Equipment/Logistics Officer
Marc Still & Damien McDonald	Training Co-ordinator

Jonelle McDiarmid	Administration Officer/Secretary
Mal Dobson	Treasurer

- South Coogee Volunteer Bushfire Brigade:

Les Woodcock	Captain
Bradley Treasure	1st Lieutenant
Chris Deboer	2nd Lieutenant
Ian Davies	3rd Lieutenant
Jesse Christidis	Equipment/Logistics Officer
Brad Breirley	Training Co-ordinator
Kieren Brown	Administration
Officer/Secretary	
Krystal Rhodes	Treasurer

The following persons have completed their Fire Control Officers Course, and require appointment by Council as Fire Control Officers in accordance with Section 38 (1) of the Bush Fires Act 1954:

Ian Hargense	Ranger		
Gary MacMillan-Smith-Davies	Ranger		
Heath Evans	Ranger		
Donna McLuckie	Ranger		
Shane Harris	Jandakot Brigade	Volunteer	Bushfire
Jarrad Finnerran	Jandakot Brigade	Volunteer	Bushfire

Strategic Plan/Policy Implications

Leading & Listening

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

Environment & Sustainability

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

Budget/Financial Implications

N/A

Legal Implications

Statutory obligations for the City of Cockburn under the Bush Fires Act, 1954 and the City of Cockburn Bushfire Brigades Local Laws apply.

Community Consultation

In accordance with Section 38 (2A) of the Act, Council will publish notice of appointment of Fire Control Officers in a newspaper circulating in the District.

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13.3 (OCM 13/12/2012) - PROPOSED AMENDMENTS TO SUBURB BOUNDARIES - COOGEE, SPEARWOOD, MUNSTER, HENDERSON, WATTLEUP AND BEELIAR (CC/B/001)(D GREEN) (ATTACH)

RECOMMENDATION

That Council

- (1) conducts a survey of landowners affected by the proposals to change boundaries to the following localities :
 1. Spearwood to Coogee.
 2. Munster to (a) Henderson, (b) Coogee (c) Wattleup and (d) Beeliar.
 3. Henderson to Wattleup; and,
 4. The excision of part of Munster to form the new locality of "South Coogee".as shown in the attachments to the Agenda;
- (2) subject to the majority of responses to each of the relevant surveys supporting the proposals, advise the Geographic Names Committee (GNC) of the outcome and request that the proposals be supported by the GNC; and
- (3) formally reconsider any of the proposals which are not supported by the majority of respondents to those proposals.

COUNCIL DECISION**Background**

At the July, 2012, Council Meeting, Mayor Howlett included the following as a Matter to be Investigated Without Debate:

A report be provided to a future Council Meeting to review the boundaries of the south west sector of the District with a particular reference to introducing a new suburb named South Coogee, adjusting the boundary of the suburb named Henderson and amending the boundaries of any adjoining suburbs where applicable.

The issue of the entire suburb boundaries of Munster was subject to consideration by Council in December, 2007, however, was not finalized due to some community concerns that there was not enough evidence to justify the scale of amendments proposed at that time. The matter has not been re-visited since.

This report considers these matters in greater detail and also addresses an application previously considered by Council in October, 2011, seeking to amend the current northern boundary of the locality of Coogee to include land recently removed from an odour buffer area and to be developed for residential purposes.

Submission

N/A

Report

Currently the locality of Munster spreads from the coastline in the west of the District (including the area known as Woodman Point) and extends eastward, across Stock Road to join the boundary of the suburb of Beeliar, adjacent to the Thomsons Lake Nature Reserve. The suburbs of Coogee, Spearwood and Beeliar abut to the north, with the suburbs of Henderson and Wattleup adjoining to the south. As such, its extent and current land uses include large areas of Public Open Space, industrial (Australian Marine Complex and Cockburn Cement) and rural pursuits, in addition to a significant area of existing and more recent residential properties. Having such a diverse mix of land uses and the growing trend towards higher urbanisation of a

significant part of the suburb now presents an opportunity to review the community of interest factors associated with this suburb and seek a more logical outcome for the future.

In conducting this exercise, the primary factors for consideration are:

1. Current land uses in the affected area;
2. Proposed land uses for the affected area; and,
3. Association factors for residents/landowners within the affected area (community of interest.)

Accordingly, each proposal is addressed independently in support of an application being presented to the Geographic Names Committee (GNC) for the suggested amendments to be effected.

1. *Spearwood to Coogee (Attachment 1)*

This proposal was previously considered by Council as part of an application by developers of the land owned by George Weston Foods, which operated Watsonia smallgoods factory until recently and will in future be redeveloped for residential purposes.

At that time (October, 2011) Council deferred a decision, pending further consultation being undertaken with the developer (Terranovis) upon the extent of the area subject to a proposed suburb boundary change. Since then, (Terranovis) has limited the parcel of land subject to consideration to that area bounded by Hamilton Road, the Railway Line and Cockburn Road, as shown in Attachment 1. This is a logical amendment which is supported on the basis that it is an extension of residential use proposed for land adjoining an already established urban area immediately to the south, which is contained within the current Coogee locality.

2. *Munster to Henderson (Attachment 2 – purple colour)*

This proposal addresses land which is located immediately south of the Woodman Point Recreation Reserve and is where the Australian Marine Complex (AMC) formally commences. The origins of the current common boundary between Munster and Henderson (west of the Cockburn Road extension with Russell Road) is not known, but is assumed to have had some association to past road alignments when these roads intersected.

There is now a large section of reclaimed land owned by the development arm of the State Government (Landcorp) upon which marine based businesses operate. The area is now

extensively marketed as the AMC Estate, Henderson and it is logical that the official location name should be assigned to related land.

The current northern boundary of Henderson (Russell Road West) would be removed and relocated north to incorporate this land, as well as that located further east between Russell Road West and Frobisher Ave, which is subject to further development of the AMC. This part of the proposal is explained in greater detail later in the report (see South Coogee locality proposal).

3. *Munster to Wattleup (Attachment 2 – grey colour)*

This proposal essentially addresses the area of land occupied by Cockburn Cement Ltd. Given that this area is subject to the Hope Valley – Wattleup Redevelopment Act and will eventually form part of the State Government's Latitude 32 Industrial Area which it adjoins to the immediate south, it would be reasonable to reflect its location in the suburb name in future.

4. *Munster to Beeliar (Attachment 2 – cream colour)*

This proposal captures the remainder of the land in the far eastern sector of Munster, adjoining the boundary with Beeliar. It comprises the land which has been excluded from the Latitude 32 development zone and is used for rural purposes. The rationale for including this land in the suburb of Beeliar is to primarily differentiate the land use from the adjoining industrial zone. It is not expected this rural zoning will change in the future as the land consists mostly of operating businesses and are of such a size and subject to multiple ownership to encourage the status quo to remain in future. This was a point of contention in the past with some landholders viewing this as an opportunity to attract land developers and promote an extension of the Beeliar residential area as an alternative. This position was not based on any plans to rezone this area and would be unlikely in the future given the State Government interests in adjoining land which effectively sterilises the potential for nearby urban development.

5. *Henderson to Wattleup (Attachment 2 – dark green colour)*

This proposal seeks to address the irrational boundary which currently separates these two suburbs. Currently, the boundary follows the Railway Line from Russell Road in a southerly direction until it connects with Dalison Avenue, immediately to the north of the Wattleup townsite. While this may have had some significance in the past by separating the townsite from

other land uses to the immediate north, this relationship has disappeared since the State Government announced its Latitude 32 plans. In acknowledging that the full effect of the State's intentions for the use of this land will not be realised for many years, it has effectively shelved any community aspirations for the townsite to remain as a functioning urban area in the future, as there is now only a remnant population remaining. The remainder of the landholdings associated with the area in question is dominated by the City of Cockburn's Waste Treatment site and Cockburn Cement quarries. Despite this, there are a number of businesses and some residents occupying the remaining land and consultation with the relevant owners may be necessary to convince them of a need for change.

6. *Munster to Coogee (Attachment 2 – light green colour)*

This proposal essentially involves transferring the Woodman Point Recreation Reserve in its entirety from Munster to Coogee. This "A" Class Reserve is owned by two State Government agencies, being the Conservation Commission and the Department of Sport and Recreation. This area shares no discernible connection with the remainder of Munster, other than its suburb name. It has a historical association with adjoining Coogee, however, the current northern boundary does not reflect this. An adjustment to incorporate the entire Reserve, which is located between the coastline and Cockburn Road – a major traffic route - would more accurately reflect this, while removing the illogical link with Munster at the same time. It would be impractical to suggest that the area be named Woodman Point in its own right as there is no residential base upon which to create a "community" necessary to justify an application to this effect.

7. *Creation of New Location – South Coogee (Attachment 2 – pink colour)*

This proposal is likely to create the most attention of all the suggested amendments. While it is likely to be embraced by those landowners whose properties are included in the defined area, there is likely to be dissatisfaction among some nearby residents whose properties remain outside the suggested boundaries. It is highlighted that the purpose of recommending this outcome is to ensure that it can be justified on the basis of being compatible with the criteria for creating a new locality and to also ensure that the history of the District is recognised when considering such matters.

In this respect, it is important to recognise that the case for supporting the creation of a new suburb is premised on satisfying key criteria relating to size and lot numbers contained in both the newly created location and the residual suburban area of Munster.

GNC criteria stipulates that a new locality size for an urban area must be a minimum of 100ha and ideally around 500ha, with a minimum number of available lots (current and future) to be at least 1000. In the proposal being suggested, the newly created suburb of South Coogee is 207ha and is anticipated to ultimately yield 986 lots, with the remaining part of Munster comprising 151ha and yielding 1120 lots.

A further factor in the submission is ensuring that both the newly created and existing localities are based on reasonable and congruent boundaries and not compromised by other factors or interests. It is considered that both localities can be justified on the basis of statistical data, realistic demarcation and historical sentiment.

It is particularly important when imposing the east - west connecting boundaries that there is a plausible explanation for what is being presented. In creating the northern boundary of South Coogee, it can be seen that this has been achieved through the continuation of Beeliar Drive, east to west, along the prescribed Road Reserve alignment and that this road functions as a suburb boundary along its entire length. To the west, it is proposed that Cockburn Road serves as the boundary from the point where it intersects with the Beeliar Drive alignment and south to where it intersects with Lots 9 and 20 Cockburn Road. Both of these properties are owned by the Water Corporation of WA and contain significant infrastructure which are likely to remain in place for the foreseeable future, therefore allaying any potential concerns which could otherwise arise if the lots were in separate ownership. It is then a simple exercise to extend that boundary eastwards to connect with land currently held by the State Government for which a major thoroughfare was originally proposed (Fremantle – Rockingham Highway) but has since been replaced by the Cockburn Road – Russell Road alignment.

The eastern boundary would be Stock Road (at the connection with Beeliar Drive) and heading in a southerly direction to the intersection of Frobisher Ave. This point is significant because it defines the commencement of the AMC and the completion of the most recent urban redevelopment area. Accordingly, it is proposed that the northern boundary of Henderson and the southern boundary of the new South Coogee locality be drawn

along Frobisher Ave, in an easterly direction, to a point where it intersects with Lake Coogee (Fawcett Road reserve alignment). A line connecting the two boundary points on either side of Lake Coogee would complete the boundary between Henderson and South Coogee.

8. *Retention of Residual Urban Area of Munster (Attachment 2 – white colour)*

The aforementioned proposals, if accepted, will have a radical impact on the configuration of the current Munster locality. It is considered important to retain the identity of Munster, in recognition of its historical significance and as homage to the Council of the day, whose decision led to the creation of the suburb (including its name) in 1954. For this reason, it is recommended that any suggestion to remove the name be strongly resisted by Council and that it remains attached to the long established residential area that remains following the excision of the majority of the locality through this overall exercise. Furthermore, it is likely that any application to have this part of Munster renamed would be rejected by GNC on the basis of it being a fully developed urban area, thereby not complying with the criteria that require name changes to be effected prior to an identified area being developed.

Summary and Conclusions:

This report has endeavoured to address both the intention of the matter raised by Mayor Howlett and the long identified incongruous boundaries currently attached to Munster.

While it is acknowledged that not all of the proposals will be popular with affected stakeholders, it is considered an outcome which can be justified on the basis of rationalising the current anomaly and addressing the anecdotal evidence that the majority of the proposals will have widespread community support.

It is important for Council to recognise that the majority of the proposals affecting Munster are interdependent and that it would not be possible to accept some and reject others where it would create a disconnect of suburb boundaries. Accordingly, it will be necessary for this imperative to be factored into Council's consideration when determining this matter.

The application to extend the northern boundary of Coogee is independent of the Munster boundaries and is a relatively straight forward matter for Council to recommend to the GNC, given the logic of the application.

Strategic Plan/Policy Implications

Community & Lifestyle

- Conservation of our heritage and areas of cultural significance

Budget/Financial Implications

Costs associated with undertaking a survey of affected landowners (estimated to be approximately \$5,000), will be drawn from the Governance Budget.

Legal Implications

The GNC is an independent body which operates under the auspice of the Department of Planning. It accepts applications from local governments to amend locality names as part of its Terms of Reference and determines these in accordance with Guidelines approved by the State Government. Local Government is represented on the GNC through a delegate of the WA Local Government Association.

Community Consultation

Letters will only be sent to all landowners in the areas directly affected by the proposed amended localities.

In addition, the matter will be published on Council's website and an article included in "Cockburn Soundings", should interested members of the public not otherwise affected wish to comment on any/all of the proposals.

Attachment(s)

1. Copy of correspondence from land developer (Terranovis) in support of Coogee/Spearwood proposal.
2. Map identifying current Munster locality boundaries.
3. Maps showing the affected locality boundary proposals.

Advice to Proponent(s)/Submissioners

The Proponents have been advised that this matter is to be considered at the December 2012 Council Meeting.

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

Nil.

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 13/12/2012) - INDUSTRY - WORKSHOP EXTENSION TO EXISTING GENERAL INDUSTRY (LICENSED) PREMISES (PHOENIX CORROSION CONTROL) - LOCATION: 217 (LOT 104) BARRINGTON STREET, BIBRA LAKE - OWNER: STRATHAN PTY LTD - APPLICANT: PHILIP SILJEG (4313405) (T CAPPELLUCCI) (ATTACH)

RECOMMENDATION

That Council

- (1) grant Planning Approval for Alterations and Additions (Workshop Extension) to Existing General Industry – (Licensed) Premises, (Phoenix Corrosion Control) at 217 (Lot 104) Barrington Street, Bibra Lake, in accordance with the attached plans and subject to the following conditions and footnotes:

Conditions

1. All stormwater being contained and disposed of on-site to the satisfaction of the City.
2. No activities causing noise and/or inconvenience to neighbours being carried out after 7.00pm or before 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays.
3. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
4. Areas external to the approved building and existing workshop shall not be used for abrasive blasting or metal coating purposes.
5. If an odour detected at an adjacent premises is deemed to be offensive by an Environmental Health Officer, then any process, equipment and/or activities that are causing the odour shall be stopped until the process, equipment and or activity has been altered to prevent odours to the satisfaction of the City's Manager Environmental Health Services.
6. The development site must be connected to the Water Corporation's reticulated sewerage system prior to commencement of any use.
7. All waste and recycling materials must be contained within

bins. These must be stored within the buildings or within an external enclosure located and constructed to the satisfaction of the City's Manager Environmental Health Services.

8. All plant and equipment (such as air conditioning condenser units and communications hardware etc) is to be purposely located or screened so as not to be visible from the street.
9. A landscape plan must be submitted to the City and approved, prior to applying for building permit and shall include the following:-
 - a) *the location, number and type of proposed trees and shrubs;*
 - b) *any lawns to be established;*
 - c) *those areas to be reticulated or irrigated;*
 - d) *and verge treatments.*
10. Landscaping is to be undertaken in the street verge adjacent to the Lot(s) in accordance with the approved plans and be established prior to commencement of use of the building hereby approved; and thereafter maintained to the City's satisfaction.
11. No development or building work covered by this approval shall be commenced until the landscape plan has been submitted and approved, by the City prior to applying for a Building Permit.
12. The landscaping installed in accordance with the approved detailed landscape plan, must be reticulated or irrigated and maintained to the satisfaction of the City.
13. Walls, fences and landscape areas are to be truncated within 1.5 metres of where they adjoin vehicle access points where a driveway and/or parking bay meets a public street or limited in height to 0.75 metres.
14. The provision of three (3) additional car parking bays are to be included in amended plans and submitted to the City and approved, prior to applying for a building permit.
15. The vehicle parking area shall be sealed, kerbed, drained and line marked in accordance with the approved plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.

16. The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Off-street Carparking (AS/NZS 2890.1: 2004) unless otherwise specified by this approval and are to be constructed, drained and marked in accordance with the design and specifications certified by a suitably qualified practicing Engineer and are to be completed prior to commencement of the use of the building and thereafter maintained to the satisfaction of the City.
17. The provision of five (5) of bicycle parking facilities is to be provided in the locations marked on the approved plans, prior to the development first being occupied.

Footnotes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency.
2. In regards to Condition 1, all stormwater drainage shall be designed in accordance with the document entitled "Australian Rainfall and Runoff" 1987 (where amended) produced by the Institute of Engineers, Australia, and the design is to 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. This is to be provided at the time of applying for a building permit.
3. With respect to condition No. 2, the development is to comply with the *Environmental Protection Act 1986* which contains penalties where noise limits exceed those prescribed by the *Environmental Protection (Noise) Regulations 1997*.
4. The *Environmental Protection (Noise) Regulations 1997* establish night time noise levels so that residential amenity is protected from 10pm until 7am. Industries are able to operate at any time, but attention must be given to ensure that noisy activities including truck deliveries to the site are minimised after 10pm. Failure to comply with the night time noise limits may result in further action and significant penalties to be paid by the owner and/or

occupier.

5. The proposed development in addition to complying with the Environmental Protection (Noise) Regulations 1997, must comply with the following regulations:
 - Environmental Protection (Metal Coating) Regulations 2001;
 - Environmental Protection Regulations 1997 – (schedule 1 Prescribed Premises) (Metal Coating);
 - Environmental Protection (Abrasive Blasting) Regulations 1997;
 - Australia/New Zealand Standard 4114.1:2003 spray painting booths, designated painting areas and paint mixing rooms; and
 - The proposed Environmental Management Plan.

6. The primary use of the development hereby approved is General Industry (Licensed), defined in the City of Cockburn Town Planning Scheme No. 3 as “an industry which is a category of prescribed premises set out in Schedule 1 of the Environmental Protection Regulations, notwithstanding the production or design capacity for each category of prescribed premises specified in the Schedule, but where a prescribed premises is also included in Schedule 2 of the Health Act, the Health Act prevails, for the purpose of the Scheme”.

In the event that the owner/occupier of the premises intends to utilise the development hereby approved for purposes which do not constitute this definition of industry (general), approval must be obtained from the City.

7. If the owner/occupant intends to utilize these areas for these purposes, development approval must be sought from the City and appropriate screening methods and/or noise management strategies put in place.
8. All abrasive blasting and metal coating activities must be carried out within an approved booth/enclosure. Abrasive blasting and/or metal coating activities shall not be carried out on the premises without further approval from the City.
9. The external enclosure required by Condition No. 7 must be of an adequate size to contain all waste bins, at least 1.8 m high, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer. The minimum provisions for internal bin storage is a concrete wash-down pad of at least 1m²

graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer. This can be centrally located within the development.

10. The disposal of industrial liquid waste must comply with the City of Cockburn (Health) Local Laws 2000. Industrial liquid wastes, including washdown wastes, are not permitted to enter any stormwater system or directly soak into the ground without the approval of the Department of Environment and Conservation.
 11. Any signage which is not exempt under Schedule 5 of the City of Cockburn Town Planning Scheme No. 3 must be the subject of a separate development approval.
 12. The development is to comply with the requirements of the Building Code of Australia.
 13. Access and facilities for disabled persons is to be provided in accordance with the requirements of the Building Code of Australia.
- (2) notify the applicant and the Department of Environmental Conservation of Council's decision.

COUNCIL DECISION

Background

The subject site is at Lot 104, No. 217 Barrington Street, Bibra Lake. The premises are located on land surrounded by industrial land uses to the north, west and east. Immediately to the south vacant land zoned Light and Service Industry, is situated behind the premises. Residential land uses are located approximately 150 metres to the south of the site. The vacant land to the south and a railway line with reserve separates the industrial area from the residential land. The railway is used by freight carriers to transport goods and materials.

Previously a Building Licence was granted for the site in December 1997 to construct a laboratory/factory on site. The plans were for a

workshop (existing workshop 1 currently used for metal coating i.e. spray painting) of 647 square metres and an additional workshop of 610 square metres at the rear of the premises.

Submission

The proposal seeks to provide two separate enclosed areas, one to conduct abrasive blasting and one for metal coating (i.e. spray painting) on site. The existing workshop would continue to be utilised as the metal coating area. The proposed workshop No. 2 with an area of 140 square metres will be an enclosed booth for abrasive blasting replacing the existing temporary structure.

The Environmental Protection Authority (EPA) document 'Separation Distances between Industrial and Sensitive Land Uses' suggests a setback distance of 200 metres is appropriate for the facilities. As the site is approximately 150 metres from the nearest residential zone, the application requires Council determination.

Concurrently, the applicant is seeking an Operational Works Approval from the Department of Environment and Conservation (DEC) to improve operations and prevent any emissions that may affect the community or the environment.

Report

Zoning and Use

The site is located within the Industrial zone, the objective of which is to provide for manufacturing, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas.

Under the Industrial zone, General Industry (Licensed) is listed as a 'D' use in Town Planning Scheme No. 3 Zoning Table. General Industry Licensed is defined as:

"An industry which is a category of prescribed premises set out in Schedule 1 of the Environmental Protection Regulations, notwithstanding the production or design capacity for each category or prescribed premises specified in the Schedule, but where a prescribed premises is also included in Schedule 2 of the Health Act, the Health Act prevails for the purpose of the Scheme".

Abrasive blasting is not a prescribed premises under the EPA regulations and accordingly, that aspect of the use is considered 'General Industry' and therefore a permitted 'P' use in the Industrial

zone. Metal coating however is a prescribed premises and therefore the land use is Industry General (Licensed) and requires Council approval under the Town Planning Scheme provisions. Metal Coating is the primary use of the land.

The vacant land to the south of the subject site is zoned "Light and Service Industry" and acts as a buffer between the "Industry" area in which the premises is located and the zoned "Residential" land uses to the south.

Development

The proposal entails the construction of a new enclosed area (Workshop 2) as a permanent structure at the rear of the property to conduct abrasive blasting operations on site. Workshop 2 would be 140m² (an increase of 20m² on the existing temporary structure). This would also be serviced by a new larger capacity fan which would be installed at that time. This would provide more efficient and effective ventilation of the area and subject to correct operation prevent any emissions externally and off site. The structure would also comprise a vented ridged roofline.

The new workshop proposed will be sealed, fitted with improved ventilation and dust extraction system, ensuring that any air is filtered and no visible dust is emitted to the environment.

With the existing workshop for metal coating, continued operation requires alterations of the existing procedures to operate within regulations and minimise the potential for emissions potentially having off site impacts. As such, for the existing Workshop 1, a new ventilation/extraction system and 3 metre stack above the roofline are proposed.

In addition, access between the existing structure and the proposed Workshop 2 extension will serve through an existing roller shutter opening on what was previously the southern external wall of the existing workshop building.

Car Parking and Landscaping

The subject site requires a total of eighteen (18) car bays on-site given the land uses on-site of General Industry (140m²), General Industry (Licensed) (647m²) and Office (87m²). The proposal provides for fifteen (15) car bays on-site.

However, as per APD10 – Discretion to Modify Development Standards (Non-Residential) and given the room available on-site, in particular on the eastern boundary, a condition of the Approval has

been recommended that the required three (3) additional car bays for the proposal be included in amended plans and submitted to the City and approved, prior to applying for building permit.

While in terms of landscaping, the site proposes to make changes to the existing landscaping on-site and provide a total landscaping area within the front setback of 193m². The total lot area is 3713m² therefore the site provides 5.2% of landscaping. However, details of the type and number of species have not been provided as part of this application.

Conditions have been recommended that the verge is required to be landscaped as well as a landscaping plan needing to be submitted and approved by the City prior to application for a Building Permit.

Amenity Impacts

The Environmental Protection Authority document 'Guidance for the Assessment of Environmental Factors - Separation Distances between Industrial Development and Sensitive Land Uses No. 3' (June 2005) suggests a buffer distance of 200m for this type of use. The proposed new workshop to be used for abrasive blasting will have a physical distance of approximately 150m from the nearest residential property boundary to the south on Larkspur Cross.

The buffer provided by the railway reserve and light and service industry zone to the south of the site provides an effective separation of the residential land uses and general industry land use areas. In addition, the proposal is providing new upgraded chambers (enclosed Workshops 1 and 2) as containment to minimise noise, odour and dust within the site, preventing emissions off site and ensuring that any potential adverse effects upon the environment and community are eliminated.

The large setback provided between the proposed new workshop to the rear southern boundary, in addition to the buffer provided by the lots zoned light and service industry and the closed nature of the workshops should prevent any adverse amenity impact for nearby properties.

The built form of the new workshop is considered in keeping with the existing structures on site and will not unreasonably impact on nearby properties in relation to dust and noise in respect to visual amenity.

In addition, an Environmental Assessment Report has been prepared for this application by Emission Assessments, which details the way the proposal addresses off-site amenity impacts (see Attachment 3). The City's Health Department have reviewed the report and are

satisfied with it subject to compliance with specific environmental regulations which have been outlined through a footnote.

Referrals

The application was referred to the Department of Environment and Conservation (DEC) for comment as the site had previously been identified by the DEC as possibly being a contaminated site along with the new workshop not achieving the separation distance of 200 metres from the nearest residential zone.

The DEC noted that the site is classified under the Contaminated Sites Act 2003 as 'possibly contaminated – investigation required'. DEC's Contaminated Sites Branch (CSB) has no objection to the proposed development in its current form.

Conclusion

In light of the above comments, the support of the City's Health Department and the requirement for a separate DEC Works Approval, which is being run concurrently with this proposal, it is recommended that Council approve the application, subject to appropriate conditions.

Strategic Plan/Policy Implications

Growing The City

- Reduction in energy dependency and greenhouse gas emissions within our City.

Environment & Sustainability

- A community that uses resources in a sustainable manner.
- Community and businesses that are supported to reduce resource consumption, recycle and manage waste.

Employment and Economic Development

- To pursue high value employment opportunities for our residents.

Budget/Financial Implications

N/A

Legal Implications

Town Planning Scheme No. 3
Planning and Development Act 2005
State Administrative Tribunal Regulations

Community Consultation

The application was not advertised for public comment on the basis that the City's Health Department have supported the submitted Environmental Assessment Report provided by Emission Assessments. In addition, as part of the DEC Works Approval, advertising is required to adjoining properties.

As such, Phoenix Corrosion Control is currently undertaking a Public Consultation process. Letters have been sent to owners and occupiers within the adjoining Industrial areas along with residents in the Yangebup area to the south of the site along Larkspur Cross, Plover Drive, Miguel Road and Barrington Street who will be notified of the changes proposed on-site.

Attachments

1. Location Plan
2. Submitted Plans
3. Environmental Assessment Report

Advice to Proponents

The Proponent has been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

- 14.2 (OCM 13/12/2012) - ADDITIONS AND ALTERATIONS TO LODGING HOUSE - LOCATION: 17-19 WINTERFOLD ROAD HAMILTON HILL - OWNER: JASON TOWNES & BIG MORETON PTY LTD - APPLICANT: BERNARD SEEGER PTY LTD (2201783 & 2201784) (L REDDELL) (ATTACH)**

RECOMMENDATION

That Council

- (3) grant approval to commence development for additions and alterations to the Lodging House at 17-19 (Lots 85 & 86) Winterfold Road, Hamilton Hill, in accordance with the attached plans and subject to the following conditions and footnotes:

Conditions

1. All stormwater being contained and disposed of on-site to the satisfaction of the City.

2. During the construction phase, no activities causing noise and/or inconvenience to neighbours being carried out after 7.00pm or before 7.00am, Monday to Saturday, and not at all on Sunday or Public Holidays.
3. All landscaping shall be maintained and irrigated to the satisfaction of the City.
4. Prior to use of the development hereby approved vehicle parking bays, vehicle maneuvering areas, driveways and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use to the satisfaction of the City.
5. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
6. All plant and equipment (such as air conditioning condenser units and communications hardware etc) is to be purposely located on site, or screened so as not to be visible from the street.
7. The bin storage area at the front of the site is to be screened to a height of 1.8m with timber slat fencing (or an alternative screening treatment) to the satisfaction of the City.
8. Prior to any development, a Management Plan which addresses potential amenity impacts associated with the Lodging House including security, noise, anti-social behaviour, car parking and processes for dealing with public complaints shall be prepared to the satisfaction of the City and shall form part of the approval.

Footnotes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency.
2. In regard to Condition 1, the City requires the on-site storage capacity be designed to contain a 1 in 20 year storm of a five minute duration. This is based on the requirements to contain surface water by Building Codes of Australia.
3. In regard to Condition 7, a screen is required to minimise the

impact that the bin storage area will have on the streetscape character of Winterfold Road.

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

COUNCIL DECISION

Background

The site is located on the southern side of Winterfold Road between Simms Road and Frederick Road. The site abuts by a drainage sump to the west and residential properties to the south and east. To the north, on the opposite side of Winterfold Road, are residential properties located within the City of Fremantle.

DA07/0102 sought to convert an existing church on the site to a lodging house. An approval was issued 27 June 2007, at the direction of Council, to allow the use of the site as a Residential Lodging House.

Submission

The current application seeks approval for alterations and additions to the existing lodging house including a two-storey extension at the rear of the property which will facilitate an increase in the number of rooms from 30 to 35 (including one Manager's unit) and an increase in the number of parking spaces from 9 to 16.

Report

Zoning and Use

The subject site is zoned Residential in which 'Lodging House' is an "A" use which requires special notice in accordance with Clause 9.4 of the City of Cockburn Town Planning Scheme No. 3 (the Scheme). Clause 9.4.1 of the Scheme indicates that where an application is made for planning approval to commence a use or commence or carry out development which involves an "A" use, the local government is not grant approval unless notice is given.

Accordingly, while DA07/0102 issued approval for use of the site as a 'Residential Lodging House', the proposed works to expand the existing use also trigger the need to advertise the application.

Development

In summary, the proposed works include:

1. Demolition of an existing store and laundry and an ablutions block at the rear of the site and the removal of Room 32.
2. Conversion of existing small recreation rooms to lodging rooms.
3. Construction of an addition in the south-west corner of the site containing a new communal kitchen, dining and laundry areas at ground level and two lodging rooms at first floor level.
4. Provision of a new common courtyard barbeque area.
5. Internal modifications to existing buildings to provide new ablutions areas and varied room layouts.
6. Deletion of Room 32 to allow for a larger parking area which will increase the number of car parking spaces from 9 to 16.

The applicant engaged in pre-application discussions with the City regarding the siting, design and finish of the proposed additions. The proposed plans now reflect the changes recommended by the Statutory Planning Department. The proposed additions have been assessed against the relevant provisions of the R-Codes and are compliant in respect to setbacks, height, overlooking, overshadowing and open space.

The proposed additions are generally located in the south-west corner of the site. The site is abutted to the west by a drainage sump and accordingly the critical interface is to the south. In response to this, the first floor component of the addition has been purposely sited approximately 10m from the southern boundary to ensure that it does not have an unreasonable impact on the abutting property in terms of visual bulk or overlooking and will be finished in pine panelling to match the existing buildings on site. While it is noted that there are windows on the southern side of Room 31, they are setback well in excess of the required 4.5m for a bedroom and are fully compliant with the overlooking provisions of the R-Codes.

It is further noted that the provision of four additional lodging rooms will contribute to a better mix of housing types within the City. Lodging houses provide an important opportunity for those on low incomes to reside in private accommodation where they may not otherwise have the means to do so.

The bin storage area at the front of the site is considered an appropriate location but should be screened as a condition of any

approval to minimise the impact it will have on the streetscape of Winterfold Road.

Car Parking

The proposal includes a revised car park design which increase the number of car parking spaces from 9 to 16 (including one universal access space). This will be achieved by removing Room 32 which allows the car park to be increased in size. Table 2 of the Scheme 'Residential Use Classes – Vehicle Parking' specifies a rate of 1 car space per 4 beds for a Lodging House. The proposal seeks to increase the number of beds to 35 (including one manager's unit) which generates a requirement for 9 car spaces. The proposal therefore exceeds the required minimum by 7 car spaces. The City has received complaints regarding parking issues on the site and accordingly any increase in on-site parking provision is a positive outcome for both the site and the surrounding area.

A separate pedestrian path provides access from Winterfold Road to ensure the safety of pedestrians accessing the site.

Amenity

The application was advertised to surrounding properties on the southern side of Winterfold Road and was also referred to the City of Fremantle as the northern side of Winterfold Road is located within their Municipal boundary. A submission was received from No.16 Winterfold Road (within the City of Fremantle) which detailed amenity concerns relating to an increase in the numbers of lodgers on site (see 'Community Consultation' below).

A review of the City's electronic records indicates that the only complaints received in relation to the lodging house have related to parking. Accordingly, it is considered that a Management Plan which details how the operators will deal with excessive noise, anti-social behaviour and public complaints and parking issues will be sufficient to address this concern.

Conclusion

In light of the considered built form outcome and the lack of any complaints to the City regarding anti-social behaviour resulting from the existing operation of the site, it is recommended that the additions to the existing Lodging House be approved subject to appropriate conditions.

Strategic Plan/Policy Implications

Growing The City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Diversity of housing to respond to changing needs and expectations.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Budget/Financial Implications

N/A

Legal Implications

Town Planning Scheme No. 3
Planning and Development Act 2005
State Administrative Tribunal Regulations

Community Consultation

It is noted that the application was incorrectly advertised as being an increase from 31 to 35 rooms. A review of the original application however revealed that a total of 30 lodging rooms were approved and accordingly the application represents an increase of 5 rooms, including one Manager's unit.

Two submissions were received which can be summarised as follows:

1. An increase in units will impact on the existing sewer system.
2. The original application may have contained dishonest information regarding the purpose of the site, which mostly houses ex-prisoners.
3. There are already too many units on the site.
4. There is already too much State housing in the area and other electorates ought to bear the burden of additional housing.
5. Drunk and disorderly behaviour of residents (including throwing of rubbish, bottles and syringes into gardens) affects effects local amenity.
6. The proposal will contribute to social problems in the area.
7. The owners should buy another property and build elsewhere as they are making significant economic profit.
8. The City doesn't care about rate payers.
9. A bus stop has been removed from Cockburn Road and it is mean spirited making people stand around.

In response to the objections above, it is noted that:

1. The impact on the development on the sewer system will be considered as part of any Building Permit application, which requires separate approval from the Water Corporation.
2. It is not appropriate for the City to specify or restrict to whom rooms can be rented.
3. The provision of 30 lodging rooms on site was determined to be acceptable by Council as part of its consideration of DA07/0120.
4. The existing Lodging House is privately run and is not State housing.
5. There is no evidence provided to suggest that the proposal has or will contribute to drunk and disorderly behaviour or social problems in the area.
6. The application was advertised to nearby properties within the City of Cockburn and Fremantle to provide nearby owners with an opportunity to comment on the proposal.
7. It is not the City's role to tell applicants that they should build elsewhere.
8. The location of bus shelters is not relevant to this planning application.

Attachments

1. Location Plan
2. Submitted Plans
3. Plans approved for DA07/0102

Advice to Proponents / Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

14.3 (OCM 13/12/2012) - RETROSPECTIVE APPLICATION COMMERCIAL VEHICLE PARKING - LOCATION: 139 BRITANNIA AVENUE BEELIAR - OWNER: KEITH LOMAX - APPLICANT: KEITH LOMAX (3411485) (L REDDELL) (ATTACH)

RECOMMENDATION

That Council

- (1) refuse planning approval for commercial vehicle parking (two vehicles) at 139 Britannia Avenue, Beeliar for the following reasons:

Reasons

1. The proposed development is contrary to the requirements of Clause 5.10.8(c)(iv) of the City of Cockburn Town Planning Scheme No. 3 in that the proposed development will adversely affect the amenity of the surrounding land.
 2. The proposed development is contrary to Clause 10.2.1(b) of the City of Cockburn Town Planning Scheme No. 3 in that it does not represent orderly and proper planning.
- (2) notify the applicant and those who made a submission of Council's decision;
 - (3) issue a Directions Notice under section 214 of the Planning and Development Act for the removal of any commercial vehicles that cannot be suitably parked behind the building line as determined by the City's Manager, Statutory Planning; and
 - (4) inform the owner of 139 Britannia Ave, Beeliar that only one commercial vehicle may be parked on site subject to the vehicle when parked on site being located entirely behind the main building line and provided with a suitable paved and drained crossover, driveway and parking area.

COUNCIL DECISION

Background

The application was considered by Council at its Ordinary Council Meeting on 11 October 2012 (See Item 14.5) where it was resolved to defer consideration of the application to allow the applicant to prepare revised details on how the two commercial vehicles could be suitably contained within the subject property without adversely impacting on the streetscape or adjoining landowners.

Submission

In response to Council's decision to allow additional time to address the streetscape and amenity issues raised by the proposal, the applicant provided further information including a revised site plan (Attachment 2) to the City in late October.

Report

The applicant seeks retrospective approval for the parking of two commercial vehicles on the site and located in the front setback area.

Information submitted with the application indicates that the owner of the site runs his own trucking business which involves the following:

- One prime mover with a tare weight of 8.25 tonnes.
- One rigid truck with a tare weight of 6.14 tonnes.
- Two trailers (one of which is for sale and will not be replaced).
- All repairs and maintenance carried out in a outbuilding at the rear of the dwelling;
- Normal working hours between 7am and 6pm, Monday to Friday;
- Trucks driven by the owner of the site, no other drivers employed.

Subsequent to the concerns expressed by the City and the two submissioners (refer to Item 14.5 in the minutes of the October OCM), the applicant has responded by advising that:

- The power pole located on the front boundary of the site has been shifted to allow easier access to the site, preventing the need to traverse the kerb or driveways on the northern side of Britannia Avenue;
- A trafficable pit cover will be provided for the Telstra pit at the front of the site to prevent damage to that asset;
- The tow hitch on the smaller of the two trucks has been removed enabling it to be parked entirely behind the boundary line which will improve sightlines along the street;
- The trailer coupling on the larger of the two trucks has been modified to allow it to be more manoeuvrable and to be parked further back on the site;

- The reversing beeper on the applicant's personal ute, which is apparently the source of the noise concerns, will be disabled.

The applicant also submitted a revised site plan which details the new location of the power pole as well as a letter from the owner of the neighbouring property at 143 Britannia Avenue (who objected when the application was originally advertised) indicating that they have settled their differences with the applicant and that they no longer object to the proposed commercial vehicle parking.

Despite this, the concerns raised in the remaining objection are considered valid given the rural residential nature and zoning of the area. While it is noted that the issue of sightlines and damage to adjacent kerbs and driveways may have been addressed by the changes that the applicant has made to his two vehicles, issues relating to vehicle noise, fumes, and streetscape have not been adequately addressed.

The site plan provided at Attachment 2 and additional information does not address the primary issue of the negative impact that the two large commercial vehicles are having on the streetscape and character of the area.

The City considers that subject to suitable arrangements being made the parking of two commercial vehicles on the site can be appropriately managed. It is not considered appropriate that the City support parking of large vehicles of these types within the front setback area. The negative impact on amenity created by the parking of two commercial vehicles in the front setback area of the lot is considered to be contrary to the Scheme and a valid objection has been raised.

As the applicant has verbally indicated in discussions with the Planning Department they do not wish to pursue the option of parking at the rear of the site, it is recommended that the application be refused.

Conclusion

The application to park two commercial vehicles on the site ought to be refused on the grounds that the application does not comply with Town Planning Scheme No.3 Clause 5.10.8(c) (iv) as it will continue to adversely impact on the amenity of the immediate and surrounding area. Further the approval would not be in the interest of orderly and proper planning as envisaged for the Rural Living Area under the Scheme and would set an undesirable precedent for the area.

Strategic Plan/Policy Implications

Growing The City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Diversity of housing to respond to changing needs and expectations.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Budget/Financial Implications

N/A

Legal Implications

Town Planning Scheme No 3
Planning and Development Act 2005
State Administrative Tribunal Regulations

Community Consultation

As noted above, a letter was submitted with the further information provided by the applicant that indicated that the owner of 143 Britannia Avenue no longer objected to the proposal. Despite this, the additional information and revised site plan were referred to both of the properties that originally objected to ensure that they were satisfied with the proposed changes.

One further submission was received (name and address requested to be withheld during discussions with this objector during the first round of advertising) which highlighted concerns with the environmental impact of the proposal, specifically relating to the servicing of the vehicles and the disposal of waste products.

Attachments

1. Location Plan
2. Revised Site Plan

Advice to Proponents / Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil

14.4 (OCM 13/12/2012) - SINGLE HOUSE - LOCATION: 146 (LOT 45) SEMPLE COURT COCKBURN CENTRAL - OWNER: CHING FONG HOU - APPLICANT: CELEBRATION HOMES (5513118) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council delegate authority to the CEO to vary the provisions of Development Area 11 (Muriel Court) of Town Planning Scheme No. 3 and determine a development application for a single house at No. 146 (Lot 45) Semple Court Cockburn Central.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

The subject site is 8469m² in area and is located on the eastern side of Semple Court, Cockburn Central. The site is at a high point on Semple Court and the land falls away from the road and is thereafter relatively flat, containing sparse vegetation. The site previously contained a dwelling which was removed in late 2011 and three small outbuildings – one which was demolished and two which remain on site in a derelict state.

The subject site is zoned 'Development' under the City of Cockburn's Town Planning Scheme No.3 (TPS 3) and is located within a Special Control Area - Development Area 19 (Muriel Court) and Developer Contribution Area 11 (Muriel Court) and is subject to the provisions of the Muriel Court Local Structure Plan (LSP).

The proposal is for a single house only. This is inconsistent with the DA19 provisions of TPS 3 which requires each subdivision and development application in the DA19 area to achieve at least 75% of the potential number of dwellings achievable under the R-Code depicted on the LSP.

Clause 5.6.1 of TPS 3 provides for variations to site and development requirements and the City has received detailed legal advice from its solicitors (confidential attachment) advising that Council has the powers to vary the DA19 provisions. The power to vary the requirement arises from TPS3 Clause 5.6.1 which reads:

*“5.6.1 Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for planning approval and **does not comply** with a standard prescribed under the Scheme, the local government may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.”*

There remains an issue in relation to the need to determine compliance with the Urban Water Management Plan for Muriel Court and the applicant is currently finalising this with a consultant engineer. Council is therefore requested to delegate authority to determine the application to the CEO subject to receipt of suitable details regarding the Local Water management strategy and revised plans that address this and other minor matters that arise.

The applicant has requested the matter be expedited as the previous dwelling was demolished in the common belief that the owner would be able to build a new dwelling. The land owner is currently staying with relatives and seeks an early resolution of this matter. The Council's support for the variation of the DA19 provisions will allow the City to finalise the application details and issue a determination under delegation in a timely manner.

Submission

The applicant is seeking planning approval for a single storey house which is 301.41m² in floor area, and consists of four bedrooms, two bathrooms, study, two living areas and a double garage. The dwelling has been designed to align with the southern boundary of the lot and fronts Semple Court at an angle. The applicant has included a plan with the application which demonstrates how the lot could be developed or subdivided to achieve the density requirements of the LSP.

Report

Statutory Framework

Metropolitan Region Scheme (MRS)

The subject site is zoned 'Urban' under the MRS and the proposal is consistent with this zone.

Town Planning Scheme No.3 (TPS 3)

The subject site is zoned 'Development' and is located within a Special Control Area in accordance with Part 6 of the scheme (Development Area 19 – Muriel Court and Development Contribution Area 11 – Muriel Court). DA19 includes nine separate provisions which apply to the land in addition to any general provisions of the scheme. Whilst the proposal is consistent with provisions 1-8, it is inconsistent with provision 9 which states:

'Each subdivision and development application in the DA area shall achieve at least 75% of the potential number of dwellings achievable under the R-Code designated for the application area on the adopted Structure Plan'

The proposal is for a single dwelling on a lot with an area of 8469m² and so therefore the development application clearly does not achieve 75% of the potential number of dwellings achievable under the LSP.

Muriel Court Local Structure Plan (LSP)

The site is subject to the provisions of the Muriel Court LSP which was adopted by Council on 13 November 2008, modified under Delegated Authority on 8 February 2010 and endorsed by the Western Australian Planning Commission (WAPC) on 16 February 2010. The LSP identifies portions of the site as suitable for residential development with densities between R25 – R80 and the remainder of the site showing a subdivisional road, a laneway, a realigned portion of Semple Court and public open space.

Local Planning Policy APD 60 - Muriel Court Structure Plan Design Guidelines

The site is subject to APD 60 which provides design guidelines which intend to guide built form in the area. The site is located in the 'northern neighbourhood' which is identified for low to medium density residential development. The proposed dwelling is generally compliant with the requirements of this policy with the exception of the maximum lot width which is required to be 20m. The proposed lot width is 20.6m and should the application be approved, could be required to be reduced to comply.

Discussion*Development Potential*

The LSP assigns a range of densities across the subject site as demonstrated by the table below:

	Area (m²) approx	R-Code/Zoning	Development Potential
Portion 1	2726	R25	7
Portion 2	1184	R40	5
Portion 3	705	R60	4
Portion 4	126	R80/Local Centre	1
Portion 5	1003	Public Open Space	N/A
Other	2725	Other - Roads	N/A
Total	8469		17

The table above demonstrates that the maximum number of grouped or single dwellings that could be constructed on the land is 17 dwellings. The applicant has included a plan (attached) demonstrating how the R25 portion of the site could be further developed into 7 lots which will achieve the full development potential for this portion. It should be noted that the maximum number of dwellings that the applicant could develop at this time would be 3 (those fronting Semple Court) due to the lack of road connections to the rear portions of the lot which relies on adjoining landowners.

The proposed dwelling is located abutting the southern boundary and is setback in accordance with the requirements of the Muriel Court Design Guidelines and is located within the R25 area. The dwelling does not impact on the future road network or POS shown on the LSP.

Provided that the dwelling is set at an appropriate ground level which must be informed by an urban water management plan for the site, it is unlikely that approval of the single house would prejudice the desired outcomes of the LSP or its future development potential.

Dwelling Orientation

The proposed dwelling is aligned to the southern boundary (which is to maximise the future development potential of the site and minimise wasted land area. This will result in a streetscape with dwellings with a facade set at a significant angle to the street which is not normally desirable. However given the existing lot shapes and LSP design, this will be an unavoidable outcome in Semple Court given the alignment of the road and existing lots. Amalgamation with adjoining lots could address this issue but it may not be practical in every case and cannot easily be enforced.

Urban Water Management

It is absolutely critical that any development not compromise the drainage strategy for the area. In order to establish an appropriate ground level for the site which will enable stormwater to be disposed of adequately, the applicant will need to prepare an Urban Water Management Plan. This must be prepared and approved prior the issue of any approval as it will inform the ground levels required for the development and many result in modifications to the plan if any cutting, filling and/or retaining is required. Ground level changes could also impact adjoining landowners and require consultation.

Developer Contributions

The subject site is located within Special Control Area DCA11 (Muriel Court) which provides for various infrastructure upgrades within the Muriel Court LSP area. However in accordance with TPS3 clause 6.3.13.3, this proposal would not trigger the requirement for payment of developer contributions as the proposal constitutes the first single house on an existing lot which has not been subdivided. The same provision applies to DCA 13 (Community Infrastructure) contributions.

Road Reserves and POS

As this proposal is for a single house and does not propose to subdivide the land, it is not considered reasonable to require the landowner to cede the road reserves and POS and upgrade Semple Court at this time. It is considered reasonable for this to occur on subdivision or development of additional dwelling on the site (whichever comes first). This approach is in line with scheme provisions relating to developer contributions in which the development of a single house not proposing subdivision does not trigger the need for contributions.

Conclusion

The proposed development of a single dwelling on a lot where no subdivision is proposed is not considered to prejudice the future development potential of the land, nor the objectives of the Muriel Court LSP. This is provided that an Urban Water Management Plan is prepared to inform the correct lot level to the satisfaction of the City.

As the City's legal advice confirms that Council has discretion to vary the DA19 provisions of the scheme, Council is requested to delegate authority to the Manager Statutory Planning to determine the application accordingly.

Strategic Plan/Policy Implications

Growing The City

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

A Prosperous City

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Location Plan
2. Site Plan
3. Floor Plan
4. Elevation Plan
5. Future Development Plan
6. Local Structure Plan Map
7. Site Survey Plan
8. Letter of Advice – McLeods (under separate confidential cover)

Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

14.5 (OCM 13/12/2012) - ENDORSEMENT OF NEW COMMERCIAL LEASE FOR KIOSK LOCATED ON RESERVE 24308 (NAVAL BASE SHACKS) - OWNER: STATE OF WESTERN AUSTRALIA - APPLICANT: CITY OF COCKBURN (SM/L/002) (L GATT) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the new commercial lease for the Naval Base Kiosk as attached, and subject to the following specific requirements:

Lease Fee Date & Rent Review Date	Lease Fee/Reviewed Amount
Commencement Date	\$2,000.00 pa payable annually in advance
1 September 2013	\$6,333.00 pa payable annually in advance
1 September 2014	\$10,666.00 pa payable annually in advance
1 September 2015	\$15,000.00 pa payable annually in advance
<p>Following 1 September 2015, on each subsequent anniversary of the Commencement Date a CPI review will be undertaken.</p>	<p>The Rent will be reviewed in accordance with the following formula:</p> $R2 = R1 \times \frac{\text{Current CPI}}{\text{Previous CPI}}$ <p>Where:</p> <p>R2 is the rent after the relevant anniversary of the Commencement Date.</p> <p>R1 is the rent immediately before the relevant anniversary of the Commencement Date.</p> <p>CPI means the consumer price index published by the Australian Statistician for All Groups for Perth.</p> <p>Current CPI means the CPI number for the quarter ending immediately before the relevant Review Date.</p> <p>Previous CPI means the CPI number for the quarter ending immediately before the last review date before the relevant review date.</p> <p>The reviewed rent will be payable annually in advance.</p>

- (2) accept the lease term for a single five year term only, with no option for extension.

COUNCIL DECISION**Background**

At the Ordinary Council Meeting on 14 June 2012 Council endorsed the following recommendation:

That Council:

- (1) *endorse the negotiation and preparation of a separate Commercial Lease for the Kiosk at Reserve 24308;*
- (2) *receive a further report once the Commercial Lease has been negotiated, so that the terms of this lease can be considered for endorsement by Council prior to the new lease being advertised in accordance with the requirements of Section 3.58 of the Local Government Act 1995;*
- (3) *endorse the preparation of a Business Plan for redevelopment of the Naval Base Kiosk Site; and*
- (4) *receive a further report once the Business Plan has been prepared to endorse the terms of the Business Plan.*

In accordance with the recommendation, the City's Officers have negotiated the attached lease and requests Council endorsement of the document. The lease document is provided as Attachment 1.

Submission

The current Lessee has written to Council to request the opportunity of a further five year term which would take the lease term to 2022. A copy of the submission is provided as Attachment 2.

Report

The future management of Reserve 24308 has been under consideration by the City over the last two years.

The leases for the holiday accommodation are currently being processed, with 70 already executed and returned to the Lessees, 13 pending a copy of their insurance, 77 ready for execution, 15 outstanding some with legitimate issues and two the subject of cancellation of the their leases.

In addition to this, to cover the current operation of the existing kiosk, the City has negotiated a new short term commercial lease for the kiosk located on the reserve, recognising the use as being different to the other shacks which are utilised for holiday accommodation.

The City appointed a licensed valuer to ascertain the appropriate lease fee taking into account the commercial exposure (e.g. passing traffic and coastal location), the size of the kiosk, and a comparison with other similar facilities. The valuation recommended a lease fee of \$15,000.00 per annum. A copy of the valuation can be viewed as Attachment 3.

In line with the lease fee increases that were introduced with the holiday accommodation leases, it is recommended that the lease fee be increased on similar terms as per the table below:

Lease Fee Date & Rent Review Date	Lease Fee/Reviewed Amount
Commencement Date	\$2,000.00 pa payable annually in advance
1 September 2013	\$6,333.00 pa payable annually in advance
1 September 2014	\$10,666.00 pa payable annually in advance
1 September 2015	\$15,000.00 pa payable annually in advance
Following 1 September 2015, on each subsequent anniversary of the Commencement Date a CPI review will be undertaken.	<p>The Rent will be reviewed in accordance with the following formula:</p> $R2 = R1 \times \frac{\text{Current CPI}}{\text{Previous CPI}}$ <p>Where:</p> <p>R2 is the Rent after the relevant anniversary of the Commencement Date.</p> <p>R1 is the Rent immediately before the relevant anniversary of the Commencement Date.</p> <p>CPI means the consumer price index published by the Australian Statistician for All Groups for Perth.</p> <p>Current CPI means the CPI number for the quarter ending immediately before the relevant Review Date.</p> <p>Previous CPI means the CPI number for the quarter ending immediately before the last review Date before the relevant review date.</p> <p>The reviewed Rent will be payable annually in advance.</p>

A demolition levy of \$300.00pa with annual CPI increases will also be charged.

The Lessee accepts all other conditions of the lease with the exception of the term in which the Lessee has requested that Council consider offering an option period of a further five years which would extend the lease term to 2022. This is not recommended by the City, as it is inconsistent with Council's previous resolution regarding the preparation of a Business Plan to investigate the most appropriate model in which to operate a commercial kiosk on the site.

The current structure is considered too small by the City's Health Department and is not built to the City's Building Standards. If a new kiosk was considered viable, it would need to be designed and built as a new more substantial structure to meet all standards and a new longer term commercial lease would be offered to the occupier. However these issues need to be synthesised and determined via the preparation of the Business Plan, which will be reported back to Council to consider a way forward.

The current location of the kiosk is also very close to the road. Options will be considered to improve this arrangement through the business plan process for the kiosk use.

It is therefore recommended to Council to endorse the new short term lease agreement for the current occupiers of the kiosk, at the lease fee as detailed above, and for a single five year term only with no option period.

A further report will be presented to Council for their endorsement following the finalisation of the business plan assessing the future opportunities of the kiosk.

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.

Infrastructure

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

A Prosperous City

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

- Creation and promotion of opportunities for destination based leisure and tourism facilities.

Budget/Financial Implications

N/A

Legal Implications

Land Administration Act 1997

Property Law Act 1969

Commercial Tenancy and (Retail Shops) Act 1985

Local Government Act 1995

Building Act 2011

Health Act 1911

Planning and Development Act 2005

Community Consultation

In accordance with Section 3.58 *Local Government Act 1995* the intention to lease was advertised on 29 October 2012.

Attachment(s)

1. Lease document
2. Submission from the Lessee
3. Valuation.

Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

14.6 (OCM 13/12/2012) – CITY OF COCKBURN TOWN PLANNING SCHEME - AMENDMENT NO. 97 - DEVELOPMENT CONTRIBUTION PLAN (93097) (C CATHERWOOD) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of Amendment No. 97 to City of Cockburn Town Planning Scheme No. 3 (“Scheme”);
- (2) in pursuance of Section 75 of the Planning and Development Act 2005 (“Act”), amend the City of Cockburn Town Planning Scheme No. 3 for the purposes of:

Providing additional clarification as to the methodology of the calculation for development contributions for Development Contribution Plan 13 into Schedule 12 as follows (additional wording shown in bold text):

Method for calculating contributions	<p>The City's Plan for the District identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. This calculation excludes the demand for a facility that is generated by the current population in existing dwellings.</p> <p>Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. Existing dwellings on a lot or lots to be subdivided or developed will be exempt from the contribution. Land required for public roads, public open space, drainage and other uses not including residential development will not be assessable. Where a lot may have further subdivisional potential, for example as a grouped dwelling site, contributions will be sought at the next development approval stage where additional dwellings or lots are created.</p> <p>Contributions applying to development of aged or dependant person's dwellings or single bedroom dwellings shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under clause 6.1.3.A3.1 of State Planning Policy Residential Design Codes.</p> <p>Notwithstanding the definition of 'lot' listed in Schedule 1, for the purposes of calculating cost contribution liability within DCA13, the term lot will be inclusive of green title, survey strata and built strata</p>
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	subdivisions.
(3)	receive the amendment documentation, to be signed and sealed without modification, and then submitted to the Western Australian Planning Commission along with the endorsed Schedule of Submissions with a request for the endorsement of final approval by the Hon. Minister for Planning; and
(4)	advise those parties that made a submission be advised of Council's decision accordingly.

COUNCIL DECISION

Background

At its Ordinary Meeting held on 13 September 2012, Council initiated Amendment No. 97 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") to consider an amendment to provide additional clarification to Development Contribution Plan 13 ("DCP13").

Community consultation occurred between 5 October and 13 November 2012, a period of 42 days. One submission objecting to the proposed amendment was received. As per section 17 of the *Town Planning Regulations 1967*, this matter is now presented for Council's consideration of submissions.

Submission

N/A

Report

Background

DCP13 was included in the City's Scheme via Amendment No. 81, gazetted in August 2011 and relates to community infrastructure.

Community infrastructure is the land, structures and facilities which help communities and neighbourhoods function effectively. This includes facilities such as sporting and recreational facilities, community centres, child care and after care centres, libraries and cultural facilities. They are often highly valued by their communities and add greatly to the overall quality of life by providing opportunities for physical activity and social interaction.

It is widely accepted that the use of community facilities has a direct correlation to the number of people using them. This is clear in the intent and basis of the relevant State Planning Policy 3.6 Development Contributions for Infrastructure as well as the City's DCP13.

What has also become clear with some applicants, being quite a complicated matter, is that they require some further clarity in the wording of Council's Town Planning Scheme to ensure they understand the intent behind DCP13 and their cost contribution liability is as clear to them as possible.

Since the initiation of this amendment, the State Administrative Tribunal has handed down a decision on the very matter which this amendment seeks to provide clarity on. A copy of the decision is included as Attachment 2 to this report. In the recent hearing it was determined the whole of the 'calculation method' section of DCP13 should be read in determining contributions which contemplates the basis of either new lots and/or new dwellings. This reinforces the City's position that the current wording of the scheme is sufficient. However, in the interests of providing additional clarity to parties, it is still recommended this amendment is proceeded with.

Purpose of Amendment

To introduce clarity to the Scheme wording, in particular the methodology described for DCP13 within Schedule 12, some additional wording is recommended.

The first insertion at paragraph two ensures even if the sentence is read in isolation, rather than the context of the whole paragraph, it is clear either lots or dwellings are used in the calculation of the cost contribution liability.

The insertion at the end of the table section clarifies the use of the term 'lot' is inclusive of strata and green title lots. This again is consistent with the intent of both the SPP and Section 6.3 of the Scheme which discusses development contributions more broadly. It also rectifies a potential concern with the definition of the term 'lot' within Schedule 1 should it not be read in the broader and more sensible fashion.

Results of consultation

Details of the submissions received are included in the Schedule of Submissions appended to this report. A single submission was received objecting to the proposal. The grounds of objection have been comprehensively responded to in the Schedule. The response focuses on the objectives of the relevant SPP and the construction of DCP13, being clearly that the application of DCP13 is to the number of lots and/or dwellings being created by way of subdivision and/or development. This has clear relationship with the objective for need and nexus as required by the SPP, being that DCP13 must be applied equitably to ensure contributions are levied according to the proportionate level of demand for community infrastructure which development generates.

It is not recommended that any changes to the proposed amendment be considered as part of this objection. It is recommended that Council endorse the amendment without modification, and proceed to submit it to the WAPC and Hon Minister for final adoption.

Strategic Plan/Policy Implications

Growing The City

- Development that is soundly balanced between new and existing areas.

Infrastructure

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

Budget/Financial Implications

N/A

Legal Implications

These will provide additional clarity for applicants, developers and landowners and their representatives. Though, as reinforced in a recent SAT decision the current wording of the scheme is sufficient to convey the intent of DCA13.

Community Consultation

In accordance with the *Town Planning Regulations 1967* consultation was undertaken subsequent to the local government adopting the

Scheme Amendment and the Environmental Protection Authority ("EPA") advising that the proposal was environmentally acceptable. This required the amendment to be advertised for a minimum of 42 days.

Methods of consultation

Community consultation was carried out for a period of 42 days, from 5 October and 13 November 2012. An advertisement was placed in the Cockburn Gazette on 5 October 2012.

For this period the City's website has included details of the proposed amendment, including links to other relevant documentation people may wish to review.

All persons who lodged a submission as well as persons who have since indicated a particular interest in the matter of DCP13 were advising in writing of the proposal and invited to make comment.

Results of consultation

Details of the submission received are included in the Schedule of Submissions appended to this report. It is not recommended that any change to the proposed amendment is appropriate based on the submission received.

Attachment(s)

1. Schedule of Submissions
2. SAT Determination

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.7 (OCM 13/12/2012) - PUBLIC CONSULTATION ON THE EXCISION OF PORTION OF RESERVE 50535 - OCEAN DRIVE, NORTH COOGEE - APPLICANT: PETER WEBB & ASSOCIATES ON BEHALF OF PICKLED FIG CAFE (6011632) (K SIM) (ATTACH)

RECOMMENDATION

That Council

- (1) undertake public consultation to determine the level of acceptance, from the community and vested interests, of a proposal to excise from Public Recreation Reserve 50535, an area of approximately 70 square metres, in order to facilitate a lease to the café on Lot 9 Strata Plan 52597 for an upgraded café alfresco area;
- (2) requires the public consultation in (1) above be undertaken in accordance with the 'Cabinet approved guidelines set out in the Crown Land Administration & Registration Practice Manual';
- (3) require the cost of the public consultation in (1) to be met by the applicant; and
- (4) advise the applicant accordingly.

COUNCIL DECISION

Background

Reserve 50535 was created as a condition of subdivision pursuant to Section 152 of the *Planning and Development Act 2005* and has a purpose for Public Recreation. A Management Order dated April 2010 has been issued to the City of Cockburn, and does not include any power to lease.

Submission

Peter Webb and Associates acting on behalf of the Pickled Fig Café has written to the City requesting the assistance of the City in the resolution of a problem that the café has. An existing café alfresco area has been established on the crown reserve adjoining the western

boundary of the café. The existing alfresco area consists of a paved area with tables, umbrellas and chairs. Planning approval was granted by the Western Australian Planning Commission on 24 December 2010, without what appears to be an appropriate condition that required the crown land title issues to be addressed prior to the alfresco area being established.

The applicant now wishes to substantially upgrade the alfresco area, such that it will become a permanent feature of the reserve. This requires the crown land title issues to be fully dealt with, before contemplation of upgrade to the alfresco area could occur.

The only way this could take place, is if a portion of Reserve 50535 is excised, acquired by the City and then made available for leasing by the café on commercial terms as an alfresco area.

Report

The Management Order for Reserve 50535 does not include a power to lease or licence. The proposed upgraded alfresco area would warrant a leasing arrangement, on the basis that it would privatise the portion of the reserve which it exists. As the public recreation reserve could not be granted a power to lease by way of Management Order to the City, the City would need to excise portion of Reserve 50535, acquire that portion and then make that available for leasing by the café on commercial terms as an alfresco area.

The operators of the café are seeking a substantial upgrade of the alfresco area which would include permanent glass panel walls and a roof. This would enable continued use of the area in times of inclement weather. Such a structure is deemed to give exclusive use of the area, and therefore if the land was acquired by the City it would present an opportunity for the City to undertake a commercial leasing of this land to the café operator.

The applicant has been in contact with the Department of Regional Development and Lands who has advised that the only way that the proposed upgraded alfresco could secure lawful use is for the alfresco area to be excised from the current reserve, acquired by the City as freehold land and for the City to then enter into a lease arrangement with the operator of the café. This confirms the approach suggested by this report.

As the reserve was created as a condition of subdivision under the *Planning and Development Act 2005*, the Department of Regional Development and Lands require approval for the excision from the Western Australian Planning Commission. Cabinet approved guidelines set out in the Crown Land Administration & Registration

Practice (see attached document) have been developed to address all aspects of the public consultation, which is extensive given that consideration for excision of public recreation reserves should only be undertaken in very careful circumstances.

The consultation process involves mail-out to affected owners, signage, advertising, direct consultation and preparation of a report. It is deemed appropriate that the applicant meet all costs associated with this, noting also that there can be no guarantee as to the success of this process or not.

If the public consultation results in a positive response to the excision of the alfresco area from the reserve, then a future Council meeting will need to decide whether to proceed with the acquisition of the land from the Department of Regional Development and Lands and then whether to enter into a lease with the café operator and on what terms.

Department of Regional Development and Lands policy allows the City to acquire the land at 5 % of the market value. Even at this discounted rate the land could be very expensive. The value is determined by the Value General's Office and is usually not open to negotiation so any rent levied in a potential lease should allow the City to recoup its outlay within a reasonable time frame.

Following the public consultation a report will be prepared for consideration of a future meeting of Council.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- Manage our financial and infrastructure assets to provide a sustainable future.

A Prosperous City

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

Budget/Financial Implications

The recommendation allows for full cost recovery of the consultation process from the applicant. A further report will be presented to Council at the conclusion of the consultation process to consider whether to proceed with the acquisition process, based on the outcomes of the consultation process and also the valuation provided for the land. This will need to ensure that the City is capable of making an appropriate financial return from the proposition also.

Legal Implications

Provisions of Land Administration Act apply.

Community Consultation

N/A.

Attachment(s)

1. Site Plan
2. Cabinet guidelines.

Advice to Proponents

The Proponent has been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

14.8 (OCM 13/12/2012) - CONSIDERATION FOR FINAL ADOPTION SCHEME AMENDMENT NO. 91 - LOTS 101, 103 & 104 JANDAKOT RD, JANDAKOT - OWNER: SCHAFFER CORPORATION LTD - APPLICANT: MGA TOWN PLANNERS (93091) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of Amendment No. 91 to the City of Cockburn Town Planning Scheme No. 3 ("Scheme");
- (2) modify the advertised Amendment No. 91 to the Scheme in accordance with the following requirements:
 1. Add within the 'Provisions' section of AU1 within Schedule 2 of the Scheme the following:
 - (a) "Provided that the Use classes "Masonry Production" and "Warehouse" are restricted to Lot 101.
 - (b) "Urban Water Management: Drainage systems to be designed and constructed consistent with the Stormwater Management Manual for Western Australia."

- (c) "Bushfire Management: The Operator must prepare a Bushfire Management Plan. The Bushfire Management Plan must be to the satisfaction of the Local Government and upon approval by the Local Government, is to be implemented and regularly updated".
- ((3) once modified in accordance with 2, adopt for final approval Amendment No. 91 to the Scheme in pursuance of Section 75 of the *Planning and Development Act 2005* for the purposes of:
1. Extending the existing Additional Use AU1 ("AU1") over the whole of Lots 101 and 104 and a portion of Lots 103 Jandakot Road, Jandakot as depicted on the Scheme Amendment Map.
 2. Amending the Scheme Map Accordingly.
 3. Replacing the existing AU1 provisions contained under Schedule 2 of the Scheme with the following:

Schedule 2 - Additional Uses

No.	Description of land	Provisions	Conditions
AU1	Lots 101 and 104 and portion of Lot 103 Jandakot Road, Jandakot	<ul style="list-style-type: none"> • Nursery; • Masonry Production; • Warehouse only where ancillary to Masonry Production; • Showroom only where ancillary to Masonry Production <p>Provided that the Use classes "Masonry Production" and "Warehouse" are restricted to Lot 101.</p> <p>Use Class Definitions: Use classes are defined in Schedule 1 of the Scheme.</p> <p>1. Environmental Requirements</p> <p>Industrial Wastewater: All wastewater produced from activities on-site must be disposed of to a system approved by the Local Government and in liaison with the Department of Water.</p> <p>Groundwater: The operator must undertake investigations and reporting on</p>	<p>Planning Approval subject to compliance with the approved Staging Plan (Detailed Area Plan) and subject to the preparation and implementation of an Urban Water Management Plan.</p>

	<p>groundwater quality from monitoring bores positioned down-gradient of the site to detect any change in water quality against the National Health and Medical Resource Council and Department of Water Drinking Water Guidelines that may occur over time while the plant continues to operate over the Jandakot Groundwater Mound. Groundwater reports must be submitted to the Local Government and Department of Environment and Conservation on an annual basis.</p> <p>Site Chemical Risk: A Site Chemical Risk Assessment Report being prepared and implemented and regularly updated.</p> <p>Dust Management: No visible dust generated by any aspect of operations on-site is to leave the subject land. The operator is required to submit to the Local Government, after consultation with the Department of Environment and Conservation, a Dust Management Plan. The Dust Management Plan must be to the satisfaction of the Local Government, and upon approval by the Local Government, is to be implemented and all times.</p> <p>Noise Emissions: The development is to comply with the <i>Environmental Protection Act 1986</i>, which contains penalties where noise limits exceed those, prescribed by the <i>Environmental Protection (Noise) Regulations 1997</i>. If noise emissions from loading operations and the block plant fail to comply with the <i>Environmental Protection Act 1986</i>, additional acoustic measures must be carried out as soon as reasonably practical to ensure the use complies with the Act.</p> <p>Lighting: The installation and maintenance of lighting must at all times comply with the requirements of Australian Standard AS 4282-1997 "Control of the Obstructive Effects of Outdoor Lighting".</p> <p>Complaints: The operator must prepare a</p>	
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		<p>“Complaints Handling Procedure” to ensure that there is a process for administering any complaints including the recording, investigation and response to any concern regarding the operation.</p> <p>Urban Water Management: Drainage systems to be design and constructed consistent with the Stormwater Management Manual for Western Australia.</p> <p>The Operator must prepare a Bushfire Management Plan. The Bushfire Management Plan must be to the satisfaction of the Local Government and upon approval by the Local Government, is to be implemented and regularly updated.</p> <p>2. Design Requirements</p> <p>Building design and location shall minimise the visual impact of the development from surrounding residents.</p> <p>Building materials and colours must be clad or coloured to complement the surroundings, and/or adjoining developments in which it is located, and shall use non-reflective materials and colours.</p> <p>Product storage areas must be screened from view from the public at all times.</p> <p>Staging Plan in the form of a Detailed Area Plan shall be prepared by the applicant and approved by the Local Government detailing the timing of development across the Additional Use area.</p>	
<p>(4)</p>		<p>ensure the amendment documentation be signed and sealed and then submitted to the Western Australian Planning Commission along with the endorsed Schedule of Submissions with a request for endorsement of final approval by the Hon. Minister for Planning;</p> <p>(5) the applicant be advised that Jandakot Road will be required to be upgraded in the future and this upgrading may include the widening of Jandakot Road; and</p>	

- (6) advise those parties that made a submission of Council's decision accordingly.

COUNCIL DECISION

Background

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

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

Lot 101 is 6.4009ha in area and is occupied by the "Urbanstone" factory producing masonry products. Lot 103, being 4.2582ha, sits at the corner of Jandakot Road and the Launderers (Lancaster) Street road reserve and is currently occupied by a nursery. The remainder of the subject site is located on Lot 103, located north and east of the "Urbanstone" plant, and is 46.6239ha in size and predominantly cleared, having been previously mined for sand resources and revegetated. The northern portion of Lot 102 is occupied by Bush Forever Site 388, which has an area of 12.97ha.

Additional Use No.1 ("AU1") of the "Scheme" is currently located over the majority of Lot 101 and allows for the use of the land for "Masonry Production" subject to a number of Environmental and Design Requirements.

Submission

The Proposed Scheme Amendment has been lodged by MGA Town Planning on behalf of the landowner, Schaffer Corporation Ltd.

The proposal seeks to amend the Scheme Map to extend the Additional Use Area "AU1" over the entirety of Lot 101 and Lot 104 and a portion of Lot 103 Jandakot Road, Jandakot. Moreover, the proposal also seeks to extend the number and type of additional uses allowed on the site. In addition to the current additional use of "Masonry Production" the additional uses of "Nursery", "Showroom" and "Warehouse", where "Warehouse" and "Showroom" are ancillary to

Masonry production, are proposed to be included additional uses under "AU1".

The use classes "Masonry Production" and "Warehouse" will be restricted to Lot 101.

Report

Showroom/Warehouse

The subject site is located within the "P2 area" of the Department of Environment and Conservation's ("DEC") Land Use Compatibility in Public Drinking Water Source Areas ("PDWSA") as part of the Jandakot Underground Water Pollution Control Area ("JUWPCA") policy. The use of "Showroom" within such an area is deemed "Incompatible" with the PDWSA policy.

Within the PDWSA "Incompatible" is defined as a land use that does not meet management objectives of the priority classification area. DEC states that these uses would normally oppose approval of incompatible uses. Further to this, the PDWSA Policy states that should such uses be approved the DEC should be advised and be directly involved with the planning decision makers on issues related to water quality protection.

The "Showroom" Use is proposed to be ancillary to the existing "Masonry Production"; a Use that pre dates the PDWSA. This, along with the proposed environmental requirements of the "Additional Use" provides satisfaction in the opinion of officers that in this instance the Amendment is appropriate.

The Use "Warehouse" within the "P2 area" of the PDWSA policy is listed as "Compatible with Conditions", this allows for conditional approval where the facility is consistent with approved State and Local Government Planning Strategies or Schemes.

Any future proposal for a "Showroom" or "Warehouse" would be subject to a Planning Approval. This Planning Approval would be subject to compliance with an approved Structure Plan and Urban Water Management Plan as outlined in Schedule 2 of the Scheme. Comments and advice would be sought from DEC for any future development application.

Nursery Site

As noted above the proposal includes the addition of the Additional Use, "Nursery" to "AU1". Currently a "Nursery" operates under the proviso of Clause 5.10.11(d) of the "Scheme", where a plant nursery

may operate on land within the Resource Zone where there is a land area not smaller than 4 hectares.

The proponent advises that although lot 103 is greater than 4ha in size future widening of the Launderers (Lancaster) Street road reserve will see the lot decrease below the required 4ha. Thus making it non compliant with the Scheme. The Additional Use is included to allow the "Nursery" operations to continue without the reliance on non-conforming use rights.

It is deemed appropriate in this case to allow the Additional Use of "Nursery" to be included in "AU1" as part of this Amendment.

Environmental Impact

The expansion of AU1 and indicative use of the land shows the need for remnant vegetation removal. A Level 1 Flora and Fauna Assessment indicated that the impact on native flora and fauna from this proposal is limited. The expansion of the Additional Use area has no impact on Bush Forever Site 388.

Extensive environmental requirements are included as requirements of the Additional Uses and do not vary from the existing environmental requirements. These requirements relate to noise, dust, and water management.

The Scheme Amendment was referred to the Environmental Protection Authority ("EPA"), as per Clause 81 of the Planning and Development Act 2005, to ascertain if assessment is required under the *Environmental Protection Act 1986* before the Proposed Scheme Amendment can be advertised by the City. The EPA advised on 23 July 2012 that Amendment 91 would not be subject to assessment under the *Environmental Protection Act 1986*.

Traffic

A traffic study has been prepared by Porter Consulting Engineer's on behalf of the applicant to allow for a better assessment of the proposed future uses of the subject site.

The report outlined a number of feasible access options to the site; was undertaken in cooperation with the City's Transport Engineer.

The appropriate access to the subject site takes into consideration the following. Jandakot Road, Berrigan Drive and the surrounding road network has been subject to continuing growth in the number of vehicles per day and this is predicted to grow going forward. Further to

this, the future Lancaster (Launders) Road is anticipated, by Main Roads, to carry some 21,500 vehicles per day in 2031.

The exact location of access and egress points from the site will be conducted in close cooperation with the City and this matter can further be addressed should a Development Application be submitted for the proposed additional uses.

Public Consultation

In accordance with the *Town Planning Regulation 1967* Amendment 91 was advertised for public comment for 42 days between 7 August 2012 and 18 September 2012. Consultation included; letters to adjoining and affected landowners, advertisements in the Cockburn Gazette and letter to relevant State Government Authorities.

In total 11 submissions were received:

- 8 from State Authorities.
- 2 from affected landowners
- 1 from applicant on behalf of the owners of the subject site.

All submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 3).

One affected landowner raised objections on the basis of loss of amenity from increased traffic and noise. A Traffic Impact Assessment was undertaken as part of the Scheme Amendment process, it notes a number of alternatives for dealing with any increase in traffic volumes. It is anticipated that such alternatives will be implemented should any development application for increased intensity of the site be submitted to the City. Schedule 2 of the Scheme makes particular note of the requirement for any development approved within Additional Use 1 to comply with the noise requirements of *Environmental Protection Act 1986*. The operator of the Additional Uses must also have a "Complaints Handling Procedure" to ensure that there is a process for administering any complaints including the recording, investigation and response to any concern regarding the operation.

The provision and enforcement of such procedures should be sufficient to address any measures related to noise emanating from this site.

The Department of Water ("DoW") lodged an objection to the proposed Scheme Amendment citing, amongst other reasons, that the proposal:

1. The proposed land uses and expansion of current land uses are inconsistent in accordance with State Planning Policy 2.3, Water Quality Protection Note 25 and Water Quality Protection Note 93; and

2. Amendment 91 will increase contamination risks to the groundwater which is incompatible with the water quality objectives of P2 areas within the Jandakot UWPCA.

The DoW's concerns were raised primarily with regards to any increase in the size of the "Masonry Production" and wider impacts on groundwater a use such as "Showroom" would have within the P2 and wellhead protection zone (WHPZ) within the JUWPCA.

Following further consultation between the City, the applicant and the DoW, a number of minor changes to the working of Amendment 91, particularly AU1 of Schedule 2, has taken place. This resulted in the DoW withdrawing their objection. The DoW reasoning can be found within the Schedule of Submissions in Attachment 3. The accepted changes are reflected in the Council resolution.

Conclusion

It is recommended that Amendment No. 91 be adopted by Council and forwarded to the WAPC for final approved subject to the modifications outlined above.

Strategic Plan/Policy Implications

Growing The City

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

Leading & Listening

- A responsive, accountable and sustainable organisation.

Environment & Sustainability

- Identification and minimisation of impacts to human health risk.

Budget/Financial Implications

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

Legal Implications

N/A

Community Consultation

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

Attachment(s)

1. Scheme Amendment Map
2. Local Context Plan
3. Schedule of Submissions

Advice to Proponent(s)/Applicant

The Proponent and all those who lodged a submission have been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

14.9 (OCM 13/12/2012) - PROPOSED DISTRICT STRUCTURE PLAN MINOR MODIFICATION - LOCATION: VARIOUS LANDHOLDINGS BETWEEN HAMMOND ROAD AND BRANCH CIRCUS, SUCCESS - OWNER: VARIOUS - APPLICANT: CITY OF COCKBURN (SM/M/024) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Modified Branch Circus District Structure Plan, for the purposes of providing a guiding document to inform the preparation of future Local Structure Plans within the District Structure Plan area, subject to the following modifications being undertaken:
 1. Relocate the road directly west of the existing Lot 125 Hammond Road, Success boundary, west to remove any future road reserve from within the current boundary of Lot 125.
 2. The inclusion of a notation on the District Structure Plan map noting the need for future Local Structure Plans to address the risk posed to future residents by mosquitoes and mosquito-borne diseases.
 3. Amend the Legend of the District Structure Plan map so

that “Not Suitable for Urban Development or Closer Settlement” reads “Constrained Site”.

4. Delete the notation on the District Structure Plan map relating to Lots 2, 3, 4 and 9000 Branch Circus, Success and replace it with the following:

“Lots 2, 3, 4 and 9000 Branch Circus, Success:

Lots 2, 3, 4 and 9000 Branch Circus, Success have been identified as constrained. These lots are affected by:

- Conservation Category Wetlands and their Buffers.
- Bushfire Risk.
- Interface Issues with the Beeliar Regional Reserve.
- Dislocation from the Urban Front.

The City Of Cockburn supports the reserving of these parcels of land for Reservation – Parks and Recreation under the Metropolitan Region Scheme.

Should reservation of the land under the Metropolitan Region Scheme not be successful, the land would alternatively be suitable for inclusion within the Conservation zone under the City's Town Planning Scheme. This can be secured by way of a future Structure Plan.

- (2) endorse the Schedule of Submissions prepared in respect to the Modified District Structure Plan;
- (3) advise the landowners within the Structure Plan area and those who made a submission of Council's decision accordingly; and
- (4) write to the Department of Planning requesting they consider initiating an amendment to the Metropolitan Region Scheme over Lots 2, 3, 4 and 9000 Branch Circus, Success to rezone the land from Urban Deferred to Parks and Recreation Reserve under the Metropolitan Regional Scheme.

COUNCIL DECISION

Background

The purpose of this report is to consider for final adoption the Proposed Modification to a previously approved Branch Circus District Structure Plan for various landholdings between Branch Circus and Hammond Road, Success ("subject land"). Council previously adopted the District Structure Plan over the subject site on 11 August 2011 (Minutes No 4590).

In response to discussions with the Water Corporation and landowners in the subject area it was deemed necessary to modify the District Structure Plan to assist in the proper and orderly planning of the area. The changes include:

1. Decreasing the number of road crossings over Thompsons Lake – Armadale water pipeline (Lot 81 Darlot Avenue) from 5 to 3 following discussions with Water Corporation.
2. Alterations to the street and lot layout between Lots 3 and 4 Hammond Road to allow for a more orderly form of development.

Submission

N/A

Report

Branch Circus District Structure Plan

In order to facilitate proper and orderly planning across the undeveloped portion of Development Area 13 (Branch Circus), the City prepared a District Structure Plan through 2011. In preparing the original District Structure Plan, regard was given to the frameworks provided by both Liveable Neighbourhoods and the City's Scheme.

The District Structure Plan provides guidance for the future development of LSPs, prescribing land uses, the local street network and local parks. In contrast to other District Structure Plans prepared and adopted by the City, the Branch Circus District Structure Plan is less conceptual in nature and provides more detail to guide the preparation of future Structure Plans and plans of subdivision. This level of detail is appropriate due to the highly fragmented nature of the subject land, and the important environmental value of the wetlands on the site.

The original District Structure Plan formed the basis of an application to the Western Australian Planning Commission to lift the urban deferment under the MRS over a portion of the District Structure Plan area.

The Modified District Structure Plan, the subject of this report, builds on the work provided for in the original plan and further supports the proper and orderly planning of the subject area. The modifications will be discussed in detail below.

Subject Land

The area within the District Structure Plan relates to the area of land bound by Hammond Road to the east, the Metropolitan Region Scheme ("MRS") "Parks and Recreation" reserve to the north, Branch Circus to the west and the Bartram Road Buffer Lakes to the south. The subject land includes Lots 3, 4, 12, 13, 22, 81, 125, 126 & UCL Hammond Road, Lots 2, 3, 4, 80, 761 & 9000 Branch Circus and Lot 760 Gadd Street, Success.

Statutory Planning Framework

The District Structure Plan area is zoned "Development" in the City's Town Planning Scheme No. 3 (the "Scheme") and included in Development Area 13. The District Structure Plan area is zoned "Urban" and "Urban Deferred" under the MRS.

The Scheme requires the preparation of Structure Plans in order to coordinate future subdivision and development within Development Areas. These LSPs are adopted under the statutory process prescribed by Clause 6.2 of the Scheme, which results in LSPs (once adopted) forming part of the Scheme. Once adopted, all zones, reservations, land use permissibility and the like which are designated within LSPs function as if they were designated by the Scheme. This is as per the powers conferred by Clause 6.2.6.3 of the Scheme.

In areas of highly fragmented land ownership it is often difficult to coordinate individual LSPs without some form of broader district framework in which to guide planning. This is overcome through the preparation of District Structure Plans to act as guiding documents for future structure planning processes.

Proposed District Structure Plan Modifications

Road Crossover

The Water Corporation have previously objected to the number of proposed road crossings over Lot 801 Darlot Avenue, which contains a section of the Armadale to Thomsons Lake transfer main. Water Corporation has indicated their preference for three road crossings over their land within the District Structure Plan area.

Water Corporation has indicated that a number of the previously proposed road crossovers were located in close proximity to critical infrastructure points on the pipeline.

Through discussions with Water Corporation it has been outlined that the following two road crossings are most appropriate to alter to bring about an agreeable solution:

1. The most westerly road crossing of Lot 801 Darlot Avenue as it is in close proximity to critical infrastructure and access points for the water main.
2. The most easterly road crossover. The modification of this crossover is seen as the most logical as it forms the lowest level function, in terms of wider network permeability, compared to the remaining crossovers.

The selection of the crossovers required the balancing of good urban outcomes and the needs of the Water Corporation in protecting their asset. It is believed that the outcome is the best option for achieving both outcomes.

See Attachments 3 and 4 for a comparison between the original and modified District Structure Plans.

Lot 3 and 4 Hammond Road interface

It is proposed that minor alterations be made to the residential area in the south of Lot 4 Hammond Road to facilitate more orderly urban development of the subject site. See Attachments 4.

The approved District Structure Plan allows for the creation of future lots across the boundary of Lots 3 and 4 Hammond Road, Success.

In discussions with the applicant of the Local Structure Plan over Lot 4 Hammond Road it was noted that the design of the District Structure Plan resulted in a situation where future residential lots would be created across the existing boundary. As the owner of Lot 4 has previously indicated their desires to continue utilising their land for its current purposes it was deemed appropriate to revisit the design of this area to bring about a more orderly urban outcome

To facilitate this change the road frontages of the central area of Public Open Space ("POS") have been altered. The southern road frontage has been removed and the two R40 residential lots to the south have been shifted north to directly front the POS.

The modification of this section of the subject site is in accordance with the concurrent modification the Branch Circus Local Structure Plan.

Community Consultation

The Proposed Modified District Structure Plan was advertised for public comment from 23 October to 20 November 2012. The Proposed Modified District Structure Plan was advertised to landowners within the subject area, nearby and affected landowners, published in the Cockburn Gazette for 28 days and also referred to relevant government authorities.

In total 13 submissions were received for the proposed structure plan, including:

- 3 from adjoining and affected landowners.
- 11 from government agencies.

All of the submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 5).

Ten (10) submissions received from State Government Authorities and Agencies; all noted support or provided neutral comment on the proposal.

The Department of Health provided a late submission that objected to the proposed modification. Noting the risk posed to future residents by mosquito-borne diseases. In response to this objection it is recommended that the advertised District Structure Plan be amended to include a notation on the District Structure Plan map noting the requirements for future Local Structure Plans to address the risk posed by mosquitoes and mosquito-borne diseases.

The 3 submissions from surrounding and affected landowners included; varying issues and concerns and objections to the proposal.

One objection noted concerns regarding the level of density within the subject area. The proposed densities are identical to those in the previously endorsed District Structure Plan; which are consistent with Directions 2031 targets for site density of future urban environments. This objection went further to concerns regarding traffic emanating from the development. Again, the proposal will see no increase in traffic from the original District Structure Plan and it is expected that with future upgrades to the road network (Hammond Road in particular) that the increased traffic flows can be accommodated.

An objection to the modified Branch Circus Local Structure Plan noted concern with the modification of the westerly road crossing to a cul-de-sac. These concerns are dealt with within that report to Council. However, the concerns have been factored into the recommendations of this report and note the need to move the cul-de-sac to the west to

remove it from the existing Lot 125 boundary to ensure consistency between the two plans. This will ensure that access to the Special Use site remains unimpaired.

An objection with comment was lodged on behalf of the landowners of Lots 3 and 4 Branch Circus. The objection went to the fact the original and subsequent modified District Structure Plan identifies their land as having no future development potential regardless of the fact that it is within a Development Area and also zoned 'urban deferred' under the MRS. The landowners note their desire for their land to be eventually included within the Parks and Recreation Reserve under the MRS, allowing the landowners to be properly compensated for the land.

The City supports these comments from the landowners, and as such has within the motion recommended a number of changes to the District Structure Plan map to note the City's support for the Western Australian Planning Commission to consider the inclusion of these parcels of land within the Parks and Recreation Reserve of the MRS and eventual acquisition by the WAPC. Should this not occur, the recommended text is to foreshadow support for the land to be included within the Conservation zone under the Town Planning Scheme, which would also be appropriate for the land. The City will write to the Western Australian Planning Commission requesting they consider amending the MRS to rezone these lots to Reserve – Parks and Recreation.

Conclusion

It is recommended that Council adopt the Modified District Structure Plan for Lots 3, 4, 12, 13, 22, 81, 125, 126 & UCL Hammond Road, Lots 2, 3, 4, 80, 761 & 9000 Branch Circus and Lot 760 Gadd Street, Success as a guiding document to inform the preparation of future Local Structure Plans within the District Structure Plan area, subject to the above mentioned modifications being undertaken.

Strategic Plan/Policy Implications

Growing The City

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

A Prosperous City

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.

Budget/Financial Implications

There are not any direct financial implications associated with the Proposed Modified District Structure Plan.

Legal Implications

It is proposed to consider the Draft District Structure Plan as a guiding document. It is important this distinction is made from a LSP, given the way in which the Scheme deals with a LSP as an extension to the statutory requirements of the Scheme.

Community Consultation

The Proposed Modified District Structure Plan public consultation was undertaken from 23 October to 20 November 2012. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions (Attachment 5).

Attachment(s)

1. Location Plan
2. Site Context Plan
3. Proposed Modified District Structure Plan
4. Adopted District Structure Plan
5. DSP Map with Proposed Changed Annotated
6. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 December Council Meeting.

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

Nil.

14.10 (OCM 13/12/2012) - PROPOSED INITIATION OF SCHEME AMENDMENT NO. 98 TO TOWN PLANNING SCHEME NO. 3 - APPLICANT: DEVELOPMENT PLANNING STRATEGIES (93098) (R COLALILLO) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Section 75 of the Planning and Development Act 2005 (“Act”) and subject to the satisfactory provision of the information outlined in parts (2) and (3) of this resolution, initiate an amendment to City of Cockburn Town Planning Scheme No. 3 (“Scheme”) for the purposes of:

Amending Schedule 12 of the Scheme text by inserting the following items in Development Contribution Area 13 – Community Infrastructure, under ‘Infrastructure and Administrative Items to be Funded’ as follows (additional wording shown in **bold** text):

<p>Infrastructure and administrative items to be funded</p>	<p><i>Regional</i> Coogee Surf Club Wetland Education Centre/Native Ark Cockburn Central Recreation and Aquatic Centre Cockburn Central Community Facilities Visko Park Bowling and Recreation Club Coogee Golf Complex (excluding the pro shop and restaurant components) Bibra Lake Management Plan Proposals Atwell Oval</p> <p><i>Sub Regional—East</i> Cockburn Central Library and Community Facilities Cockburn Central Playing Fields Anning Park Tennis Cockburn Central Heritage Park Bicycle Network—East</p> <p><i>Sub Regional—West</i> North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne) Phoenix Seniors and Lifelong Learning Centre Beale Park Sports Facilities</p>
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		<p>Western Suburbs Skate Park Bicycle Network—West Dixon Reserve/Wally Hagen Facility Development (excluding the café component)</p> <p><i>Local</i> Lakelands Reserve Southwell Community Centre Hammond Park Recreation Facility Frankland Reserve Recreation and Community Facility Munster Recreation Facility Banjup Playing Field (including land cost) Banjup Community Centre (including land cost)</p> <p><i>Administrative costs including –</i> Costs to prepare and administer the Contribution Plan during the period of operation (including legal expenses, valuation fees, cost of design and cost estimates, proportion of staff salaries, computer software or hardware required for the purpose of administering the plan).</p> <p>Cost to prepare and review estimates including the costs for appropriately qualified independent persons.</p> <p>Costs to prepare and update the Community Infrastructure Cost Contribution Schedule.</p> <p>Costs including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.</p>
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- (2) require that the following documentation and supporting information be provided to the City’s satisfaction:
1. Modified Development Contribution Plan 13 (“DCP13”) Report for Development Contribution Area 13 (“DCA13”) inclusive of all current information and relevant amendments to the City’s existing DCP Report.

2. Updated Cost Contribution/Cost Apportionment Schedule for DCP13 to apportion demand to existing dwelling units for Banjup North and Jandakot catchments and then suitably apportion the DCA component between the two suburbs.
 3. Updated Capital Expenditure Plan which includes updated figures for existing infrastructure items which are consistent with the associated Cost Contribution/Cost Apportionment Schedule) and indicate appropriate timing of forecast expenditure of funds for the two new community infrastructure items.
- (3) require the amendment documentation be prepared in accordance with the standard format prescribed by the *Town Planning Regulations 1967* ("Regulations"); and
 - (4) upon receipt of documents satisfying the requirements of resolutions (2) and (3) above, determine that the amendment is consistent with Regulation 25(2) of the Regulations and the amendment be referred to the Environmental Protection Authority ("EPA") as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.

COUNCIL DECISION

Background

DCP13 was included in the City's Scheme via Amendment No. 81, gazetted in August 2011 and relates to community infrastructure.

Community infrastructure is the land, structures and facilities which help communities and neighbourhoods function effectively. This includes facilities such as sporting and recreational facilities, community centres, child care and after care centres, libraries and

cultural facilities. They are often highly valued by their communities and add greatly to the overall quality of life by providing opportunities for physical activity and social interaction.

It is widely accepted that the use of community facilities has a direct correlation to the number of people using them. This is clear in the intent and basis of the relevant State Planning Policy 3.6 - Development Contributions for Infrastructure ("SPP3.6") as well as the City's DCP13.

Submission

A Scheme Amendment has been lodged by Development Planning Solutions ("DPS") on behalf of Stockland Development Pty Ltd, the owners of a former quarry site at Lot 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road, Banjup ("subject land"). The subject land is in the process of being rezoned from 'Rural – Water Protection' to 'Urban' under the Metropolitan Region Scheme ("MRS") and from 'Resource' to 'Development' under the Scheme.

A Draft Structure Plan has been prepared by DPS and lodged with the City in support of the proposed urbanisation of the subject land. The Draft Structure Plan provides for residential development, retirement living, public open space, a town centre and a primary school. This proposed additional development results in a proportional increase in the community facilities which are required to service the future community. The proposed community facilities include a full size playing field and a community centre.

As such the proposed Scheme Amendment No. 98 (refer to Attachment 1) seeks to modify the provisions of the City's existing DCA13 within the Scheme to include additional items as a result of the future proposed urbanisation of the subject land to meet the requirements of future community/s in the locality.

Report

Existing Development Contribution Plan 13

The City through its existing DCP13 has catered for the requirements of community facilities and services at the local, subregional and regional level. These were based on a forecast number of dwellings and did not include the forecast dwellings resulting from the Banjup Quarry project, given that they were prepared prior to the proposal for urbanisation of this area. Accordingly these needs will require appropriate review and adjustment in light of the (approximately) 1800 dwellings likely to be accommodated at the Banjup Quarry development.

Proposed Additions to Development Contribution Plan 13

In accordance with the requirements of SPP3.6 and the Scheme, an analysis of community facilities and services requirements for the Draft Banjup Structure Plan area has been undertaken by the applicant in consultation with the City. As a result of the analysis, it is proposed to add two infrastructure items to the existing DCA13 being a full size playing field and a community centre.

The playing field is proposed to be a full scale field and associated amenities comprising of one senior AFL oval, one cricket oval and two senior soccer fields (multi-marked on the same space). The minimum dimension required for this space is designated at 205m north-south and 175m east-west.

The community centre is proposed to cater for both the social and community activity needs of the Banjup community. It is intended that the community centre be located in the vicinity of the proposed primary school, active open space and town centre of the future residential estate. This is consistent with orderly and proper planning by providing a central hub of facilities to provide a multi-functional community space that offers a variety of independent, and through creative design, compatible uses in the same location.

The type of facilities and uses anticipated to be provided as part of the community centre is as follows:

- Sporting club change rooms and amenities;
- Multipurpose club house and amenities;
- Separate multi-function community activity space and amenities;
- Arts and craft spaces for community purposes;
- Covered viewing areas
- Car parking

In addition to the above two infrastructure items it is considered essential that an additional provision be added which enables the City to recover costs for any loans it needs to raise in order to effectively and efficiently deliver any of the works associated with DCA13.

Conclusion

It is recommended that Council initiate Scheme Amendment 98 subject to the receipt of an updated DCP13 Report, updated DCP13 Cost Contribution/Cost Apportionment Schedule and updated DCP13 Capital Expenditure Plan to the City's satisfaction. It is recommended that referral to the EPA and formal advertising not proceed until such time as the required supporting DCP13 modification documents are submitted and endorsed by the City.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- Promotion of active and healthy communities.

Budget/Financial Implications

The proposed inclusion of a provision within DCA13 enabling the City to raise loans in respect of works and/or land as required by the City will enable community infrastructure to be delivered in a timely manner.

Legal Implications

Planning and Development Act 2005
Town Planning Regulations 1967
Planning and Development Regulations 2009
City of Cockburn Town Planning Scheme No. 3

Community Consultation

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

Attachment(s)

Draft Scheme Amendment No. 98 document

Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

14.11 (OCM 13/12/2012) - LOCAL COMMERCIAL AND ACTIVITY CENTRE STRATEGY (SM/M/045) (R SERVENTY) (ATTACH)

RECOMMENDATION

That Council

- (1) adopts the Local Commercial and Activity Centre Strategy;
- (2) proceed to implement the Local Commercial and Activity Centre Strategy in accordance with the actions and timeframes provided in Table 34 of the Strategy;
- (3) advise in writing all submissioners of the outcome of this decision; and
- (4) adopts the Schedule of Submissions.

COUNCIL DECISION

Background

In December 2011 Council approved the Local Commercial and Activity Centres Strategy (LCACS) for advertising subject to the approval of the Western Australian Planning Commission ("WAPC") being received. However, in May 2012 the Department of Planning advised the City to progress the LCACS to advertising without the WAPC's approval. This advice was based on their opinion that under the *Planning and Development Act 2005*, the WAPC is not required to give consent prior to advertising of these types of local planning strategies and that due to resource constraints they would not be able to consider the LCACS in a timely manner. As such the LCACS was advertised for a period of 60 days, from 16 July to 10 September 2012.

The LCACS represents a new strategic direction for the planning and development of activity centres within the City. It is an important planning document for implementing the new direction for the planning of activity centres in Perth and Peel set by the refreshed policy context outlined in *Directions 2031 and beyond: Metropolitan planning beyond the horizon*, and *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*.

Submission

N/A

Report

The City of Cockburn's current Local Commercial Strategy ("LCS") was approved by Council in November 2002 and by the WAPC in 2006. This Strategy was prepared under a now superseded State Planning Policy. The LCACS is an important planning document for implementing the new direction for the planning of activity centres in Perth and Peel set by the refreshed policy context outlined in *Directions 2031 and beyond: Metropolitan planning beyond the horizon*, and *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*. These two documents reflect a growing recognition within the State Government and the planning profession of the complex issues relating to sustainability and planning for the urban environment.

Upon adoption, the LCACS will replace the 2006 LCS and introduce a new strategic direction for the planning and development of activity centres within the City. The City will implement the LCACS by progressing the tasks outlined in the LCACS Action Plan provided in Table 34 of the Strategy (See to Attachment 1).

Consultation Outcomes

The LCACS was advertised for a period of 60 days, from 16 July to 10 September 2012. Four submissions were received in this period (See Appendix 3). As part of the advertising of the draft LCACS the City also conducted a workshop to engage with retail industry stakeholders in Western Australia. The objective of the workshop was to gain industry feedback on the draft LCACS in order to ensure the Strategy met industry needs and could be practicably implemented by the private sector.

The four submissions and the workshop attendees were all in-principle supportive of the LCACS' strategic approach to planning of activity centres. Support for a performance and evidence based approach, rather than the use of retail floorspace caps was particularly emphasised and supported.

The workshop with industry representatives provided a valuable opportunity to discuss the implications of the LCACS and its implementation. A detailed summary of this discussion is provided in Appendix 2. The submissions raised a number of compelling concerns which should be considered when the City implements the LCACS, but

do not justify any modifications the LCACS. These issues and their implications for the implementation of the LCACS are outlined below.

Further Consultation

Two submissions expressed a wish for strong stakeholder representation and input into the preparation of the various implementation guidelines that the LCACS' Action Plan requires to be prepared (Refer to Attachment 1). The intent of this representation would be to ensure pragmatic outcomes and avoid the setting out of unrealistic expectations and target for the planning and development of the City's activity centres.

It is recommended that the City does consult with the retail industry during the preparation of these LCACS implementation documents, particularly the *General Guidelines on the Expectations and Targets for Neighbourhood and Local Centres* and the guidelines for proponents and external stakeholders to aid them implement of the LCACS.

Responsive Planning

Three submissions foresaw issues arising from a disjuncture between the aspirations of the proponent and the City when setting the expectations and targets for activity centres. The submissions identify a number of development factors which may contribute to a proponent's expectations for a centre not aligning to the City's, including to the need to stage development, a volatile or changing market demand and other economic and social considerations. The submissions note that the LCACS does recognise these considerations, but stressed the need for flexibility and pragmatism when applying the LCACS.

Residential Targets

Submissions raised concerns regarding the interpretation and application of SPP4.2's dwelling targets for activity centres. The submissions doubt whether the targets can be realistically met in an economically viable manner in many activity centres. They point to a lack of demand in a relatively immature market, high construction costs and restrictive funding arrangements for many developers dictating against high density development in many centres.

These challenges to the medium and high density residential market in Perth are well recognised in WA and the City will need to apply a 'common sense' pragmatic approach to the application of land use diversity targets. However, land use diversity is an important principle for activity centre development, recognised at a State and local government level. It is believed that the activity centre boundaries designed under the LCACS are considered large enough to provide

some flexibility in achieving the land use targets across the centre. In addition the City has put in place medium and higher density codes on residential land framing its larger centres. In the future there will be a greater need for 'deal making' between developers of different expertise to deliver the diversity targets within centres.

Development under Existing Scheme

A number of submissions outlined a need for short term development to be able to progress under the existing TPS3 provisions prior to the implementation of the LCACS' proposed amendments to TPS3. This position is supported.

Limitation of Cockburn Coast District Centre

One submission requested that the LCACS be modified so as to limit retail floorspace within the future Cockburn Coast Centre and the demand modelling included in the LCACS be changed to increase the forecast floorspace for the Phoenix District Centre. The submission states that a significant proportion of the 'normal' catchment of the Cockburn Coast District Centre impinges on the catchment of the Phoenix District Centre and that this will result in two under-performing and under-invested centres.

This submission is not supported as it is contrary to the intent of the LCACS and is based on a misconception of the purpose of the demand modelling. The LCACS implemented the State and Federal government's drive to remove anti-competitive regulations by removing retail floorspace caps and requiring a future review TPS 3 to remove all anticompetitive restricted use provisions that do not relate to valid planning considerations. In this light the City would not consider the introduction of new anti-competitive restrictions on the Cockburn Coast District Centre.

In addition, the high level demand modelling for City of Cockburn's activity centres, as outlined in Appendix 4, indicates the ability of both the future Cockburn Coast District Centre and Phoenix District Centre to expand their retail offer. The modelling in fact shows that Phoenix District Centre could potentially have considerable demand for expansion, up to a total of 42,210m² by 2031, which would create a large district centre.

It is important to note that the modelling is based on a gravity model and only indicates the overall trend for economic function within the wider regional economy. It provides an indicator of the 'reasonableness' of the scale of any future developments. It must be emphasised that the modelling is prepared through a generalised distribution of demand that does not consider detailed locational

functions such as infrastructure, brand offer and local catchment conditions for each individual centre. These factors must be considered at the detailed planning stage for activity centres and may result in variations in the demand figures.

The LCACS does not use the demand modelling to cap retail development, which is consistent with State Planning Policy 4.2 and the Federal Government's position on anti-competitive regulations. As such retail expansion within the Phoenix District Centre will not be limited by the demand modelling, but rather it is more likely to be limited by the existing spatial limitation of the Centre. It will also be limited by the ability of the Centre to offer the shopping environment and the retail offer that draws people within the catchment to the Centre rather than them going further afield. As such the City believes that further retail expansion of Phoenix District Centre into the future will be an activity centre design issue more than catchment issue.

Conclusion

The LCACS is an important planning document for implementing the new direction for the planning of activity centres in the City of Cockburn. The LCACS seeks to implement an appropriate strategic framework for dealing with the effective planning and development of activity centres, and is considered to be a leading document showing how local government should be interpreting the associated broad level policy guidance contained under *Directions 2031 and beyond: Metropolitan planning beyond the horizon*, and *State Planning Policy No. 4.2 – Activity Centres for Perth and Peel*. It is recommended for adoption on this basis.

Strategic Plan/Policy Implications

Growing City

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

A Prosperous City

- Investment in the local economy to achieve a broad base of services and activities.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

The LCACS was advertised for a period of 60 days, from 16 July to 10 September 2012. Four submissions were received in this period (See Appendix 3). As part of the advertising of the draft LCACS the City also conducted a workshop to engage with retail industry stakeholders in Western Australia. The outcomes of the advertising process have been discussed under the main report section. No modifications to the LCACS are recommended as a result.

Attachment(s)

1. LCACS Action Plan
2. Retail Industry Workshops
3. Schedule of Submissions

Advice to Proponent(s)/Applicant

N/A

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

Nil.

14.12 (OCM 13/12/2012) - CONSIDERATION TO INITIATE SCHEME AMENDMENT NO. 99 (OMNIBUS AMENDMENT) - APPLICANT: CITY OF COCKBURN - OWNER: VARIOUS (93099) (M CAIN / C HOSSEN) (ATTACH)

RECOMMENDATION

That Council in pursuance of Section 75 of the *Planning and Development Act 2005* ("Act"), initiate an amendment to City of Cockburn Town Planning Scheme No. 3 ("Scheme") for the purposes of:

1. Modifying the Scheme Text by deleting the Veterinary Consulting Rooms use from Schedule 1 - Land Use Definitions and Table 1 - Zoning Table;
2. Modifying the Scheme Text by deleting the Veterinary Hospital use from Table 1 - Zoning Table;
3. Modifying the Scheme Text by amending the use permissibility designation of Veterinary Centre from X to A

- for the Rural Living zone under Table 1 - Zoning Table;
4. Modifying the Scheme Text by amending Clause 5.8.5(a)(ii) to read as follows:
 "A home occupation or home business can be undertaken subject to clause 5.8.5 (a) (ii) by the occupier of the land and is not transferable."
 5. Modifying the Scheme Text by correcting the spelling under Clause 8.2.1(h) as follows:
 "the erection on a single lot of two grouped dwellings (included extensions and ancillary outbuildings) where a grouped dwelling is designated with the symbol 'P' in the cross-reference to that Use Class and a Zone in the Zoning Table, and where the development is consistent with Local Planning Policy No. APD58 (Residential Design Guidelines) and the Residential Design Codes."
 6. Modifying the Scheme Text by amending Clause 8.2.1(i)(i) to read as follows:
 "of 100 square metres or less and a wall height of 2.4 metres or less in the Development and Residential Zone".
 7. Modifying the Scheme Text by amending Clause 8.3.2 to read as follows:
 "Where planning approval has been granted subject to conditions, and one or more of the conditions and/or approved plans have not been complied with to the satisfaction of the local government, the local government may refuse to issue approval for the further use or development of the land to which the conditions of a previous approval are outstanding."
 8. Modifying the Scheme Text by amending Clause 10.10.1 to read as follows:
 "An applicant aggrieved by a determination of the local government in respect of the exercise of a discretionary power under the Scheme may apply for a review to the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005."
 9. Modifying the Scheme Text by amending the Town Planning Act definition under Schedule 1 - General Definitions to read as follows:
 "means the Planning and Development Act 2005."
 10. Modifying the Scheme Text by introducing a new Small Bar definition under Schedule 1 - Land Use Definitions as

follows:

“Small Bar: means premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged; and with the number of persons who may be on the licensed premises limited to a maximum of 120.”

11. Modifying the Scheme Text to add Small Bar as a use class under the Commercial Uses category, with the use permissibility designation of A within the Regional Centre, District Centre and Local Centre zones, and as an X use in all other zones.
12. Modifying the Scheme Text by introducing a new Holiday Home (standard) definition under Schedule 1 - Land Use Definitions as follows:
“Holiday Home (standard): means a single house (excluding ancillary accommodation), which may also be used for short stay accommodation for no more than six people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit).”
13. Modifying the Scheme Text to add Holiday Home (standard) as a use class under the Residential Uses category, with the use permissibility designation of A within the Residential zone, and as an X use in all other zones.
14. Modifying the Scheme Text by introducing a new Holiday Home (large) definition under Schedule 1 - Land Use Definitions as follows:
“Holiday Home (large): means premises conforming to the definition of holiday home (standard) with the exception that the premises provide short stay accommodation for more than six people but not more than 12 at any one time.”
15. Modifying the Scheme Text to add Holiday Home (large) as a use class under the Residential Uses category, with the use permissibility designation of an X use in all zones.
16. Modifying the Scheme Text by amending the Hotel definition in Schedule 1 - Land Use Definitions to read as follows:
“Hotel: means premises providing accommodation the subject of a hotel licence under the Liquor Control Act and may include a betting agency on those premises.”

17. Modifying the Scheme Text by amending the Tavern definition in Schedule 1 - Land Use Definitions to read as follows:
"Tavern: means premises licensed as a tavern under the Liquor Control Act and used to sell liquor for consumption on the premises."
18. Modifying the Scheme Text by correcting the spelling error in Schedule 4, under SU9 Clause 3(e)(ii) as follows:
"Signage is to complement the architectural proportion and scale of the building. Roof signs will not be permitted."
19. Modifying the Scheme Text by correcting the spelling error in Schedule 11, under DA7 Provision 2 as follows:
"To provide for an integrated town centre with a mix of residential, commercial, recreation, community and education facilities, in accordance with an approved Structure Plan."
20. Modifying the Scheme Text by amending Schedule 11, under DA29 Provision 3 (b) (i) to read as follows:
"(i) a minimum of 5% of the total area of each lot must be landscaped between the lot boundary and the building line (excluding verge areas) or as varied under the provisions of Clause 5.9.2 of the Scheme."
21. Rezoning the portion of redundant road reserve adjoining the southern boundary of Lot 50 (No. 18) Interim Road, Spearwood from Local Reserve - Local Road to Residential R30.
22. Rezoning the southern portion of Lot 1 (No. 15) Yangebup Road, Yangebup from No Zone to Development Zone within Development Area 4 (DA4) and Development Contribution Area 4 (DCA4).
23. Rezoning the southern portion of Lot 105 (No. 45) Armadale Road, Jandakot and the adjoining portion of Road Reserve from No Zone to Development Zone within Development Area 20 (DA20).
24. Rezoning the former Pedestrian Access Way between Lot 2718 (No. 10) Benedick Road, Lot 157 (No. 14) Benedick Road and Lot 158 (No. 5) Rosalind Way, Coolbellup from No Zone to Development Zone within Development Area 34 (DA34).

25. Rezoning the stretch of land south of Bartram Road / Kwinana Freeway Primary Regional Roads Reservation and north of the Railways Regional Reservation from No Zone to Development Zone within Development Area 8 (DA8) and Development Contribution Area 2 (DCA2).
26. Rezoning the eastern portions of 44 Pearson Drive and 33 Gillen Way, Success from No Zone to Residential R40.
27. Rezoning the stretch of No Zone land north of Pearson Drive from No Zone to Residential R80.
28. Rezoning the rear portions of Lots 100 and 101 Russell Road and Lots 102 and 103 Rockingham Road, Henderson from No Zone to Light and Service Industry.
29. Adding the appropriate Additional Use 18 (AU18) designation to 44 Port Kembla Drive, Bibra Lake;
30. Rezoning Lot 2054 (No. 59) Redmond Road and Lot 3001 (No. 57) Redmond Road, Hamilton Hill from Local Reserve – Parks and Recreation to Local Reserve - Community Purpose.
31. Rezoning the southern portion of Lot 51 (No. 5) Dodd Street and 7 Dodd Street, Hamilton Hill from Residential R20 to Local Centre.
32. Rezoning Reserve No. 46985 Richmond Entrance, Success from Residential R20 to Local Reserve - Parks and Recreation.
33. Recoding Lots 1023 to 1026 (No. 1 to 7) Strand Close, Atwell from R5 to R20.
34. Rezoning the Public Purpose (WP) Local Reserve portion of Lot 1 Semple Court, South Lake to Residential R40.
35. Rezoning Lot 76 (No. 213) Winterfold Road, the western adjoining portion of Lot 4613 (No. 219) Winterfold Road and the northwest adjoining portion of Lot 4612 (No. 30) Mopsa Way, Coolbellup from Residential R20 and Public Purpose Reservation to Residential R25.
36. Rezoning the southern portion of Lot 4613 (No. 219) Winterfold Road and the adjoining eastern portion of Lot

4612 (No. 30) Mopsa Way, Coolbellup Public Purpose Reservation to Residential R25.

37. Rezoning the Local Reserve - Lakes and Drainage on portion of Lot 1301 (No. 301) Spearwood Ave and Reserve 46427 Lot 4527) Spearwood Avenue, Bibra Lake to Industry.
38. Rezoning the eastern portion of Lot 30 Tapper Road, Lot 31 (No. 52) Myall Place and eastern portion of Lot 40 Myall Place, Banjup from No Zone to Resource Zone.
39. Rezoning Lot 40 (No. 39) Cervantes Loop, Yangebup from Local Reserve - Lakes and Drainage to Residential R30.
40. Rezoning Lot 282 Skeahan Street, Spearwood from Local Reserve - Lakes and Drainage to Residential R30.
41. Rezoning Lot 1 Lomax Court, Beeliar so that the entire lot is zoned Residential R40 within Additional Use 9 (AU9).
42. Rezoning Lot 77 (No. 52) Malvolio Road, Coolbellup from Local Reserve - Lakes and Drainage to Residential R20.
43. Deleting Additional Use 14 (AU14) from the Scheme Text and Map.
44. Rezoning Lot 75 (No. 14) Bundy Court, South Lake from Local Reserve - Public Purpose (Civic) to Residential R20.
45. Amending the Scheme Map accordingly.

Note

1. As the amendment is in the opinion of Council consistent with Regulation 25(2) of the *Town Planning Regulations 1967* ("Regulations"), the amendment be referred to the Environmental Protection Authority ("EPA") as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, be advertised for a period of 42 days in accordance with the Regulations.
2. The amendment documentation be prepared in accordance with the Regulations.

COUNCIL DECISION

Background

The purpose of this report is to consider for initiation an omnibus amendment to City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The amendment proposes a number of changes to both the Scheme Text and Map, aiming in all cases to correct anomalies and ensure land is appropriately zoned reflective of its current and intended use. Importantly the proposed changes are considered policy neutral - correcting what are known minor errors which exist within the Scheme Text and Map, and also ensuring the Scheme is kept modernised noting the dynamic nature of change driven by State Level planning imperatives.

The proposed omnibus amendment has been compiled over the last 12 months, and following the last omnibus amendment completed for the Scheme (Amendment No. 72).

This report seeks Council to resolve to initiate the Scheme amendment for the purposes of advertising.

Submission

This amendment proposes minor changes to both the Scheme Text and Map. Attachment 1 lists the proposals in more detail.

Report

City of Cockburn Town Planning Scheme No. 3 ("Scheme") was gazetted on 20 December 2002 and has had two major omnibus amendments since that time. The first was completed in March 2004 and the second in December 2008. Consistent with this timing, this amendment proposes a further (and likely final) omnibus amendment to the Scheme.

Through the administration of the Scheme, a number of minor amendments have been identified to the Scheme Text. These broadly contain the following highlights:

1. Modification to the Scheme to remove Veterinary Consulting and Veterinary Hospital use class, and include a revised permissibility

- for the Veterinary Centre use class reflecting the Model Scheme text.
2. Modification to Clause 5.8.5(a)(ii) of the Scheme to be consistent with the Model Scheme Text.
 3. Modification to the Scheme to correct minor spelling errors.
 4. Modification to the Scheme to amend Clause 8.2.1(i)(i) in order for it to be consistent with the Residential Design Codes.
 5. Modification to Clause 8.3.2 to ensure that the text is consistent with the Model Scheme Text.
 6. Modification to Clause 10.10.1 to ensure that the text is consistent with the Model Scheme Text.
 7. Modification to the Scheme to introduce the new use classes of Small Bar, including permissibility requirements for the Regional, District and Local Centre zones, and prohibition in all other zones. Also modification to the use class definitions of Hotel and Tavern. This is to follow the guidance provided by Planning Bulletin 85;
 8. Modification to the Scheme to introduce the new use classes of Holiday Home (standard) and Holiday Home (large), including permissibility requirement for the Residential zone. This includes prohibiting the Holiday Home (large) use class. This is to follow the guidance provided by Planning Bulletin 99.
The zoning changes are described as follows:
 9. Rezoning the portion of redundant road reserve adjoining the southern boundary of Lot 50 (No. 18) Interim Road, Spearwood from Local Reserve - Local Road to Residential R30.
 10. Rezoning the southern portion of Lot 1 (No. 15) Yangebup Road, Yangebup from No Zone to Development Zone within Development Area 4 (DA4) and Development Contribution Area 4 (DCA4).
 11. Rezoning the southern portion of Lot 105 (No. 45) Armadale Road, Jandakot and the adjoining portion of Road Reserve from No Zone to Development Zone within Development Area 20 (DA20);
 12. Rezoning the former Pedestrian Access Way between Lot 2718 (No. 10) Benedick Road, Lot 157 (No. 14) Benedick Road and Lot 158 (No. 5) Rosalind Way, Coolbellup from No Zone to Development Zone within Development Area 34 (DA34).
 13. Rezoning the stretch of land south of Russell Road / Kwinana Freeway Primary Regional Roads Reservation and north of the Railways Regional Reservation from No Zone to Development Zone within Development Area 8 (DA8) and Development Contribution Area 2 (DCA2).
 14. Rezoning the eastern portions of 44 Pearson Drive and 33 Gillen Way, Success from No Zone to Residential R40.
 15. Rezoning the stretch of No Zone land north of Pearson Drive from No Zone to Residential R80.

16. Rezoning the rear portions of Lots 100 and 101 Russell Road and Lots 102 and 103 Rockingham Road, Henderson from No Zone to Light and Service Industry.
17. Adding the appropriate Additional Use 18 (AU18) designation to 44 Port Kembla Drive, Bibra Lake.
18. Rezoning Lot 2054 (No. 59) Redmond Road and Lot 3001 (No. 57) Redmond Road, Hamilton Hill from Local Reserve – Parks and Recreation to Local Reserve - Community Purpose.
19. Rezoning the southern portion of Lot 51 (No. 5) Dodd Street and 7 Dodd Street, Hamilton Hill from Residential R20 to Local Centre.
20. Rezoning Reserve No. 46985 Richmond Entrance, Success from Residential R20 to Local Reserve - Parks and Recreation.
21. Recoding Lots 1023 to 1026 (No. 1 to 7) Strand Close, Atwell from R5 to R20.
22. Rezoning the Public Purpose (WP) Local Reserve portion of Lot 1 Semple Court, South Lake to Residential R40.
23. Rezoning Lot 76 (No. 213) Winterfold Road, the western adjoining portion of Lot 4613 (No. 219) Winterfold Road and the northwest adjoining portion of Lot 4612 (No. 30) Mopsa Way, Coolbellup from Residential R20 and Public Purpose Reservation to Residential R25.
24. Rezoning the southern portion of Lot 4613 (No. 219) Winterfold Road and the adjoining eastern portion of Lot 4612 (No. 30) Mopsa Way, Coolbellup Public Purpose Reservation to Residential R25.
25. Rezoning the Local Reserve - Lakes and Drainage on portion of Lot 1301 (No. 301) Spearwood Ave and Reserve 46427 Lot 4527) Spearwood Avenue, Bibra Lake to Industry.
26. Rezoning the eastern portion of Lot 30 Tapper Road, Lot 31 (No. 52) Myall Place and eastern portion of Lot 40 Myall Place, Banjup from No Zone to Resource Zone.
27. Rezoning Lot 40 No. 39) Cervantes Loop, Yangebup from Local Reserve - Lakes and Drainage to Residential R30.
28. Rezoning Lot 282 Skeahan Street, Spearwood from Local Reserve - Lakes and Drainage to Residential R30.
29. Rezoning Lot 1 Lomax Court, Beeliar so that the entire lot is zoned Residential R40 within Additional Use 9 (AU9).
30. Rezoning Lot 77 (No. 52) Malvolio Road, Coolbellup from Local Reserve - Lakes and Drainage to Residential R20.
31. Deleting Additional Use 14 (AU14) from the scheme text and map.
32. Rezoning Lot 75 (No. 14) Bundy Court, South Lake from Local Reserve – Public Purpose (Civic) to Residential R20.

The amendment provides a range of changes to the Scheme Text and Scheme Map. These will further modernise the Scheme, and ensure it reflects the evolving planning context provided by the State Government.

This amendment has been collated through collaboration across the City and is a culmination of assessment of the current Scheme Text and Scheme Map in order to ensure all relevant and necessary changes are made.

Conclusion

Council has used the Scheme now for 10 years and during that time it has become evident that refinement of the Scheme is a requirement from time to time. This omnibus amendment is considered to be a final change to the Scheme, so that the City can keep the current Scheme operational while it prepares for a new Scheme in the coming 5 year horizon.

The amendments to the Scheme are relatively minor; however, all changes will have an impact on the efficiency in which the Scheme operates. It is recommended for initiation on this basis.

Strategic Plan/Policy Implications

Growing The City

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

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

All costs associated with the Scheme amendment will be met as part of the City's normal budgetary allocations within Strategic Planning.

Legal Implications

Planning and Development Act 2005

Town Planning Regulations 1967

City of Cockburn Town Planning Scheme No. 3

Community Consultation

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

Attachment(s)

List of amendment provisions.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.13 (OCM 13/12/2012) - PROPOSED LOCAL STRUCTURE PLAN MODIFICATION - LOCATION: LOTS 4, 125 AND 126 HAMMOND ROAD, SUCCESS - OWNER: VARIOUS - APPLICANT: RPS (SM/M/061) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme") adopts the modified Structure Plan for Lots 4, 125 and 126 Hammond Road, Success subject to the following modifications;
 1. Relocate the proposed road directly west of the existing Lot 125 Hammond Road, Success boundary west to remove any future road reserve from within the current boundary of Lot 125.
 2. A notation being added to the Structure Plan advising that a finalised version of a Mosquito Management Plan is to be developed in collaboration with the City and submitted with the future subdivision application.
 3. A notation being added to the Structure Plan advising that a suitable worded Section 165 notification under Section 165 of the Planning and Development Act 2005 is required to be imposed at the subdivision stage in order to advise prospective purchasers that they are near extensive natural mosquito breeding habitat and can experience substantial numbers of nuisance mosquitoes after certain environmental conditions.
- (2) subject to compliance with (1) above, in pursuance of Clause 6.2.10.1 of the Scheme, the Structure Plan be sent to the Western Australian Planning Commission for endorsement;
- (3) endorse the Schedule of Submissions prepared in respect to the Structure Plan;

- (4) advise the landowners within the Structure Plan area and those who made a submission of Council's decision accordingly; and
- (5) advise the proponent that Development Contribution Area 13 - Community Infrastructure is now in operation under the Scheme. Landowners subdividing to create residential allotments and/or developing grouped/multiple dwellings will therefore be required to make contributions in accordance with the development contribution plan requirements.

COUNCIL DECISION

Background

The purpose of this report is to consider for adoption the Proposed Modification to a previously approved Local Structure Plan for Lots 4, 125 and 126 Hammond Road, Success ("subject land"). Council previously adopted a Local Structure Plan over the subject site on 8 December 2011 (Minutes No 4686).

A concurrent modification to the Branch Circus District Structure Plan is also being undertaken. The proposed modification to the Local Structure Plan over the subject site is consistent with that modification.

The Proposed Modified Structure Plan seeks to provide for urban development of the subject land, comprising a range of densities and reservations as well as the associated structural elements to facilitate an urban outcome.

The requirement for modification has emerged following discussions with the Water Corporation regarding the number of road crossings over the Thompson's Lake to Armidale pipeline and also the need to rationalise the design of future residential development on the boundary of Lot 4 and Lot 3 Hammond Road, Success

The Proposed Modified Structure Plan has been advertised for public comment and also referred to authorities for comment. This report now

seeks to specifically consider the Proposed Structure Plan for adoption, in light of the advertising process and assessment by officers.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme, a Structure Plan is required to be prepared and adopted to guide future subdivision and development of the land.

Submission

RPS has lodged the proposal for the subject land.

Report

Planning Background

The subject land area is 4.0 hectares in size and generally bound by Hammond Road to the east, the Metropolitan Region Scheme ("MRS") – Parks and Recreation' reserve to the north, Branch Circus to the west and the Bartram Road Buffer Lakes to the south.

The subject area is zoned 'Urban' and 'Urban Deferred' under the MRS and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is also located within Development Area No. 13 ("DA13), Development Contribution Area No. 1 ("DCA 1") and Development Contribution Area No. 13 ("DCA 13").

The subject site is located within the Branch Circus District Structure Plan, adopted by Council on 11 August 2011 (Min No 4590). Modifications proposed as part of this proposal are in line with the concurrent changes being proposed to the Branch Circus District Structure Plan.

The District Structure Plan was prepared to facilitate proper and orderly planning across the undeveloped portion of Development Area 13 (Branch Circus). The District Structure Plan provides guidance for the future development of local structure plans, prescribing land uses, the local street network and local parks.

Proposed Structure Plan Modifications

Road Crossover

The Water Corporation have previously objected to the number of proposed road crossings over Lot 801 Darlot Avenue, which contains a section of the Armadale to Thomsons Lake transfer main. Water Corporation has indicated their preference for three road crossings over their land within the District Structure Plan area.

This objection had resulted in the previously approved Structure Plan for the subject site featuring a notification:

“The road connections across Lot 801 Darlot Avenue are subject to agreement with the Water Corporation. Such agreement is to adequately address issues of final road location, detailed crossing design, pavement location and land acquisition. Should agreement not be reached the Structure Plan will need to be redesigned and assessed in accordance with the requirements of City of Cockburn Town Planning Scheme. Agreement must be reached prior to subdivision or development taking place in accordance with the Structure Plan.”

Through negotiations with the applicant and the Water Corporation it has been outlined that the most westerly road crossing of Lot 801 Darlot Avenue is in close proximity to critical infrastructure and access points for the water main. Due to the need to alter two road connections it was deemed appropriate that a modification to the Local Structure Plan be undertaken. The Water Corporation in their submission on the proposal noted their ‘appreciation’ of the reduction of road crossings from ‘5’ to ‘3’.

Although the modification to a cul-de-sac is not ideal in terms of general permeability of the road network it is an acceptable solution that should only have marginal impacts on the wider road network within the District Structure Plan area.

The modification of this road is in accordance with the concurrent modification the Branch Circus District Structure Plan.

Interface between Lot 3 and 4 Hammond Road

It is proposed that minor alterations be made to the residential area in the south of Lot 4 Hammond Road to facilitate more orderly urban development of the subject site (See Attachments 4).

The approved Local Structure Plan allows for the creation of future lots across the boundary of Lots 3 and 4 Hammond Road, Success. The owners of Lot 3 have previously indicated their desires to continue utilising their land for its current purposes. As such a number of future lots on Lot 4 would be required to be left in balance until future development took place on Lot 3. This is seen as a less than desirable outcome.

To facilitate this change the road frontages of the central area of Public Open Space (“POS”) have been altered. The southern road frontage has been removed and the two R40 residential lots to the south have been shifted north to directly front the POS.

It is believed that these modifications will lead to a more orderly form of development offering within the locality.

The modification of this section of the subject site is in accordance with the concurrent modification the Branch Circus District Structure Plan.

Community Consultation

The Proposed Structure Plan was advertised for public comment from 23 October to 20 November 2012. The Proposed Structure Plan was advertised to nearby and affected landowners, published in the Cockburn Gazette for 28 days and also referred to relevant government authorities. The Modified District Structure Plan was concurrently advertised.

In total 10 submissions were received for the proposed structure plan, including:

- 1 from adjoining landowners
- 9 from State government agencies.

All of the submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 5).

Eight (8) submissions from State Government Authorities provided support or comment on the Proposed Modification.

The Department of Health provided a late submission that objected to the proposed modification. Noting the risk posed to future residents by mosquito-borne diseases. In response to this objection it is recommended that the advertised Structure Plan be amended to include two notations on the Structure Plan map noting the requirements for future Local Structure Plans to address the risk posed by mosquitoes and mosquito-borne diseases through a Mosquito Management Plan and also appropriate Section 165 notifications on titles at the subdivision stage.

The sole submission from adjoining landowners both offered objections and comments on the proposed modifications. The objection went to the redesign of the cul-de-sac on the western boundary of Lot 125 Hammond Road.

The objection noted a preference for the existing arrangement in the Local Structure Plan for a road connection onto Darlot Avenue over a cul-de-sac. Negotiations with Water Corporation, as the landowner of Thompson Lake – Armadale Pipe Line (Lot 81 Darlot Avenue) land have yielded an agreed position. The objector noted concerns regarding the level of traffic stemming from the Special Use site and

the future residential properties and how the road network could handle this. However, future road upgrades of Hammond Road and intersection treatments should have a positive impact on this issue. Moreover, the modification to a cul-de-sac should have only minor impacts on the wider traffic flows of the development.

It is however recommended that the Modified Local Structure Plan be amended to move the cul-de-sac slightly west to ensure that the future road has no impact on the access arrangements of the Special Use site.

Conclusion

It is recommended that Council adopt the Structure Plan for Lots 4, 125 and 126 Hammond Road, Success and pursuant to clause 9.2.10 of the Scheme, and following acceptable completion of the modifications refer it to the Western Australian Planning Commission for their endorsement.

Strategic Plan/Policy Implications

Growing The City

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

A Prosperous City

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.

Budget/Financial Implications

The required fee was calculated on receipt of the proposed Structure Plan and has been paid by the proponent. There aren't any other direct financial implications associated with the Proposed Structure Plan.

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on 20 November 2012.

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme the proposed local structure plan Public consultation was undertaken from 23 October to 20 November 2012. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions (Attachment 5).

Attachment(s)

1. Site Context Plan
2. Approved Local Structure Plan
3. Proposed Modified Local Structure Plan
4. Interface of Lot 3 and 4 Hammond Road Changes Map
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 13 December Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 13/12/2012) - LIST OF CREDITORS PAID - OCTOBER 2012 (FS/L/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the List of Creditors Paid for October 2012, 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 September 2012 is attached to the Agenda for consideration. The list contains details of payments made by the City in relation to goods and services received by the City.

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

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

List of Creditors Paid – October 2012.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 13/12/2012) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - OCTOBER 2012 (FS/S/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt the Statement of Financial Activity and associated reports for October 2012, as attached to the Agenda.

COUNCIL DECISION

Background

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

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

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

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

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

Financial Management Regulation 34(5) requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. To this end, Council has adopted a materiality threshold variance of \$100,000 for the 2012/13 financial year.

Submission

N/A

ReportClosing Funds

The City's closing municipal position of \$64.7M was \$10.3M higher than the revised YTD budget target of \$54.4M at the end of October. The revised budget for end of year closing funds (currently showing a \$134k surplus) will fluctuate throughout the year as it is impacted by various Council decisions and minor system adjustments and corrections. Details of these are outlined in Note 3 to the financial report.

Operating Revenue

Operating revenue at \$88.0M is tracking ahead of budget by \$3.2M. The key contributor to this result is \$2.4M of additional revenue from Waste Services fees & charges, comprised of \$2.1M in commercial landfill fees and an extra \$0.3M from rated rubbish charges. Human Services grant funding is also \$0.6M ahead of the YTD budget set. Underground power service charges raised to date are \$0.17M over the full year budget.

Details of material variances within the service units are disclosed in the Agenda attachment.

Operating Expenditure

Operating expenditure (including depreciation) is tracking under budget by an overall \$2.1M.

Community Services are collectively \$0.6M under budget made p by law and public safety, SLLC and the donations program. Parks and Environment Services have a current underspend of \$0.6M. Engineering and Infrastructure Services collectively also contribute \$0.5M to the favourable budgeted position at the end of October.

Depreciation is tracking \$0.5M below budget due to useful life revisions for roads and drainage made in the last revaluation exercise conducted at 30 June 2012.

Conversely, Waste Services is over budget by \$0.96M, however this is mostly comprised of additional landfill levy accrued for \$0.88M that the City may be liable for in the future.

Details of material variances within the service units are disclosed in the agenda attachment.

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

Nature or Type Classification	Actual	YTD Amended Budget	Variance to Budget
	\$	\$	%
Employee Costs	\$12.5M	\$12.8M	2.5%
Materials and Contracts	\$9.6M	\$10.9M	1.6%
Utilities	\$1.1M	\$1.5M	29.45%
Insurances	\$1.8M	\$1.8M	2.1%
Other Expenses	\$3.5M	\$2.8M	-2.1%
Depreciation (non cash)	\$6.9M	\$7.4M	6.6%

Other expenses are impacted by the additional accrual of landfill levy.

Capital Expenditure

The City's capital budget has incurred expenditure of \$16.0M versus the YTD budget of \$32.7M, resulting in an YTD variance of \$16.6M.

Building works in progress contributes \$9.1M (\$8.2M from the Integrated Health Facilities Project alone) and Roads works in progress contributes \$5.0M to the variance.

This reflects that cash flow budgets for major projects are not accurate and the Engineering Division is currently revising these. The November report should contain a more realist representation of the delivery of the capital budget.

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

Capital Funding

Settlement of land sales is \$15.7M behind budget targets, comprising mainly the sale of lot 9001 Ivankovich Ave (\$11.9M balance owing) Grandpre Crescent development (\$1.0M balance still to settle) and subdivision of Lot 702 Bellier Place and Lot 65 Erpingham Road (\$0.9M).

Grants and developer contributions were collectively \$1.1M below YTD targets.

Loan funds of \$1.0M are still to be received for the Emergency Services building project, but will be raised in the second half of the year as it is expected lending rates will fall further.

Transfers to and from Reserves are \$12.6M and \$12.9M behind budget respectively. However, these are highly correlated with capital underspending and reduced capital income from land sales.

Cash & Investments

Council's cash and current/non-current investment holdings reduced slightly to \$111.1M (from \$113.2M the previous month).

\$58.3M of this total cash and investment holding represents the City's cash reserves.

Another \$5.0M of the cash position represents funds held for other restricted purposes such as bonds, restricted grants and capital infrastructure contributions. The remaining balance of \$47.8M represents the cash and investment component of the City's working capital, available to fund ongoing operations and the capital program.

The City's investment portfolio made an annualised return of 5.37% for the month, in line with 5.37% the previous month. The benchmark BBSW performance for October was 3.55%.

The majority of investments held continue to be in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are mainly invested for terms of between three and six months, as this is where the value lies in the yield curve.

Whilst the Reserve Bank has reduced interest rates over the past several months by 100 basis points the City's investment strategy of rolling over TD's for six monthly terms has somewhat buffered the City's investment performance from significant and sudden falls. The 2012/13 interest budget was premised on a reduced investment earnings capacity as interest rates are likely to continue facing downward pressure and the balance of funds to invest will diminish as a result of the large capital works budget. It is expected that the Reserve Bank of Australia will further reduce the cash rate by 25 basis points either next month or in February.

Description of Graphs and Charts

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

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

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

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

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Material variances identified of a permanent nature (ie. not due to timing issues) may impact on Council's final budget position (depending upon the nature of the item) and may need to be addressed at the mid-year budget review.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated reports – October 2012.

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 13/12/2012) - ADOPTION OF THE 'PLAYGROUND SHADE SAIL STRATEGY 2013-2023' (ES/V/001) (A LEES) (ATTACH)****RECOMMENDATION**

That Council adopt the Playground Shade Sail Strategy 2013 – 2023 as attached to the agenda.

COUNCIL DECISION**Background**

The City adopted a position statement PSEW 12 *Shade to Playgrounds on Recreation Reserves* in 2008 which provided a guide to the appropriate shade to a playground and the application of best industry practices for protecting users of play equipment. PSEW 12 included a strategy to assist officers in facilitating the delivery of shade sails to playgrounds. During the budget process, Councillors sought to increase expenditure for shade sail structures annually. Before committing to increasing expenditure, a review of the current strategy was thought to be prudent.

Submission

To adopt the Playground Shade Sail Strategy 2013-2023

Report

The Playground Shade Sail Strategy 2013-2023 sets out a framework for the delivery of shade sails to public open spaces and community facilities throughout the City. The strategy identifies a set of key criterion to guide the provision of shade sails and ensuring the continued integration of natural shade to all playground equipment.

The key themes covered by the strategy include:

1. Assessment of Demand
2. Classification of Public Open Space
3. Review of Current Installation;
4. Provision Criteria
5. Shade Sail design
6. Tree Planting
7. Asset Management & Maintenance
8. Implementation Plan

Assessment of Demand

The City receives numerous requests for shade sails each year and is considered by the community as “standard” park infrastructure similar to bins, seats, shelters, etc. In addition residents are concerned of the increasing exposure to the sun and its effects on the children whilst utilising the equipment.

Classification of Public Open Space

The City’s public open space (POS) hierarchy has been developed principally in accordance with the state Governments Liveable Neighbourhood planning policy. In addition to the classification of POS, Community facilities are included within the strategy due to the location of playgrounds within their confines.

- District POS - predominately serves the whole municipality and has significance due to its large size, function and diversity. District open space is primary location for structured sport and is typically accessed by the local and wider community.
- Regional POS are large signature parks or reserves that are of a high recreational, leisure, social, environmental and tourism value. These reserves attract people from outside the local government area (LGA) and are not necessarily available in every LGA.
- Local/Neighbourhood POS are generally small parks that provide a green space in dense urban areas that are easily

accessible to the immediately local community. Local/Neighbourhood parks offer valuable areas for informal recreational activities and social interaction of community members and are easily accessed by bicycle or on foot.

- Community Facilities are located on POS or lands owned by the City and are essentially buildings that are accessed by various community groups for specific activities. Community facility also provide fenced off areas for informal recreational activities by the different community groups.

Review of Current Installation

An assessment of 187 playgrounds has identified 38 locations that have shade provision across the POS classifications. The review highlighted that the existing implementation program provides limited guidance and does not prevent requests being presented to Council for consideration. This inconsistent approach has led to an uneven distribution of shade sails across the hierarchy of parks and enabled Council to approve shade sails ad hoc. The table below outlines the current shade sail provisions per classification

SHADE SAILS PER CLASSIFICATION

Classification	Playgrounds	Shade Sails	Percentage
District POS	26	7	27%
Regional POS	10	3	30%
Local/Neighbourhood POS	133	16	12%
Community Facilities	18	12	66%
TOTAL	187	38	20%

Provision Criteria

The review of existing shade sails identified inconsistencies in the various park classifications and community facilities which highlighted the requirement for a set of criteria to guide the future provision of shade sails. The criterion has been developed based on the POS classification framework, whether the location is multi use i.e. provides recreational and social interaction, the existing level of park infrastructure i.e. BBQ's and shade shelters and the potential for high patronage by the local and wider community.

The table below will guide the future implementation of the shade sail program and provide the evaluation mechanism for requests for shade

sails by residents within the community. Where existing shade sails have been installed on Local / Neighbourhood Parks that do not comply with the categories outlined, removal will be carried out at the end of the shade sails useful life.

Shade Sail Provision Criteria

Classification	Multi Use	BBQ	Picnic Shelter	High Patronage	Retention of Shade Sails
District POS	✓	✓	✓	✓	Yes
Regional POS	✓	✓	✓	✓	Yes
Community Facility	✓	✓	✓	✓	Yes
Local/Neighbourhood	X	✓	✓	✓	Yes
Local/Neighbourhood	X	X	X	X	No

Sail Design

Shade design will consider the playground size shape and any future developments taken into consideration. All materials installed shall be coloured to compliment the equipment and be compliant with current safety standards.

Tree Planting

Integration of trees surrounding playgrounds will continue to be a component of the design process with particular focus on trees surrounding playgrounds that don't meet the criteria for shade provision. Installation of new playgrounds within older parks is generally located where existing trees are situated to take advantage of this natural shade.

Asset Management & Maintenance

The management and maintenance of shade sails is paramount to ensure the health and safety of the public and extend the life of the playground equipment. Regular inspections enable rectification of any defects and the removal of the sail during winter reduces the potential damaged by storm events.

Implementation Pan

It is recommended that District POS incur the highest priority for shade provision due to the high patronage levels to these sites by the local and wider community and the existing range of facilities that are provided. Regional POS and Community Facilities will follow in

respective order based on the high recreational value and community activities attributed to these locations. Local/Neighbourhood POS will have the lower priority due primarily to the lower level of patronage and is generally only accessed by the local community. The implementation schedule is appended within the shade sail strategy attached.

Strategic Plan/Policy Implications

Infrastructure

- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

Environment & Sustainability

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

Budget/Financial Implications

The implementation plan has been developed in accordance with the budget allocation for shade sails as contained in our Plan for the District of \$60,000 per annum. This will ensure that the necessary shade structures are delivered over the next 10 years. During the 2012/13 budget deliberations, Council allocated an additional \$40,000 to the program and these funds will be allocated to the playgrounds located at Anning Park and Bakers Square.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Playground Shade Sail Strategy 2013-2023

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.2 (OCM 13/12/2012) - OCEAN POOL INVESTIGATION REPORT (ES/V/002) (D VICKERY) (ATTACH)

RECOMMENDATION

That Council

- (1) receive the attached Ocean Pool Investigation Report for information; and
- (2) consider in the forthcoming 2013/14 budget the allocation of funding for a full feasibility study into the installation of an ocean pool at a suitable location between Coogee Beach and the Island Street Groyne, South Beach.

COUNCIL DECISION

Background

The incidences of shark attacks along the Western Australian coast over recent years has led to an increased interest in the installation of shark exclusion barriers, of research into shark behaviour and deterrents and, most recently, into the installation of ocean pools as an alternative for people not wishing to swim in the ocean.

A report was prepared earlier this year into the feasibility of installing a shark exclusion barrier at Coogee Beach, this considered at the City's Ordinary Council Meeting on 14th June 2012.

In July 2012 the Leader of the Opposition Mark McGowan pledged that were the Labor Party to win government at the forthcoming election they would allocate funds towards the construction of three ocean pools along the Western Australian Coastline, proposing these be placed at Albany, Cottesloe and one of the City's northern beaches.

At the 9th August 2012 Ordinary Council Meeting, Councillor Reeve-Fowkes requested an investigation into the opportunities to locate an ocean pool within the coastal precinct between Poore Grove and South Beach groyne.

Submission

N/A

Report

There are many ocean pools (sometimes referred to as ocean baths) along the east coast of Australia, particularly New South Wales and southern Queensland, with some of the oldest dating back to the late 1800's and early 1900's. These baths are very popular with the communities where they are situated, patrons seeing them as a great location to swim and recreate in a sea side environment without risk of harm from waves, rips and marine creatures. These pools are diverse in size, shape and form of construction, although generally they have been built on rock shelves or into rocky headlands rather than into sandy beaches. There are some particularly iconic ocean pools on the east coast, for instance the Newcastle Ocean Baths and the Meriwether Ocean Baths and the much more recently constructed pool in Cairns and the South Bank pool in Brisbane (actually a chlorinated pool).

Since the expressed interest in Ocean Pools in WA mid this year a number of Councils have started looking seriously at installing one, including the City of Fremantle adjacent Bathers Beach and the south mole.

An investigation report has been prepared (report attached), this documenting possible locations for an ocean pool within the City's municipality boundaries, identifying the opportunities, advantages and disadvantages of each location, including in the context of the coastline being a dynamic entity subject to changing uses and the effects of storms and long term climate change.

In looking at opportunities for placement, the investigation has contemplated jurisdiction and necessary approvals, potential patronage, operating times, and what infrastructure and other facilities and services might be expected to be provided in conjunction with an ocean pool.

The report also touches on the likely expenditure implications associated with construction and operation of an ocean pool.

Conclusions

The nature of the City of Cockburn's coastline is not immediately conducive to the construction of an ocean pool, on account of our beaches being dynamic and subject to erosion and accretion from natural coastal processes.

An ocean pool can none the less be positioned on or adjacent the beach subject to being designed and constructed of a form that makes it and the adjacent surrounds resistant to wave action and adverse beach erosion effects. This may include incorporating the ocean pool into an existing or proposed beach groyne or breakwater structure.

In the alternative the pool facility could be located to the rear of the foredunes, set back clear of coastal processes and still filled with sea water drawn from the ocean. There are advantages and disadvantages of either option (beach or set back), these covered in the attached report.

Of the locations considered, the most favourable appear to be adjacent the revetment leading up to the Port Coogee Marina on the south side (near the wreck of the Omeo), within the Cockburn Coast development at the proposed Robb Jetty beach node, or adjacent (on the south side) the Island Street groyne, South Beach.

To further investigate any or all of the above referred sites (or any other) will require a detailed feasibility study that would include geomorphological investigation, concept development, community consultation and/or surveys, budgetary cost development and importantly liaison with the key Stakeholders other than the community that would have an interest in the project as relates to the site(s) being looked at. This includes respectively Port Catherine Developments, Landcorp, the developers of the Islands development and the City of Fremantle.

Touched on within the investigation report has been consideration as to what associated facilities would desirably be provided with an ocean pool, including access and parking and potential opening hours and seasonal operation. It is recommended that the desirable full scope of the project including such additional considerations be built into any feasibility study and budget development.

In the absence of a community survey or other form of determining interest and possible patronage, it is not possible to gauge to what extent the community of the City of Cockburn and persons further afield would welcome the installation of an ocean pool within our precinct. It is clear however that where they have been installed they have been very popular and it can be envisaged that provided the facility is well located, designed, operated and maintained it would be a great asset for the City in its aspirations to be a great place to live and visit.

Strategic Plan/Policy Implications**Infrastructure Development**

- To construct and maintain community facilities that meet community needs.

Budget/Financial Implications

A suggested allocation of an amount \$70k - \$100K in the 2013/14 budget for the feasibility study.

Dependant on the outcome of the Feasibility Study, if a ocean pool were to be proceeded with there would need to be a substantial capital cost and ongoing operating cost budget provision in forthcoming budgets. Indicatively the capital cost to install an ocean pool complete with allied facilities (shade, ablutions, kiosk, parking etc.) and coastal protection treatments could range from \$5M to \$10M depending on location and size.

Annual operating and maintenance costs are similarly uncertain until the project is fully scoped.

Legal Implications

None ascertained.

Community Consultation

N/A

Attachment(s)

City Of Cockburn - Ocean Pool Investigation Report

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.3 (OCM 13/12/2012) - PETITION TO CLOSE RIGBY AVENUE, SPEARWOOD (450156) (J MCDONALD) (ATTACH)

RECOMMENDATION

That Council

- (1) does not support the closure of Rigby Avenue;
- (2) provides a footpath along the northern side of Rigby Avenue, from Rockingham Road to Mell Road, during the 2013/14 financial year;
- (3) pursues the deletion of two planned road connections to Mell Road from Ocean Crest Estate with vehicle access to that estate being obtained via Hamilton Road;
- (4) pursue closure of Mell Road approximately 120 metres north of Rigby Avenue, once a suitable road connection between Hamilton Road and the northern end of Mell Road has been constructed; and
- (5) continue to monitor the traffic flows along Rigby Avenue and the general traffic movement at the intersection of Rigby Avenue / Rockingham Road.

COUNCIL DECISION

Background

In February a petition was received requesting the closure of Rigby Avenue, Spearwood, to address their concerns about the speed and volume of traffic. 46 residents from Rigby Avenue and the three cul-de-sacs that connect to it - Fig Place, Pear Place and Plum Place, signed that petition which states:

"We the undersigned residents of Rigby Avenue, and surrounding closes, request that the council address the traffic problem on Rigby Avenue.

We in signing this petition ask for

Closure of access to Rockingham Road from Rigby Avenue – this making Rigby Avenue into a cul-de-sac.

We suggest the opening of the arterial Mell Road onto Rockingham Road as an alternative.”

The petition was signed by 46 residents from Rigby Avenue, Fig Place, Pear Place and Plum Place. This represents 31 of the 44 properties that have either direct frontage to Rigby Avenue or are in one of the 3 cul-de-sacs that must use Rigby Avenue to access the local road network.

A number of comments were included on the petition and are summarised as:

- Very busy / busy road
- Too much traffic
- Hard to get out of
- Been here 12 years and it has got unbearable, not safe to walk across the road
- Dangerous
- Noisy
- It's hard for the people living in this area
- The accidents on our corner are worsening
- Rigby Avenue is already dangerous at Rockingham Road
- Residential traffic flow for a residential street
- Rigby Avenue has become a drag strip
- Something needs to be done
- Close road
- Good idea

A detailed review of the current and future traffic operation of Rigby Avenue has been completed by the City's Transport Engineer and is included as an attachment. That report goes into detail about the factors needed to be considered for this issue and is too lengthy to repeat here. Therefore, it is important that the attachment is read in conjunction with this report to obtain a thorough understanding of the matter.

Submission

N/A

Report

The request to close Rigby Avenue is not as straight forward as it may seem. The traffic operation of Rigby Avenue needs to be considered in context of current and future operation of the road, because of planned urban development in the vicinity of the road that will potentially result in a substantial increase in traffic volume.

Rigby Avenue is a 300 metre long road that has linked Rockingham Road in the east to Mell Road in the west for over 60 years. Due to the layout of the local road network, roads such as Rigby Avenue, Gerovich Way and Mell Road are performing the function of Local Distributor roads because of the connectivity they provide to Rockingham Road, although they are classified as Access roads. As a result of that connectivity they carry a higher volume of traffic than they would typically generate alone, in/out of the local road network and linking Hamilton Road to Rockingham Road.

A traffic survey completed on Rigby Avenue in October recorded an average weekday traffic volume of 2,601 vehicles, which is within the stipulated maximum traffic volume of 3,000 vehicles for an Access road. If the road is closed, it is estimated that 2,140 of the remaining average weekday trips would be transferred to other routes. Specifically, it is estimated that closure would impact the current road layout in the following manner:

- approximately 1,300 vehicle trips transferring to Gerovich Way to continue to access the local road network between Hamilton Road and Rockingham Road, increasing the weekday traffic volume to 3,400 vehicles;
- approximately 600 vehicle trips transferring to Hamilton Road, increasing the weekday traffic volume to 9,600 vehicles; and
- approximately 280 vehicle trips transferring to Troode Street, increasing the weekday traffic volume to 3,400 vehicles.

The road has been assessed for traffic calming using the Council policy SEW3 Local Area Traffic Management. By applying the characteristics of the road to the policy's warrant system it was found that the road does not satisfy the warrant system intervention levels to justify traffic calming/management at this point in time.

There were no crashes reported to have occurred on Rigby Avenue, between Mell Road and Rockingham in the last 5-years which indicates that the road has been operating safely. Six crashes have been reported at the Rockingham Road / Rigby Avenue intersection and although that number of crashes is quite low considering the volume of traffic using Rockingham Road each day it is recommended that the City continue to monitor the intersection over time.

The desire of residents to have Rigby Avenue closed is understandable, however, is not recommended primarily because:

1. The current operation of Rigby Avenue has been demonstrated to be safe and acceptable for the roads approved road function.
2. It is a public road that has been part of the local road network for more than 60 years.
3. It is the individual's responsibility to be diligent and investigate and consider the current and potential future operation of a road, amongst other factors, before deciding to purchase property/reside there.
4. Closing the road is contradictory to the practice of trying to provide permeable and legible road networks.
5. The volume of traffic currently using the road is acceptable for the road's classification as an Access road.
6. The likely transfer of the majority of traffic to Gerovich Way is not an equitable outcome and will logically be opposed by residents of that road.

Although the current operation of the road is considered to be acceptable, the imminent development of planned new residential roads in the Packham North precinct, to the west and north of Rigby Avenue, has the potential to significantly increase the volume of traffic using that road. This issue was acknowledged during the preparation of District and Local Structure Plans (LSP) for the area and it has not been addressed to date, although these plans have been adopted by the Council.

If the new road network in that precinct is implemented as approved it is estimated that the volume of weekday traffic on Rigby Avenue could increase to between 4,100 and 5,000 vehicles per day. Ideally, much of that traffic would have been able to use the once planned extension of Ocean Road east from Hamilton Road to connect to Rockingham Road. However, it is understood that it was decided during the preparation of the DSP that the extension of Ocean Road would not be required and traffic would instead be encouraged to use Spearwood Avenue.

Although Rigby Avenue could theoretically accommodate that additional traffic that volume is higher than the maximum desirable volume of 3,000 vehicles per day suggested for Access roads. The impacts of the additional traffic would include a reduction of amenity for residents of that road; increased delays when trying to leave properties and enter Rigby Avenue traffic; a higher risk of a crash due to increased exposure; and, reduced performance of the Rockingham Road / Rigby Avenue intersection.

Also, the performance of the Rockingham Road / Rigby Avenue intersection has been analysed using the future traffic estimates for Rigby Avenue. The analysis indicates that if no action is taken to prevent additional traffic from the Packham North precinct using Rigby Avenue, then modification of the Rockingham Road / Rigby Avenue intersection will be necessary to maintain an acceptable level of intersection performance and to allow the intersection to operate relatively safely. These modifications include providing a protected right-turn lane on Rockingham Road and separate left and right turn lanes out of Rigby Avenue.

Consideration was given to how to minimise the impact of the future traffic from the Packham North DSP area and three potential traffic management options have been developed:

Option 1

Close Rigby Avenue between Mell Road and Pear Place

Option 2

- a) Rigby Avenue remains open to traffic.
- b) A new footpath is constructed along the north side of the road to reduce the need for pedestrians to cross the road.
- c) The intersection of Rockingham Road / Rigby Avenue is upgraded in the future to provide separate turn lanes on Rigby Ave and a protected right-turn lane on Rockingham Rd.

Option 3

- a) Delete 2 future road connections to Mell Road from the Local Structure Plan.
- b) Close Mell Road approximately 120 metre north of Rigby Avenue
- c) Consider an additional east-west link.

After considering the stakeholder feedback on this matter, it is recommended that a modified version of Traffic Management Option 3 is implemented. The road closures proposed in that option should proceed as they will remove any direct access to the existing local road network from the new development and instead direct traffic to Hamilton Road. This is reasonable considering that the new road network will, in general, have good accessibility to Hamilton Road via multiple access points. Also, the people who choose to live in these new areas will be establishing new travel patterns, rather than having existing traffic patterns affected which would be the case if Rigby Avenue was closed. This option should be modified to delete Item 3C, the suggested additional east-west link, as it is not a critical

requirement and is strongly opposed by the stakeholder because of the work involved in satisfying the storm water drainage needs for the LSP area.

It is also recommended that:

- a footpath be constructed on the north side of Rigby Avenue, from Rockingham Road to Mell Road, so that pedestrians do not need to cross the road to the footpath; and
- the City continue to monitor traffic flow on Rigby Avenue and the Rockingham Road/Rigby Avenue intersection over time.

Strategic Plan/Policy Implications

Growing City

- Development that is soundly balanced between new and existing areas.

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Moving Around

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

Budget/Financial Implications

The estimated cost of implementing the officer recommendations is:

Item	Estimated cost
No closure of Rigby Avenue	\$0
Construct new footpath	\$25,000
Delete 2 x planned road connections between Mell Road and Ocean Crest Estate	Developer cost to amend subdivision design
Close Mell Road 120 metres north of Rigby Avenue	Developer cost if incorporated at time of subdivision. \$30,000 Council cost if implemented post subdivision.
Install protected right turn pocket on Rockingham Rd	\$50,000

Legal Implications

N/A

Community Consultation

As the changes to the proposed road network affect the road networks developed for the Local Structure Plans a meeting was organised to discuss the traffic management options with key stakeholders. City officers from both Engineering and Planning Services met with representatives from Roberts Day Pty Ltd, representing the Watson Local Structure Plan, and Terranovis Pty Ltd, representing the Ocean Crest Estate Local Structure Plan, to discuss the possible treatment options.

Understandably, these stakeholders are concerned about the City making changes to the approved road network at this stage of the project. Quite reasonably, they have pointed out that considerable time, effort and cost has been put into getting the Local Structure Plans completed and then approved by the Council. However, as it was identified earlier, the issue of vehicle access to these developments off Rockingham Road needed to be resolved but this what not considered or addressed by the Uloth traffic report for the DSP area or has been addressed in the LSPs.

Roberts Day Pty Ltd and Terranovis Pty Ltd have considered these issues thoughtfully and constructively and have both prepared written feedback to the Traffic Management Options. That feedback is included in the Appendix of the attached report. The feedback includes a number of valid concerns such as the considerable resources put into the preparation of the DSP and LSPs, stakeholders compliance with the City's requirement, Council endorsement of the plans, and the permeability of the road network.

The affected community of Rigby Avenue were invited to a briefing session on 29th November 2012 where aspects of the transport assessment were outlined.

Attachment(s)

Rigby Avenue traffic study

Advice to Proponent(s)/Submissioners

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 13 December 2012 Council Meeting.

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

Nil.

16.4 (OCM 13/12/2012) - SOUTHERN METROPOLITAN REGIONAL COUNCIL WITHDRAWAL ARRANGEMENTS FOR A PROJECT PARTICIPANT (CITY OF ROCKINGHAM) (ES/L/004) (M LITTLETON) (ATTACH)

RECOMMENDATION

That Council

- (1) consent to the City of Rockingham be retired from its obligations under the \$2 million secured lending facility (known as the office project loan) between the Western Australian Treasury Corporation, the participants and the Southern Metropolitan Regional Council from 31 December 2012; and
- (2) request that the Southern Metropolitan Regional Council submit a revised Exhibit B certificate to the Western Australian Treasury Corporation as required under the terms and conditions of the loan agreements specified in (1) above indicating the new percentages of the debt being apportioned to the remaining participants following the withdrawal of the City of Rockingham effective 31 December 2012.

COUNCIL DECISION

Background

1. The City of Cockburn is a participant in the SMRC which is a statutory local government authority for providing environmentally sustainable waste management solutions for the communities of Cockburn, East Fremantle, Fremantle, Kwinana, Melville and Rockingham.

2. The City of Rockingham gave notice of its intention to withdraw from the SMRC on 27 April 2011, resulting in an effective withdrawal date of 30 June 2012.
3. As a result of the notice of withdrawal of a Project Participant, the SMRC prepared Amended Business Plans for the projects that the City of Rockingham is a participant.
4. In addition to the above, Clause 11.3 of the SMRC Establishment Agreement states:
 - a. distribute to the withdrawing Participant an amount equal to the proceeds and any surplus funds which would have been payable if the SMRC was wound up; or
 - b. be entitled to recover from the withdrawing Participant an amount equal to the liability or debt which would be payable by the Participant if SMRC was wound up.

Submission

N/A

Report

The SMRC has now completed the final notional winding up calculations and has reported that the City of Rockingham's liability based on proportional entitlement or liability for each Project is as follows.

Table 1	Liability Final
Existing Undertakings	\$121,830
Office Project	\$65,292
Total	\$187,122

The existing undertakings include expenses towards the administration, research and education functions of the SMRC and has been calculated on the basis of a notional winding up of these functions as at 30 June 2012 and therefore Rockingham's liability is 25.6%.

The City of Rockingham is a Participant in the office project and in accordance with the Agreement it has a proportionate liability of 26.8%. The office project has a loan with the Western Australian Treasury Corporation (WATC). The loan agreement requires continuing

participants to give consent to allow withdrawing participants to retire from their obligations to pay the debt.

As there is no longer an obligation for the City of Rockingham to pay any further loan repayments under the Project Agreement, it is recommended that the City of Cockburn resolve to consent to their withdrawal and instruct the SMRC to issue a new share percentage to the WATC as part of the withdrawal process.

The SMRC is to notify the WATC of the percentages by furnishing a new Exhibit 'B' certificate with the following revised percentage shares.

Impact of Rockingham's withdrawal on loan liability proportionments

	Old %	FY13		\$
		\$	Revised %	
Cockburn	24.30%	437,338	35.43%	637,700
East Fremantle	2.18%	39,322	2.92%	52,581
Fremantle	8.10%	145,854	11.07%	199,329
Kwinana	7.57%	136,235	11.47%	206,452
Melville	30.34%	546,160	39.11%	703,937
Rockingham	27.51%	495,093	0.00%	-
Total	100.00%	1,800,000	100.0%	1,800,000

The proportional share in the asset investment will also increase by these new percentages.

Strategic Plan/Policy Implications

Environment & Sustainability

- Community and businesses that are supported to reduce resource consumption, recycle and manage waste.

Budget/Financial Implications

The financial implications of the City of Rockingham's withdrawal have been identified in the Amended Business Plan. The liability for the outstanding loans of the City of Cockburn will not change as a result of this decision.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

The Draft letter to the WATC and SMRC.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.5 (OCM 13/12/2012) - TENDER NO. RFT 19/2012 - PLAYGROUND SOFTFALL (WHITE SAND) - CLEANING AND REPLENISHMENT (RFT 19/2012) (L VIEIRA) (ATTACH)

RECOMMENDATION

That Council accept the Tender submission from Sifting Sands Pty Ltd (ATF Sandrehlyn Trust - T/A Sifting Sands) for Tender number RFT 19/2012 – Playground Soft Fall (White Sand) Cleaning and Replenishment for an estimated total lump sum Contract value of \$166,538.30 GST Inclusive (\$151,398.45 GST Exclusive) over three (3) years and Schedule of Rates for additional services.

COUNCIL DECISION

Background

The City of Cockburn has under its control approximately 200 individual white sand soft fall playground sites, which are maintained by internal day staff, consisting of a basic manual hand raking and supplemented with a more comprehensive mechanical cleaning regime at specified sites. This Tender has been developed to provide a comprehensive mechanical raking regime to mitigate potential risks associated with

soft fall areas, and ensure all playground soft fall areas deliver the following service outcomes:

- To produce a safe playable sand soft fall area free of weeds and debris;
- Maintain safe soft fall levels with maximum impact absorbing properties; and
- Remove and safely dispose of any contaminants that may cause harm to the public.

Tender Number RFT 19/2012 Playground Soft Fall (White Sand) Cleaning and Replenishment was advertised on Wednesday 5th September 2012 in the Local Government Tenders Section of 'The West Australian' Newspaper.

The Tender was also displayed on the City of Cockburn's E-tendering website from Wednesday 5th September 2012 to Thursday, 27th September 2012 inclusive.

Submission

Tenders closed at 2:00pm (AWST) on Thursday 27th September and four (4) submissions were received from the following companies:

	Tenderer's Name	Trading As
1	Starbound Holdings Pty Ltd	Miracle Recreation Equipment
2	Sifting Sands Pty Ltd ATF Sandrehlyn Trust	Sifting Sands
3	Madeliene Corp Pty Ltd	Bax Specialised Cleaning Services.
4	Safer Sands Pty Ltd	Safer Sands.

Report

Compliant Tenderers

All four Tenderers were deemed compliant

Evaluation Criteria

Evaluation Criteria	Weighting Percentage
Demonstrated Experience	25%
Tenderer's Personnel & Resources	20%
Methodology	15%
Tendered Price – Lump Sum	40%
Total Weighting	100%

Tender Intent / Requirements

The purpose of this Tender is to select an experienced, competent and reliable contractor to undertake Playground Soft Fall Cleaning and Sand Replenishment at playgrounds located throughout the City .

Evaluation Panel

The Evaluation Panel consisted of the following City of Cockburn Officers:

1. Lou Vieira – Parks Operations Coordinator (Chair);
2. Anton Lees – Manager Parks & Environment ;and
3. Glen Hanrahan – Parks Supervisor.

Scoring Table

Tenderer's Name	Percentage Scores		
	Non Cost Evaluation	Cost Evaluation	Total
	60%	40%	100%
Sifting Sands **	42.83%	29.96%	72.79%
Bax Specialised Cleaning Services	27.75%	40.00%	67.75%
Safer Sands	33.33%	31.21%	64.54%
Miracle Recreation Equipment	36.83%	23.60%	60.44%

** Recommended Submission

EVALUATION (QUALITATIVE) CRITERIA ASSESSMENT

Demonstrated Experience

All Tenderers demonstrated a level of experience in managing similar works at other Local Government Authorities (LGAs) with Sifting

Sands clearly articulating its case in this regard. The listing of its current and extensive client base of LGA's, performing similar works, over a period of time at a high level and resolving issues during completion of the works during a service was clearly demonstrated to the panel.

The panel noted Sifting Sands has provided sand cleaning services to the City during the past three years.

Tenderers Personnel & Resources

All Tenderers demonstrated that they had the personnel and resources to perform the scope of works. Sifting Sands scored slightly higher in this component compared with the three (3) other Tenderers due to its ability and capacity to deliver the works via a higher personnel and resource level. The additional capacity will enable ad hoc services to be requested as required.

Methodology

All Tenderers demonstrated a level of understanding of the procedural requirements of this contract, particularly relating to reporting and visual records of completed works.

Summation & Recommendation

Sifting Sands Pty Ltd (ATF Sandrhlyn Trust - T/A Sifting Sands) achieved the highest overall score and the highest qualitative assessment of all four (4) tender submissions, and is seen to being the most advantageous. The evaluation panel recommends that Council accept the submission received from Sifting Sands.

This recommendation is based on a well presented tender submission that included the following key points (below) that were identified as essential criteria:

- Comprehensively experience in performing similar works;
- A sound range of internal personnel that have the experience and appropriate resources to undertake these works; and
- The lump sum submitted \$50,466.15 GST Exclusive per annum is considered fair and reasonable for the scope of works.

Strategic Plan/Policy Implications

Infrastructure

- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

Environment & Sustainability

- A community that uses resources in a sustainable manner.
- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.

Budget/Financial Implications

There is no separate specific budget for the services to be provided under this contract, but the tendered price of \$50,466.15 GST Exclusive falls within the Operational Works project budget allocation for 2012/2013 and compares with an average non-contract expenditure per annum of \$61,000 over the past three years.

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

Attachment(s)

The following Confidential Attachments are provided under a separate cover:

1. Consolidated Score Sheet
2. Compliance Assessment
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 13 December, 2012 Council Meeting.

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

Nil.

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 13/12/2012) - EVALUATION REPORT FOR MOBILE YOUTH RECREATION SERVICE (CR/S/007) (M CHAMPION) (ATTACH)

RECOMMENDATION

That Council

- (1) receive the report regarding the evaluation of the Mobile Youth Recreation Service in accordance with the previous Council decision in October 2011;
- (2) continue to provide an in-house Mobile Youth Recreation Service to be called 'BLISS-CO Youth Bus' targeting young people in identified locations of need across Cockburn; and
- (3) continue to provide the service for three sessions per week in terms one, two and four each year from three selected Cockburn locations.

COUNCIL DECISION

Background

At the Ordinary Council meeting held in October 2011 Council resolved to:

- (1) *commence the operation of an in-house outdoor Mobile Youth Recreation Service in the second week of Term 4 2011 for a period of one year;*
- (2) *require that the outdoor Mobile Recreation Youth Service provide two outdoor recreation sessions per week for a duration of three hours in term 4;*
- (3) *require that the Mobile Youth Recreation Service provide three outdoor recreation sessions per week for a duration of three hours in Term 1 and Term 2 of 2012; and*
- (4) *within one year of operation of the service, provide a report that includes attendance data, satisfaction levels of participants;*

customer feedback, operational issues/benefits and a recommendation about the continuation of the service.

Submission

N/A

Report

Following the Council decision, the City of Cockburn's Youth Services Department commenced the provision of a Mobile Youth Recreation Service two weeks into term 4 2011.

The following table provides attendance figures for the service in terms of numbers of scheduled and provided sessions as well as the total number of contacts.

Table 1.0 Attendance Data

	Location	Scheduled sessions	Actual sessions	No. of contacts	Age range	Average /session
Term 4 2011						
	Beeliar	8	8	77	9-14	10
	Coolbellup	8	8	30	8-16	4
	Term Total			107		
Term 1 2012						
	Beeliar	9	9	88	5-16	11
	Coolbellup	9	6	27	9-14	5
	Southwell	9	9	25	9-13	3
	Term Total			140		
Term 2 2012						
	Beeliar	10	9	74	10-15	8
	Coolbellup	10	9	139	10-17	16
	Southwell	1	1	2	16	2
	Spearwood	8	7	14	8-17	2
	Term Total			229		
Total contacts for all 3 Terms & locations				476		

Table 1.0 shows that out of a maximum 72 possible sessions, 66 sessions were held (92%). The 6 cancelled sessions were as a result of unseasonable wet weather conditions. In total across the four sites 476 contacts were made with varying take up across the different sites.

The service was consistently provided to Beeliar and Coolbellup for each of the three terms. Southwell was trialled as a new location during term 1 and Spearwood trialled during term 2.

Beeliar was the only established location where the YMCA had provided a service earlier in 2011 and this may be the reason why this location has the most consistent weekly attendance rate.

While Coolbellup was very slow to start, this can be attributed to some difficulties finding the most ideal location and difficulties getting the promotional material to the right people both at the local primary school as well as at surrounding human service agencies. Once these two issues were addressed and rapport with young people formed the number of contacts at Coolbellup ended up exceeding all other sites. Verbal requests have been made by young people and members of the surrounding community for two sessions per week to be held from Coolbellup.

The Southwell and Spearwood locations were selected as areas of need in the Youth Services Strategic Plan, however, they received a smaller comparative number of contacts. This was despite advertising for consecutive weeks in the Gazette, on the city's website, in Cockburn Soundings and through communication with schools in the immediate surrounding area.

The age of young people attending the service is that which the service intended to attract. The average age range of attendees across all locations was between nine and fourteen years.

Virtually all young people who attend the service accessed the service on foot, by pushbike or scooter and were local to the area.

Operational Issues

A number of manageable difficulties were identified throughout the program including difficulty getting promotional material to the 'identified' people in the community. A hold up producing new marketing materials at the commencement of the mobile service occurred, due to a staff vacancy and recruitment process for the graphic designer position. Then a further delay was caused while new design specifications for all new marketing material was developed. These delays meant that for the three terms the bus operated without the signage, nor were there any flags to attract passersby at the physical location or to indicate this service was open for the community to join in. This has been rectified with vehicle magnets now received and Bali flags. A third difficulty was the absence of accessible locations to operate from during inclement weather conditions to ensure the continuity of service.

Operational Benefits

Providing an in-house service provided a flexible and responsive service that was continuously improved. For example following staff observation and feedback from young people the purchase of a portable Public Address system during the program enabled young people to connect their iPods and have music playing during the session. This initiative received positive feedback from young people. An end of term BBQ at Beeliar and Coolbellup was also introduced with the highest number of contacts recorded in Coolbellup of all of the sessions.

New pre planned arts activities and basketball competitions were also successful.

This service continues to be particularly successful in attracting young people identified in the community and by key state government departments as 'at risk' and vulnerable who are known to engage in challenging behaviours. The reason this service has been able to work with this group is as a result of having staff of both genders that are suitably qualified, experienced and skilled. These staff members have consistently been available to run this high quality service over the past 12 months providing continuity of service delivery. This was not the case when the YMCA ran the service with frequent staff changeover and cessation in service delivery while recruitment took place. Internal staff members are also able to offer support to both the young people and further support to their families through networking and referral to other City of Cockburn services and government departments.

On occasion when behaviour at the sessions has become challenging these internal staff have been able to either effectively deal with the situation themselves, or call on extra community supports including CoSafe. This strategy has been found to be effective in managing concerns and ensuring the continuation of a safe service.

Community Feedback

Feedback received from CoSafe, Police and Citizens Youth Centre, the Coolbellup School Principal, Beeliar business owners and representatives on the City's Community Interagency Crime Prevention Group, the Department of Child Protection and the Department of Housing indicated this is a very valuable and much needed service. The Cockburn Community Interagency Crime prevention Group has suggested trialling the service at a number of different locations within Cockburn.

The Youth Services Strategic plan included extensive community consultation. This plan highlighted the need for Outreached Youth

Services particularly to Beeliar, Coolbellup and Hamilton Hill. The provision of the mobile service has assisted to address this need.

The provision of the mobile service has assisted to fulfil strategies outlined in the Community Safety and Crime Prevention Plan 2011 including initiative 4.5 *intervention programs for indigenous youth* and initiative 5 *the provision of youth programs*.

Feedback from young people

Feedback was regularly sought from young people in attendance to assist with planning future activities, as well as to gauge their willingness to continue to attend and promote the service among other local young people. 100% of the young people who attended did so of their own choice. 100% of all young people reported that they enjoyed attending the Mobile Youth Recreation Service. A sign in sheet with participants name, age, cultural background and suburb was completed each week. The City decided to engage Research Solutions to conduct interviews with young people at the sites to gain independently collected feedback from young people.

Key Findings from Research Solutions Interviews conducted with young people

51 Respondents were interviewed at three locations. While the original intent was to split the interviews equally between the Youth Centre and the Youth Bus (across the three parks visited), heavy rain during the interviewing period resulted in some Youth Bus activities being cancelled and park attendances down on other days.

Sample Source

Youth Centre, Success, 36 young people surveyed

Youth Bus, 15 young people surveyed

- Len Packham Reserve, Coolbellup 21.6% (of total responses)
- Beeliar Reserve, Beeliar 7.8% (of total responses)

TOTAL SURVEYED 51

Respondents to the Youth Services survey were drawn from 17 different suburbs (up from 12 when the survey was self-administered at the Youth Centre), including Atwell, Aubin Grove, Banjup, Bateman, Beeliar, Bibra Lake, Cockburn, Coogee, Coolbellup, East, Hamilton Hill, Hamilton Hill, Hammond Park, Orelia, South Fremantle, South Lake, Success and Yangebup. 92.2% are from the City of Cockburn.

- Age – The majority are aged 10-15 years of age, anecdotally, at the parks the age profile is linked to the facilities that are provided at the park (e.g. skate facilities vs. free play facilities).
- Aboriginal / Torres Strait Islander – one in three are indigenous, which would appear to be an increase over last year.
- English speaking – almost all speak English at home
- City of Cockburn – almost all come from the City of Cockburn,

Satisfaction with the Youth Bus

93.3% are satisfied overall and 53.3% are *truly satisfied* with the Youth Bus,

Frequency of Visitation

93.3% of respondents visit the bus at least weekly

Reasons for Visiting the Youth Bus at the Park

Young people commented that the reasons why they visit are:

- To meet new friends
- To use the facilities
- Skate / scoot / BMX
- Something to do / nothing to do at home
- To take part in organised activities and programs
- It's fun
- To meet up/ hang out with friends

Staff also completed shift reports at the end of each session detailing any valuable comments relayed from young people or observations made by staff.

Attached are excerpts from daily shift reports completed by staff (Attachment 1)

Copies of the findings of surveys completed by Research Solutions are attached and support the information provided in this report (Attachment 2).

Young people who engaged in the service were consulted in relation to naming the service. 'Bliss-co Youth Bus' was one of the names suggested by a young person during consultation. Naming the bus provides a level of empowerment to the young people who attend and demonstrates a willingness of staff to take on young people's

suggestions. The new name will also aid in future marketing strategies and identify the service as unique to Cockburn. For these reasons this report recommends that in future this service be referred to as the 'Bliss-co Youth Bus'.

Summary

Based on the number of contacts the service is having and the feedback received from a diverse section of the community Youth Services believe that continuation of the service at both the Beeliar and Coolbellup sites is essential. Many at risk young people access the service on a regular basis from these areas.

Youth Services also recognise the value of having a third site which is trialled and moved from different City of Cockburn locations on a term by term basis to enable the service to respond to new emerging needs and the growing youth population of Cockburn.

There is clear evidence that this service is addressing a community need for the Cockburn community. The service has had a largely positive effect at both Beeliar Reserve and Len Packham Reserve minimising anti social behaviour of young people by engaging them in diversionary recreational activities, relieving boredom and enabling the development of relationships with role models who are aware of local services and available supports should a referral be required.

Strategic Plan/Policy Implications

Community & Lifestyle

- People of all ages and abilities to have equal access to our facilities and services in our communities.

Budget/Financial Implications

There has been no cost difference between the YMCA's fee of \$540 per session and the cost incurred in delivering the service in-house.

This service will require an ongoing operational budget of \$44,200 plus CPI and Enterprise Agreement salary increases per annum.

This amount has already been allocated as part of the 2012/13 budget.

Legal Implications

N/A

Community Consultation

The annual City of Cockburn Research Solutions Consultation was extended to include the Mobile Youth Recreation Service with feedback received from young people in attendance at two of the three operational sites. Of the 15 young people who were interviewed 93.3% are satisfied overall and 53.3% are truly satisfied with the Bus.

While collection of this feedback was resource intensive due to the need to first secure parental permission the consultation supported the findings of Youth Workers employed to work on the bus and the young people attending sessions held. All young people interviewed were supportive of the service continuing.

The new name 'BLISS-CO Youth Bus' is the preferred option of a range of names suggested by young people who attend the mobile service on a regular basis.

Attachment(s)

1. Comments – Staff Shift Reports.
2. Extract from Research Solutions Consultation Report.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

17.2 (OCM 13/12/2012) - EVALUATION REPORT FOR CHILDREN'S OUTDOOR PLAY SESSION SERVICE 'FROGGY'S FUN ON THE GREEN (CR/S/001) (J DE CASTRO) (ATTACH)

RECOMMENDATION

That Council

- (1) receive the attached evaluation report Froggy's Fun on the Green Evaluation Report 2012; and
- (2) require the continued in-house operation of the "Froggy's Fun on the Green" outdoor children's mobile play sessions for two sessions per week, 4 terms per year on an ongoing basis.

COUNCIL DECISION**Background**

At the Ordinary Council Meeting held in December 2010 Council resolved to:

- (1) *commence operation of an in-house children's outdoor play session service in Term 1 2011 for a period of two years;*
- (2) *require that the outdoor play session service will provide two outdoor play sessions per week for a duration of two hours during school terms for a period of two years*
- (3) *require that the Australian Early Development Index Survey results for the Cockburn district be disseminated through weekly mobile play sessions for a 12 month period in accordance with the grant funding obtained from the Department of Education and Training; and*
- (4) *within two years of operation of the service, require a report that includes attendance data, satisfaction levels of participants, customer feedback and a recommendation about the continuation of the service.*

Submission

N/A

Report

Following the Council decision the City commenced the "Froggy's Fun on the Green" children's mobile play session service in Term 1 of 2011.

In accordance with the Council decision the service operated three sessions of two hours duration per week during all 4 school terms for the first twelve months. The majority of the salary costs for the third session for this first twelve month period plus some set up costs were funded by a Local Champions Australian Early Development Index grant from Department of Education. The service was aimed at 0-5 year olds and parents/carers and with a focus on early brain development and the Australian Early Development Index (AEDI). In accordance with the AEDI Local Champions funding application and the Council decision, the first year of operation included two outdoor

play sessions with the first being at Manning Park, and the second location rotated through the Central and East ward of the City on a term by term basis. The third outreach session required that staff visit community play groups, new mothers groups or Early Years groups to disseminate AEDI and early brain development information to parents.

This service operated well with some changes in staff but no significant operational difficulties throughout the two year period. As anticipated due to it being an outdoor service model an average of 4 sessions per year had to be cancelled due to wet weather conditions. Attendance at "Froggy" varies according to weather, time of term or year (beginning and end of term or year often have lower attendance) and according to the park.

Manning Park has traditionally had very high attendance as Buster the Fun Bus used to operate there and it is a venue which has shade, ample parking, toilets and a nearby playground.

During winter it was decided to run the 3rd term second session in a park with an indoor option. Sessions were only held indoors if there was bad weather.

Attendance at Manning Park has on many occasions been as high as 40 parents and 60 children per session which is similar to the highest numbers for the previous Buster the Fun Bus, although there have been more children in some of the Froggy's Fun on the Green sessions.

The second play session was rotated to different park areas in the District, with varying attendance numbers at each location, but with overall good average attendance numbers to justify the continuation of the second sessions at these rotating locations. For example an Atwell location in 2012 reached up to 235 parent and 310 child attendances over the term which is comparable to the Manning Park attendance numbers. The 2nd rotating sessions have increased in attendance over time and have been attracting higher numbers than the Buster the Fun Bus sessions which were not held at Manning Park, but in other Cockburn parks. It makes a significant difference to numbers to have a session in the same venue weekly, however the intent of the 2nd session which rotates venues, is not specifically high numbers, but rather accessing a broader cross section of the community and particularly the more vulnerable areas as identified through the AEDI. It has been very successful in achieving these goals.

Once the AEDI funding ceased in 2011, the Froggy's Fun on the Green program continued to run in a reduced capacity by not providing as many 3rd outreach sessions visiting early years groups, but the core

business of running 2 outdoor play sessions per week continued to be funded by the City.

Table 1.0 Total Attendance 2011

VENUE	2011							
	Term 1		Term 2		Term 3		Term 4	
	Parent	Child	P	C	P	C	P	C
Manning Park, Hamilton Hill	301	371	152	209	148	167	292	274
Freshwater Reserve, Atwell	64	83						
Hopbush Park, South Lake			55	70				
Nicholson Reserve, Yangebup*					84	100		
Hargreaves Park, Coolbellup							71	67
Early Years Groups	17	21	34	43	95	84	41	47
Rained out	-		3				1	
Public Hols	2		1					
Total Participants	857		563		678		792	

**Indoor option*

The table above shows that the 1st and 4th term is the most popular, which is to be expected considering it is an outdoor program. There has been an increase in numbers as the program has progressed and awareness increased. The 3rd term has slightly lower numbers, despite the indoor option, probably due to cold weather and illness.

Table 2.0 Attendance 2012

VENUE	2012					
	Term 1		Term 2		Term 3	
	Parent	Child	P	C	P	C
Manning Park, Hamilton Hill	267	356	173	235	187	253
Goodwill Reserve, Atwell	235	310				
Bibra Lake Reserve, Bibra Lake			153	218		
Nicholson Reserve, Yangebup*					61	84
Hargreaves Park, Coolbellup						
Early Years Groups	15	15	9	19	8	8
Rained out			4			
Public Hols	1		1			
Total Participants	1198		807		601	

The program has proved to be highly successful with an average of 722 attendances per term during 2011 rising to an average of 868 attendances per term during 2012 to date.

The outreach sessions (3rd sessions) have informed Froggy participants of other City of Cockburn services and vice versa which has been an important networking and promotional outcome. It is envisaged that once per term a third session will be delivered to continue this cross promotion and networking outcome into the future.

Participants' evaluations via surveys show consistently high levels of positive feedback in terms of satisfaction levels with 89% of people surveyed in 2011 reporting satisfaction with the service, and 95% of people surveyed reporting satisfaction with the service in 2012.

Anecdotal feedback from City of Cockburn staff and other service providers report very positive feedback about the program. For example it has been selected on more than one occasion to be an example of a successful Local Champions project when the Minister of Education, Peter Garrett was visiting Perth.

Please refer to the attached Froggy's Fun on the Green Evaluation Report 2012 for full attendance and evaluation details.

The Froggy's fun on the Green Service is also assisting to meet the following strategy contained in the City of Cockburn's Children's Services Strategic Plan 2010-15.

Recommendation 7

The City investigates relevant initiatives, including working in partnership with other organisations where relevant, in the provision of interventions and safe active recreation activities for children and young people, in popular parks and public open spaces.

The outcomes for this program have been achieved beyond expectation in terms of attendance with the highlights being the program attracting Culturally and Linguistically Diverse (CALD) families, grandparents and fathers. The service has also received high levels of customer satisfaction over the two year period, and has not experienced any significant operational difficulties. The in-house service provided has proven to be cost effective, consistent, and of a high quality. Having an in-house model has also provided an increased ability to continuously improve the service, and refer isolated families to appropriate City of Cockburn support services, and other service providers in the District.

The evaluation report recommends: It is recommended that Froggy's Fun on the Green continues to be funded by City of Cockburn as a key

early year's program for families with young children in a critical period in their life and their child development.

Strategic Plan/Policy Implications

Community & Lifestyle

- People of all ages and abilities to have equal access to our facilities and services in our communities.

Budget/Financial Implications

The net cost to Council for 2011/2012 financial year was \$25,738 which was within the annual budget. The program also operated within budget for the 2012/2013 financial year with a net cost to Council of \$27,710.

The program will continue to require an annual operating budget of \$27,710 plus CPI and any Enterprise Agreement salary increases for the 2013/14 financial year and beyond.

Legal Implications

N/A

Community Consultation

Surveys are conducted with participants every term with the vast majority reporting being very satisfied with the service. Out of 138 respondents surveyed to date 89% reported a very high degree of satisfaction in 2011 and 95% in 2012.

The main strengths indicated by participants of the program were that there is a wide range of equipment and activities, the staff are competent and friendly, there is an opportunity for parents and children to socialise and the service is outdoor and free. There were very few weaknesses mentioned and most i.e. weather, insects, lack of coffee van were beyond the control of any outdoor program.

Where possible, suggestions for improvements were incorporated into the program.

Additional details and summary results of the surveys are contained in the attached evaluation report.

Attachment(s)

Froggy's Fun on the Green Evaluation Report 2012.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

**17.3 (OCM 13/12/2012) - ABORIGINAL CULTURAL & VISITORS CENTRE
FEASIBILITY STUDY REPORT (CR/L/013) (G BOWMAN)
(ATTACH)**

RECOMMENDATION

That Council

- (1) receive the Feasibility Study: Aboriginal Cultural and Visitors Centre Report, as attached to the Agenda;
- (2) update the Bibra Lake Management Plan to include the recommendations in the feasibility study relevant to Bibra Lake Reserve which includes:
 1. The co-location of the Aboriginal Cultural Centre with the proposed Visitors Centre.
 2. The recommended site for the co-located facility to be on the western side of Bibra Lake as described in p36 of the report.
 3. The estimated total floor size for the co-located facility be 1,500 sq.m. plus parking and outdoor spaces (which equates to 6,500 sq. m. of the Bibra Lake Reserve) to be set aside for this purpose.
- (3) increase the capital works budget for the implementation of the Bibra Lake Management Plan by an additional \$1M to bring the total to \$14,640,000 for the 2018/19 financial year, with the additional \$1M to be sourced from external grant funding;
- (4) include the recommended estimated additional net operational cost to Council for the Aboriginal Cultural and Visitors Cafe Centre facility of \$101,000 per annum, as depicted in p39 of the report, for consideration in Council's strategic and budget planning documents for the year 2019/2020;
- (5) include a budget request for Council consideration for consultancy services to develop a Tourism Strategy of approximately \$50,000, in 2016/17, in accordance with

Recommendation 8 of the report; and

- (6) include a budget request for Council consideration to increase the Aboriginal Community Development Officer's Position by 0.4 FTE to a full time position in the 2016/17 budget to develop Aboriginal Community capacity building, in accordance with Recommendation 13 of the report.

COUNCIL DECISION

Background

The City of Cockburn has been taking action over the past number of years to build and strengthen relationships with Aboriginal and Torres Strait Islander people in the district via its Aboriginal Reference Group (established 2002), Aboriginal Community Development Officer staff position (since 2003), participation in NAIDOC and Reconciliation Week activities and the adoption of the *City of Cockburn Reconciliation Action Plan 2011-2013*.

Submission

N/A

Report

The City of Cockburn Reconciliation Action Plan 2011-13 (RAP) adopted by Council in May 2011, contained an action to conduct a feasibility Study regarding an Aboriginal Cultural and Visitors Centre. The City subsequently applied for and was successful in receiving a \$15,000 grant from the Department of Resources, Tourism and Energy which required matching Council Funds of \$15,000 to conduct the study. Following the budget allocation the City undertook a tender process and evaluated Better Ways Found/ Diverse Travel as the most suitably qualified and experienced consultancy firm to conduct the study.

The consultants then undertook a research, community consultation, and key stakeholder engagement process to determine the feasibility of an Aboriginal Cultural and Visitors centre for the Cockburn District.

As part of the consultancy they were required to provide recommendations regarding the following:

- The feasibility of the Centre
- The preferred operational and management model,
- The preferred location for the facility
- The capital works cost of the facility
- The operational income and expenditure budget of the facility

Based upon research and current trends the consultants have strongly recommended that a standalone accredited Visitors Centre is not currently feasible for the City of Cockburn. Instead they have recommended a co-located model with a staged approach to create viability for both the Visitors Centre and the Aboriginal Cultural centre making it feasible to proceed. Following community consultation and research the recommended model for the Aboriginal Cultural and Visitors centre is an Educational and Tourism model which will include education of Aboriginal and specifically Nyungar Culture to Aboriginal and Non-Aboriginal People. The Centre is proposed to be a place of learning about Nyungar Culture, language, music, art and dance. It will include a range of experiences and activities for a broad age range of the community. In the 'Tourism' sense, activities commonly offered via Cultural Centres to the public often include:

- Bush story trail – usually a guided bush tucker / bush medicine walk
- Tool making and spear or boomerang throwing workshops
- Art, Music and Dance performances and workshops
- Static displays – interpretive centre with timeline stories, hands on activities. Displays include traditional clothing, artefacts and weapons
- Art Gallery
- Retail Shop
- Café
- Welcome to Country – point of contact for booking the appropriate person to conduct the Welcome to Country Ceremony.
- Indigenous Educational Programs that fit the school curriculum
- Dance Troupes - point of contact for the booking of dance troupes.
- Meeting Rooms / small conference rooms; and
- They offer the Indigenous Community a Keeping Place to preserve, protect and promote culture.

To underpin a successful Cultural Centre there needs to be a strong and healthy Indigenous community that has well defined cultural objectives so capacity building over a medium term is required in readiness for the Centre to be opened successfully which also provides local community benefit.

A review of the City' RAP has highlighted the following areas where the development of an Aboriginal Cultural Centre could align with this plan:

- *Creating opportunities to build and strengthen relationships between Aboriginal and non-aboriginal people across Cockburn. Strengthening relationships – develop a venue for Aboriginal and non-Aboriginal seniors to come together to share stories and build understanding and connection.*
 - Achieved through Cultural Centre which has an educational and an active story telling element eg. living library/human library.
 - Positive role modelling of successful Aboriginal employment.
- *Ensure that NAIDOC and Reconciliation week events are increasingly supported.*
 - The Cultural Centre hosts these types of events and others.
- *Strengthen communication with Events Team and Arts/Cultural area at Council to ensure inclusion of Aboriginal interests in concerts and events. Artworks – increase provision of public art, and commit to purchasing artwork annually for display.*
 - The Cultural Centre has the space to host indigenous and non-indigenous events.
 - Council owned indigenous art is housed in the Cultural Centre and displayed.
- *Provide a Cultural Bus tour during Reconciliation week.*
 - Use Cultural Centre as pick up point for this.
 - Use guides on the bus tour as a way of training future Cultural Centre staff.
- *Cultural Awareness and Development Training for community/Council.*
 - Centre could be a “Centre for Excellence” in Cultural Awareness Training for corporates and communities. Significant numbers of organisations now have or are committed to a RAP. This could provide base funding and volume to make the financials work for the Cultural Centre element.
- *Increasing visibility of Aboriginal and Torres Strait Islander culture and peoples across the City.*
- *Ensure maintenance of Aboriginal Oral History Project, ensuring audio recordings preserved.*

- Provides a location for the project to be preserved.
- *Welcome to Country.*
 - A booking and contact point for all organisations and not just Council.
- *Schools – establish firmer links with Aboriginal section of District Education Office.*
 - Cultural Centre can provide educational tours as a focus.
- *Nyungar Language – incorporates into Aboriginal History brochure and use this at the Centre.*

Through the development of the City's RAP and various discussions, the opportunity to become a "Centre for Excellence" in Cultural Awareness Training for the Cultural Centre was explored. An initial review of this opportunity demonstrates that whilst there are lots of online learning options, which aren't necessarily based in WA, there, are few easy to access, face to face learning opportunities. With significant numbers of organisations within WA and Australia either now having a RAP, or committing to having one completed by the end of the 2012, this seems to be an excellent opportunity to provide a central hub, which would act as a revenue support for the Cultural Centre. In order to progress this training opportunity and build Aboriginal Community capacity in readiness for the Aboriginal Cultural Centre the current Aboriginal Community development Officer role would need to be increased to a full time position requiring an extra 0.4 FTE.

The Aboriginal Cultural Centre facility will require outdoor undercover spaces of approximately 1200 sq.m. plus access to surrounding Bushland, and a total floor size of 1500 sq.m. Inside the centre a space will be required for a static and interactive museum display, a number of multifunctional large spaces for a variety of cultural awareness training, educational, and general activities. These spaces will be available for hire and culturally significant events and activities. There will also be provision made for a retail shop to sell local Aboriginal products and provide visitors information. The Centre will provide the opportunity for anyone to meet and get to know a number of Aboriginal people, and it will provide a place for the Aboriginal Community to celebrate and recognise significant cultural events and activities. It is envisaged that school students, local residents and their visiting relatives, organisations or individuals seeking Aboriginal Awareness Training, cruise ships visitors, youth groups, families, and other local visitors will utilise the Centre. This large number of visitors will

therefore require ample bus and car parking for the facility. The total land area required for the facility is 6500 square metres.

A range of location options across the District were explored with a number having merit in the long term. Bibra Lake was identified early in the process as a suitable site with significant Aboriginal Cultural heritage, however after more detailed consultation with the Aboriginal Reference Group the Eastern side of the lake adjacent to the Wetlands Education Centre and Native Arc was considered by the Aboriginal Reference Group to be culturally unsuitable for Aboriginal men. The Wetland Education area is considered to be a place of cultural significance for Aboriginal Women and children, but it is not culturally appropriate for Aboriginal Men to have an ongoing presence there.

A number of site options surrounding the remainder of Bibra Lake were then explored and the recommended site was determined to be the western side of Bibra Lake located on Progress Drive. See attached site plan. This location is culturally appropriate, accessible via public transport, has high visitor numbers, and is located near the play ground, Adventure World and it backs onto high grade bushland suitable for cultural tours and activities.

The consultants recommend the bushland side of Progress Drive to ensure that visitors to the Aboriginal Cultural and Visitors Centre gain an authentic Aboriginal Cultural experience that cannot be achieved on the opposite side of the road where there are manicured lawns, playground facilities and public toilets. The Aboriginal Reference Group also believes it is important that the centre be directly located in a natural bushland setting so that the centre and the outdoor spaces are connected in a culturally appropriate way to the bush. However, due to the proposed co-location of the cafe/kiosk and Visitors Centre being crucial to the financial viability of the overall Aboriginal Cultural Centre and Visitors Centre model, people utilising the children's playground or lakeside facilities who wish to access the cafe / kiosk would be required to walk across Progress Drive. It is envisaged that many families will wish to access the cafe/kiosk and so a suitably safe and cost effective pedestrian crossing would need to be investigated and engineered and this will then need to form part of the project cost. There will also be additional car parking proposed within the development site to address the current shortage of car parking at Bibra Lake during peak periods of use.

The consultants have also investigated the possibility of relocating the Wetlands Education Centre and the Native Arc operations to the western side of the lake, to provide an opportunity of shared facilities with the proposed Aboriginal Cultural Centre / Visitor Centre. However, this was deemed to not be feasible due to the worth of the natural environment and built infrastructure within the current Wetlands

precinct, which is best suited for their operations. The cost of duplicating this infrastructure did not make economic sense and the highly significant volunteer hours which have been invested in enhancing this natural bush and lake side area are not able to be easily transferred to the western side of Bibra Lake.

It is envisaged that the Wetlands Education Precinct Group which includes the Wetland Education Centre, Native Arc, and the 1st Bibra Lake Scouts group will expand its membership to include the Aboriginal Culture and Visitors Centre. This will enable the groups to work together collaboratively to share resources and to have a joint marketing strategy and promotional materials, without needing to share a common facility. It is also envisaged that there will be shared catering opportunities and jointly planned student and visitor tours with transport from one site to the other provided within the tour package. A collaborative arrangement should ensure that Bibra Lake becomes a unique tourism destination which improves the viability of all the organisations involved in the precinct and maximises the potential offered by the Bibra Lake environs.

The proposed development of a Visitors Centre inclusive of a cafe/kiosk is already contained and budgeted for within the Bibra Lake Management Plan to the value of \$3M for the 2018/19 financial year. However the floor space required for these co-located functions of Aboriginal Cultural Centre and Visitor Centre will need to increase to 1500 sq. m. which will require an additional \$1M in capital works funding in comparison to the funds budgeted for the stand alone Visitors Centre/Cafe. It is recommended that there be a requirement for the additional capital works funding to be sourced through external grant funding from Lotterywest, and the Department of Resources Energy and Tourism (TQUAL). Additional costs for a drive way, services to the site and additional car parking of approximately \$400,000 have been included after discussions with relevant planning, and engineering staff bringing the total capital works cost to \$4M.

Table 2.0 Capital Cost Estimate – Construction & Fit Out

	Estimated Size Requirements Sq. M.	Rider Levett Bucknell Construction Cost 2012 Estimates		Fitout Estimates
Cafe – 50 seat	120	\$1,380	\$165,600	\$55,000
Gallery/Interpretation/Walkways & Amenities	450	\$1,380	\$621,000	\$250,000
Meeting Rooms	500	\$1,380	\$690,000	\$300,000
Presentation Space	200	\$1,380	\$276,000	\$120,000
Retail	100	\$1,380	\$138,000	\$50,000
Administration & Storage	130	\$1,380	\$179,400	\$142,750
	1,500		\$2,070,000	\$917,750

Table 2.1 Capital Cost Estimate –

	Estimated Size Requirements Sq. M.		Cost Estimate
Design – Architects & Plans, including community consultation			\$80,000
Estimated Construction	1,500		\$2,070,000
Estimated Layout	N/A		\$917,750
Estimated Landscape/signage & connections	1,200	\$120	\$144,000
Car Parking	50	\$2,420	\$121,000
			\$3,332,750
Contingency – 8%			\$267,250
Additional Carparking, services, Improvements			\$400,000
Total Cost Estimate			\$4,000,000

The proposed co-location of the Aboriginal Culture Centre with the Visitors Centre/ cafe will ensure that there is a unique tourism destination of interest from a visitor and tourism perspective to make the Visitors Centre and cafe viable. From the Aboriginal Cultural Centre perspective the cafe will provide basic visitor's information, culturally appropriate refreshments, and the lease income generated from the cafe/kiosk will subsidise the staff employment costs which will ensure financial sustainability for the co-located centre model. The proposed model is that the commercial rent collected by the City from the Cafe operator would then subsidise the operational cost to Council in employing staff to operate the Aboriginal Cultural and Visitors Centre. In order to realise the potential of the centre and adequately promote and operate the Centre there will be the need for one coordinator and one full time equivalent staff plus casual staff to provide a 7 day per week range of services. This equates to employment of 2.5 FTE staff (which is in addition to the existing position of the Aboriginal Community Development Officer position) to operate the centre which is included in table 1.0.

Table 1.0 Proposed Operating Budget

Aboriginal Cultural Centre Annual Operating Budget:	
<i>Summary by Revenue Stream</i>	
Tours Educational	\$19,370
Tours- general visitors & retail	\$7,507
Room Hire	\$9,370
Training Revenue	\$80,000
Cafe Commercial rent 120sqm \$210 sqm	\$25,000
Total Income	\$141,247

<i>Summary By Expense</i>	
Salaries & Wages (2.5FTE)	
L6/Cord - Level 4 x2-	\$200,000
Catering costs	\$7,700
Operating costs	\$5,000
Minor equipment	\$2,000
Marketing	\$10,000
Tour Materials	\$3,000
utilities, outgoings, maintenance	\$10,000
Grounds maintenance	\$5,000
Total expenses	\$242,700
Net Cost to Council	\$101,453

Indirect Costs

Depreciation 2.5% of \$4M	\$100,000
Indirect Costs – ABC Charges per 3 FTE	\$90,000
Total Indirect	\$190,000

The consultants have undertaken the consultation and research process and feasibility study and have made the following key recommendations for consideration.

Recommendation 1 - The City of Cockburn to develop their tourism product and appeal. This includes active involvement in the Catalpa Tourist Drive, joining Experience Perth, updating websites, leveraging their coastal developments and marketing their most appealing walks and trails.

Recommendation 2 - Follow-up on the Perth Waterfront Iconic Indigenous Cultural Centre, regarding the progress of the noted initiatives and determine their impact or suitability going forward on the Iconic Cultural centre proposed for the Power station precinct.

Recommendation 3 - Further investigate the commercial viability of a “centre of excellence in cultural awareness training” which could be facilitated in a range of hired venues initially. If established this would provide a source of revenue, and also a rich training ground for future Indigenous guides/staff.

Recommendation 4 - Discussions to take place to determine possible shared administrative resources and co-ordinated marketing activities with the current Cockburn Wetlands Education Precinct.

Recommendation 5 - Approach and discuss with stakeholders and potential joint venture partners various consultancy and support services that can support the preferred co-location operational model

Recommendation 6 - Undertake “living library” opportunities to use the current Council resources to include local indigenous community members.

Recommendation 7 - The City of Cockburn not progress the stand-alone development of a Visitor Centre, instead harnessing the surrounding visitor centre resources until sufficient tourism product is developed.

Recommendation 8 - Develop an Integrated Tourism Strategy, and take an active role in developing further tourism product in the City, helping it to become packaged and promoted, and training the staff at nearby Visitor Centres on the range of product available.

Recommendation 9 - As an interim strategy select your best walking trails which show off your natural attractions and market these, and focus on the Catalpa Tourist Drive or similar concept, working collaboratively with other local government and private enterprise.

Recommendation 10 - Collate tourist information for the website and for static display at the proposed Aboriginal Cultural and Visitors Centre.

Recommendation 11 - Update the Council website with new marketing material and information to communicate the attractiveness of the Cockburn area from a visitor’s perspective

Recommendation 12 - The City to join tourism membership organisations such as Experience Perth to leverage their expertise in marketing collaboratively your region.

Recommendation 13 - Build the capacity of the Aboriginal community in readiness for the Aboriginal Cultural and Visitor Centre and provide Aboriginal Cultural Awareness Training to external participants by increasing the Aboriginal Community Development Officers position by two days per week to a full time position.

Recommendation 14 - It is recommended that an Iconic Aboriginal Cultural Centre area be included in the future developments of the Power Station precinct of Cockburn Coast. It is anticipated that this would be a long term objective (15 – 20 years).

Recommendation 15 - It is recommended that a 1,500 sq.m. co-located Aboriginal Cultural Centre and Visitors Centre facility be constructed at Bibra Lake West. The Bibra Lake Management Plan includes a significant investment in a Visitor Centre from 2016 onwards of \$3M. The increased size of the facility will require the City to source a

quarter of the capital works funds which equates to \$1M from external grant funding in order to construct the co-located facility.

Recommendation 16 - That Council adopt the proposed co-located management model of an Aboriginal Cultural and Visitors Centre. This management model would require Council to employ 2.5 staff to enable 7 days per week operation.

Recommendation 17 - That Council adopt the preferred site for the co-located Aboriginal and Cultural Centre at Bibra Lake West on the western side of Progress drive.

In summary the report has recommended that a co-located Aboriginal Cultural and Visitors Centre is feasible on the condition that it receives operational funding from the Council to employ staff to operate the facility, whereas they have recommended against the development of a separate standalone accredited visitors centre at this time. These recommendations have significant financial implications for Council to consider.

Strategic Plan/Policy Implications Infrastructure

- Community facilities that meet the diverse needs of the community now and into the future.
- Facilities that promote the identity of Cockburn and its communities.

Community & Lifestyle

- Communities that are connected, inclusive and promote intergenerational opportunities.
- The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.

Environment & Sustainability

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

Budget/Financial Implications

The recommended one million dollar capital works budget increase in 2018/19 in the Bibra Lake Management Plan budget is required to be funded by external grant funding. Therefore no net cost increase to Council is required for the capital works budget.

The 0.4 FTE cost increase in the Aboriginal Community Development Officer Position to a full time position will be \$27,800 per annum plus Enterprise Agreement increases for the 2016/17 financial year.

The budget request for the Tourism Strategy is estimated to be \$50,000 for 2016/17 financial year

The net operation cost for the operation of the Aboriginal Cultural and Visitors Centre from 2019/20 onwards is estimated to be \$101,000 of direct cost to Council per annum.

Legal Implications

N/A

Community Consultation

Extensive community consultation was undertaken with the Local Aboriginal Community, Aboriginal Reference Group and Wetlands Education Precinct group. Key stakeholders, Elected Members, and key staff were also contacted and offered an interview by the consultants. Two public meetings and an on-line survey was also advertised and conducted as part of the process. A total of 70 people provided feedback to the consultants.

Attachment(s)

1. City of Cockburn Aboriginal Cultural and Visitor Centre Feasibility Study Report – July 2012
2. Site Plan

Advice to Proponent(s)/Submissioners

The Aboriginal Reference Group who were consulted in the preparation of the Report have been advised that this matter is to be considered at the December Council Meeting.

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

Nil.

17.4 (OCM 13/12/2012) - MEN'S SHED FEASIBILITY STUDY REPORT (CR/L/001) (G BOWMAN) (ATTACH)

RECOMMENDATION

That Council

- (1) receive the Men's Shed Feasibility Report, as attached to the Agenda;
- (2) include a Budget request for Council consideration of \$47,500 for each of the 2013/14 and 2014/15 financial years to fund an interim Men's Shed in Wattleup, in accordance with the proposal outlined in the Report;
- (3) the Minister for Lands be requested to change the purpose of Reserve 12243 from 'Drainage' to 'Community Centre'; and
- (4) subject to the approval of the Minister for Lands, commit to the construction of a purpose built Men's Shed at Lot 73 Buckley Street, Cockburn Central, in accordance with the proposal outlined in the Report.

COUNCIL DECISION

Background

At the Ordinary Council meeting held in October 2011 Council resolved to consider the allocation of funds to appoint a consultant to undertake a research and consultation study for a Men's Shed in the City of Cockburn in the mid-year review of the 2011/12 Municipal Budget.

Submission

N/A

Report

Following the Council decision funds were allocated to appoint a consultant to undertake a Men's Shed Feasibility Study in February 2012. The City then went through a request for quotation and

evaluation process to appoint the consultant Janelle Munro to conduct the study.

The Consultant undertook the following key strategies to complete the study:

- *Strategy 1: Conduct community, key stakeholder and staff consultation and engagement regarding the project. Undertake research regarding service and facility models for Men's Sheds that are compatible with Cockburn's unique requirements, and make evidence based recommendations regarding the need and demand for the project and a preferred service and facility model*
- *Strategy 2: Complete a needs analysis and feasibility study report for a Men's Shed in the Cockburn District with evidence based recommendations, information regarding a preferred model of service delivery inclusive of a management plan, a preferred site(s), and sufficient information to proceed to the next stage if it is deemed feasible to proceed.*

Following the consultation and research process the consultant recommends that the City develop an interim, a medium term, and a long term Community Men's Shed facility to meet the current and future needs of the City.

The number of males aged over 65 is expected to increase by 3,161 (87.6%), and represent 11.5% of the population by 2021. The male age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 80-84 year olds, who are forecast to increase by 110.5% to 783 persons.

Most of the sheds visited reported that they have between 20-25 people a day use the facility. This gives direct access and benefit to approximately 100 people over a week. It is expected that the purpose built facility will accommodate 300 members plus use for community programmes and therefore broadening the impact.

During the consultations with other sheds it became obvious that many of the programmes that operated within the sheds contributed significantly to their community including:

- Youth mentoring programmes
- Repairs to equipment and furniture for community play groups and sporting clubs
- Helping with community events
- Membership mentoring
- Partnerships with Community businesses

- Partnerships with community services including HAAC, Disability organisations, Education Department, Department of Veterans Affairs, local government services

As the proportion of older people increases over the coming decades the needs of the population will change. Utilisation patterns and preferences will evolve to include services that support continued good health and independence. Services aimed at older people will need to address physical, mental and social needs.

The existing Seniors Centre facility and the Cockburn Community Care programme has been very effective in meeting the needs of older women with 80% of members being female but has been less able to attract older men indicating an unmet need for men in the City.

The demographic commonly found in Men's Sheds is predominately older retired men who have spare time and a desire to give back to their community. However younger men who fly in fly out or are unemployed are also attracted to these facilities. Both groups are present in the City of Cockburn and are potential users of a Men's Shed facility.

Key Consultation Findings

Community consultation was undertaken using online questionnaires, hard copy questionnaires, community meetings at both the Seniors Centre and Youth Centre, individual contact by phone or email to relevant community organisations and staff at the City of Cockburn.

Sixty six people from the community consultation responded that they would attend such a facility indicating that there is a significant demand for a Men's Shed facility. There were only two respondents that said they were not interested.

Service organisations and community groups as well as key staff from the City of Cockburn expressed support and indicated a need for such a facility.

Community feedback and research identified the need for the Cockburn Community Men's Shed to provide a safe, supportive and friendly environment for people of all ages to gather, volunteer, work, teach, learn and seek fellowship with other like - minded people. It will provide a facility equipped for woodwork and metal work and space for social interaction and other activities that are identified by the members.

Although there are parts of Cockburn that have a higher proportion of older people, here was no significant difference in the responses from

the questionnaire in relation to need or interest in a Men's Shed in any one ward area.

West Ward	Central Ward	East Ward
No. of respondents - 22	No. of respondents - 22	No. of respondents - 24

During the public consultation sessions there appeared to be a consensus of opinion that it would not make a great deal of difference where it was although it would be best located near public transport. The men indicated that they would be prepared to travel to a location and it was more important to find something that would accommodate a suitable sized shed to meet their needs now and into the future.

Interim Location

There was considerable discussion about existing buildings that might be suitable but nothing was available for long term use. However the existing shed at the former Wattleup Fire Station location would be available for the next two years and would be an acceptable temporary option for the Men's Shed. The location is not close to public transport, however the majority of the people during the consultation identified that their preferred option to get to the facility was to use their own car. There is ample parking on site and it is not in a residential location so noise is not a consideration.

This interim location at Wattleup allows for quick set up and space for members to meet and maintain the momentum generated from the public consultation. The existing shed has an area of 295sqm and is available for the next two years. The size of the shed would accommodate a woodwork area and some social programmes.

This temporary location allows the immediate set up of the shed and will provide information regarding viability and community impact to support the funding proposal to Lotterywest for a new purpose built Community Men's Shed facility.

Recommendation 1 - That an interim shed at the Wattleup location be set up to take advantage of the community momentum while the funding applications and construction for the new purpose built facility are being progressed.

Recommendation 2: That approval for use of the interim shed be seen as a priority as the site at Wattleup is due for compulsory acquisition by Land Corp in 2015.

Purpose Built Location

During the consultation the participants offered various suggestions. The option to build on a site at the Resource Recovery Park was also put forward but this location was not thought to be suitable for a long term option because of distance and lack of public presence.

Discussions with officers from the Department of Regional Development and Lands have been undertaken to determine an appropriate reserve purpose. 'Men's Shed' would be too prescriptive whereas should the use of the facility change in the future 'Community Centre' should be appropriate for a range of activities.

After considerable discussion, the final proposed site was unutilised Crown Land located on Buckley Street, Jandakot.

This block of land is 4000sqm is size:

- close to public transport just off North Lake Road
- non residential location so will not have any noise implications for neighbours
- ample space for parking
- large enough for the proposed new build and possible community storage shed

Recommendation 3: That 2,000sqm of the unutilised crown land at Buckley Street Jandakot be made available for a purpose built Community Men's Shed facility.

Long Term Future Need Location

It is likely that a second location would be required in the future. The economic profile and demographic information would support the development of the second location in the Spearwood area.

Interest and membership has been shown to increase dramatically in other sheds. Factors that will contribute to this need for the City of Cockburn are:

- the overall population of the City of Cockburn
- the ageing population that will increase substantially over the next 10 years
- a major user of these facilities is older men with time on their hands
- the geographical distance that the City covers
- the potential for the facility to attract the younger population
- the interest for use of the facility by women in the community
- the potential for increased use by community based projects like HAAC and Youth programmes

Stirling City Community Shed has been opened less than 2 years and has 125 members and 25 volunteers. They also have a HAAC funded programme that runs weekly. They have currently closed their books to new membership as they do not have enough space to accommodate more members. They are considering a second location that will distribute the availability of this service more evenly across the large geographical distance within their boundaries.

Recommendation 4: That the scope for the Learning for Life/ Seniors Centre in Spearwood be expanded to include a second Community Men's Shed facility of approximately 450 sq.m. at a cost of approximately \$500 per sq.m. to meet the future needs of the population in the City of Cockburn in 2018/19.

Recommendation 5: That additional staffing of 1 FTE be included in staff costing

Shed Facility Options

Interim Shed Facility requirements

In order to capitalise on community interest a number of interim options were explored with the interim use of an existing shed with an area of 295sqm at Wattleup for the next two years being the most cost effective and immediate. This allows for quick set up and space for members to meet and maintain momentum of the group.

Equipment funding may be sourced from local service organisations like Lion's Club who have indicated their interest in providing some financial support for the Men's Shed. Other funding can be sourced from donations for equipment and refurbishment and sponsorship from commercial interests. Membership can also be built up during the interim stage and this will then generate some income.

The funding application has a better chance of approval if the shed has proof of viability and ongoing impact on the community. The outcomes from the interim shed would provide information to support future funding proposals.

Recommendation 6: That the City of Cockburn allocate the cost of shed maintenance, utilities, depreciation and Security for the two year interim shed at the Wattleup location in the 2013/14 budget

Purpose Built Shed Requirements

The purpose built shed would need to be a minimum 650 sq.m. to meet the programme needs identified in the consultation and to ensure that

the space is large enough to accommodate future growth and would initially provide the following facilities:

- Delivery dock:
 - * undercover with roller door
 - * lockable
 - * large enough for a truck to drive into
- Wood work machine room:
 - * 100 sq.m. for preparation of wood
 - * house large equipment like docking saw, ripping saw, surface plane
 - * Thick separating wall to decrease noise to other parts of the building
- General work bench space:
 - * 100 sq.m. for use with smaller hand tools and finishing off projects
- Lockable walk in storage area:
 - * 30 sq.m. for hand tools and other portable equipment close to the general work bench space
- Metal work shed:
 - * 100 sq.m. with attached annex for outside work. The metal work space needs to be positioned away from the woodwork area and would be ideally situated on the opposite side of the loading dock area.
- Large kitchen area:
 - * used for cooking classes, and possibly hired space for training (Cert 1 Hygiene)
- Meeting room/s separate from the work spaces for computers, tables for planning projects and seating for social interaction. These can also be used for hire to support the facilities income.
- Office space for at least two people
- Toilets and wash room
- Community Storage Space - The need for a Community Storage facility is currently being explored and this could be included on the site if that need is established.

The City of Cockburn would apply to Lotterywest for the cost of the Capital Works and would own the building when completed. Other

funding sources may include Department of Veteran Affairs (DVA) depending on DVA funding criteria.

Recommendation 7: That the City of Cockburn is responsible for the application funding to Lotterywest and the project management of the purpose built Community Men's Shed on the Buckley St, Jandakot location.

Management Structure Options

There are two acceptable management options that are presently in place in other sheds.

Paid Co-ordinator employed by a LGA:

- City of Stirling's Community Men's Shed is fully owned and run by the City of Stirling. It has a full time Coordinator employed by the City of Stirling and no management committee at this stage. There are some difficulties with responsiveness of this model as all decisions have to pass through Council before they can be acted upon. They are in the process of considering independent incorporation for the Men's Shed with a paid coordinator remaining an employee of City of Stirling because of the implications of the OH&S legislation.

This model of paid coordination provides the opportunity for ongoing support for a wide range of programmes and activities to meet the need of the wider community. It reduces the risk of the facility becoming insular in its approach to membership and programmes and it still allows for members to have input into the overall and day to day management of the shed. It supports the ongoing sustainability of the facility.

However the implications for funding a fulltime position are significant and could be cost prohibitive.

Paid Coordinator employed by the incorporated body through a grant from the City

- Fremantle has a part time coordinator and a Treasurer/accountant 4 hours per week funded by a grant from the local council. The coordinator is employed by and is responsible to the Management Committee of the Men's Shed. The difficulty with this is the overall access and programme coordination that can breakdown over time.

This model of paid coordination by incorporated body through a grant from the Council provides the opportunity for ongoing

support but reduces the influence they have to ensure a wide range of access to programmes and activities to meet the need of the wider community.

A grant condition would need to include ongoing participation on the Management Committee by appropriate Council staff.

Preferred Management Structure For Interim Facility

The preferred interim model is for sponsorship by an incorporated not for profit organisation for two years with a Shed Steering Committee and a part time Project Officer funded by a grant from the City. The project officer will support the management without compromising the ownership by the members who will have input into the overall and day to day management of the shed through the steering committee.

The Sponsoring Organisation will be responsible in the interim for the overall governance of the shed for a two year period or until the shed has become an independent incorporated not for profit body. They will be responsible for the application and supervision of the grant from the City of Cockburn.

The Steering Committee/Management Committee will consist of members from the Sponsoring organisations, City of Cockburn staff, Project Officer, members from the community.

The project officer position will report to the Sponsoring organisation and the City of Cockburn through the Steering Committee and will be responsible for:

- Supporting the set up of an interim shed
- Sourcing and supporting the application funding by the City of Cockburn for a purpose built community Men's Shed facility
- Supporting the incorporation process for the Men's Shed
- Liaising with City of Cockburn regarding existing support services available
- Identifying and liaising with other users of the Men's Shed
- Identifying an ongoing management structure
- Evaluating the overall project

For this model the City of Cockburn will provide:

- Community grant for funding of the Project Officer position
- Community development support
- Development of the funding application for the new build
- Project Management of the new build
- Provision of free rental for property
- Access to materials from the Waste Recovery Park
- Maintenance and Utilities costs

Recommendation 8 - That the Management Model for the Interim Shed be Sponsorship by an incorporated not for profit organisation for two years with a Shed Steering Committee with a part time Project Officer funded by a grant from the City.

The public support for this is strong and there are many people who have indicated that they would be available now to move forward with this project. This momentum and the public confidence in the consultation process could be lost if not acted on in a timely fashion.

Recommendation 9: That the grant funding for the Project Officer Position for the Interim Shed be made available from the 2013 Community Grants Round.

Recommendation 10: That the City of Cockburn in the 2013/14 Budget be responsible during the two year interim shed period for the cost of:

- *Community development support*
- *Development of the funding application for the new build*
- *Project Management of the new build*
- *Provision of free rental for property*
- *Access to materials from the Waste Recovery Park*
- *Maintenance and Utilities costs for the Wattleup shed*

Preferred Management Structure For The Purpose Built Community Men's Shed Facility

This model needs to be further investigated by the Project Officer during the interim Management period but provides an indicative management structure until his can be completed. The preferred longer term model is similar to that currently used at Fremantle where a grant is supplied to the incorporated not for profit organisation who then employs a part- time coordinator. During the two year interim management period, the group can work towards becoming an independent incorporated organisation with an elected management committee.

The incorporated organisation can then apply for grant funding from the City of Cockburn to employ a full time coordinator to undertake organization of programming, budgeting and shed management. A grant condition would need to include ongoing participation on the Management Committee by appropriate Council staff as well as representation on the Board of Trustees.

There would also be outcome measurements that the group would need to meet for future funding including reporting of:

- utilisation
- access demographics and evidence of diversity

- access and inclusion strategies for broader community access and benefits
- membership satisfaction

Funding implications for the City of Cockburn for a grant for a fulltime coordinator would be approximately \$80,000 per year.

This model would also have ongoing Council budget considerations including:

- Building maintenance
- Depreciation
- Utilities costs
- Building insurance
- Security
- Resourcing for existing staff liaison with management committee and board meetings

Recommendation 11 - That the longer term management model for the Purpose Built Community Men's Shed is an independent incorporated not for profit organisation with a Management Committee and a fulltime coordinator funded by a Grant from the City.

Recommendation 12 - That the cost of Peppercorn Rent, Outgoings and Maintenance be borne by the City of Cockburn

Recommendation 13 - That a long term management plan for the Community Men's Shed facility in the Learning for Life/ Seniors Centre be developed and be included in the overall planning of this centre.

Steering Committee

A broad representation of people on the Steering Committee will allow for a diverse range of skill, opinions and ideas and will ultimately provide a more representative expression of the needs of the community.

Recommendation 14 - That a steering committee be formed consisting of members from the Sponsoring organisation, City of Cockburn staff, and volunteers from the community consultation. The makeup of the committee should be as representative of gender, age, ethnicity, disability, skills and interests as possible.

Insurance

During the course of the research it was noted that available insurance does not cover people over 85. This was found to apply for insurance for volunteers and was consistent across insurers. This was considered to be inequitable and discriminating on the basis of age. Although this

is not an issue the City of Cockburn has any jurisdiction over it was felt that this should be drawn to the attention of the National Seniors Association.

Recommendation 15 - That a request be made to the National Seniors Association to address the issue of age discrimination in relation to insurance for people over 85 wanting to access Men's Sheds and volunteering opportunities.

Supporting Strategic Documents

The development of a Men's Shed facility actively supports the following outcomes from the Age Friendly Strategic Plan:

Social Participation

Outcome: That the ageing population in the City of Cockburn has affordable and equitable access to activities and events that support social participation and fosters well being and social integration.

Respect and Social Inclusion

Outcome: That the ageing population in the City of Cockburn are recognized and included as valuable members in the social, civic and economic life of the City.

Civic Participation and Employment

Outcome: That the ageing population in the City of Cockburn has access to opportunities to continue to contribute to their communities, through paid employment or voluntary work if they so choose, and to be engaged in the political process.

Communication and Information

Outcome: That relevant information is readily accessible to older people with varying capacities and resources.

Community and Health Services

Outcome: That the ageing population in the City of Cockburn has access to affordable quality community support services and health care.

Resource Requirements for the Interim Shed

If Council was to proceed with the recommendations the following resources will be required.

Part-time Project Officer Grant- \$60,000 for the two year interim period excluding GST.

This provides a project officer 15 hours per week for 48 weeks a year for the two year duration of the interim shed

Maintenance

Current maintenance cost for the Wattleup Shed for 2011/12 was \$4,681.95 and for 2010/11 was \$3,733.26.

The projected maintenance costs for the two year period of the interim Men's Shed would be approximately \$10,000.

Overall Indicative Cost to Council per annum for the two year interim period to be included in the 2013/ 14, and the 2014/15 Budgets

Overall Indicative Cost to Council	2013/14 & 2014/15 (per year)
Project Officer Com Grant	30,000
Shed maintenance	5,000
Utilities	2,500
Depreciation	7,500
Security	2,000
Other	500
Total for two year interim period (per year)	47,500

In Kind Support from the City Of Cockburn

Materials

The Waste Recovery Park indicated it could provide access to wood and metal materials for use in the shed.

Community Development Support

This support is available to all not for profit community groups and would have no direct budget implications. These services include support with:

- Advertising for membership
- Training for committee
- Other services available to support the set up of community groups

Rental

A peppercorn rental only would be charged for the use of the interim facility.

Resource Requirements for the Purpose Built Community Men's Shed

Application for funding for the new build

The City of Cockburn will own the new building located on Buckley Street, Cockburn Central and therefore will be responsible for the application to Lotterywest for this. The project officer position

previously identified in the interim resourcing and the community development services can assist with this process.

Project management of the new build

A requirement of the funding from Lotteries west will be that the City of Cockburn is responsible for the Project Management of the build.

Contribution from the City of Cockburn

A further condition of the funding application will be to identify the past and present contributions that the City of Cockburn is prepared to make to the project such as a community grant for the project officer position. Contributions to the new build facility other than the land identified could include:

- Shed maintenance
- Utilities cost
- Depreciation
- Security

Community Grant for Full Time Coordinator - \$80,000 per year

The preference for the long term management of the Community Men's Shed is for a full time co-ordinator employed by the independent incorporated Community Men's Shed organisation with community grant funding from the City of Cockburn. This model of paid coordination needs to be explored further by the project officer to ensure that a wide range of access to programmes and activities are provided that meet the need of the wider community.

Indicative one off Cost to for the Purpose Built Community Men's Shed	2015/16 for Budget	Grant funding
Project Management of the new build	\$15,000	0
Valuation of Land	\$5,000	0
Lotterywest funding application for Capital Costs		\$561,000
Totals	\$20,000	\$561,000

Indicative Ongoing Cost to Council for Community Men's Shed	
Community grant for a fulltime Coordinator	\$80,000
Shed maintenance	\$5,000
Utilities cost	\$5,000
Depreciation	\$6,000
Security	\$1,000
Total	\$97,000

Long Term Future Need Location

It is likely that a second location would be required in the future. The economic profile and demographic information would support the development of the second location in the Spearwood area.

Indicative one off Cost to for the Long Term Community Men's shed	2019/20 Council Budget	Grant funding
Project Management of the new build	15000	0
Council allocation for capital	112,500	0
Lotterywest funding application for Capital Costs		112,500
Totals	127,500	112,500

Indicative Ongoing Cost to Council for Long Term Community Men's Shed	2019/20
Full time Co-ordinator	\$80,000
Shed maintenance	\$3,000
Utilities cost	\$3,000
Depreciation	\$3,600
Security	
Total	\$89,600

Recommendation 4: That the scope for the Learning for Life/Seniors Centre in Spearwood be expanded to include a second Community Men's Shed facility of approximately 450 sq.m. at a cost of approximately \$500 per sq.m. to meet the future needs of the population in the City of Cockburn in 2018/19.

Recommendation 5: That additional staffing of 1 FTE is included in costing for the long term Seniors Centre.

In summary the report outlines the significant and growing community need for an interim, purpose built facility, and additional long term facility.

The recommended management models and facilities will require significant Council expenditure for the interim, purpose built and long term Community Men's Shed facilities which needs to be considered in conjunction with the community need and benefit.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- People of all ages and abilities to have equal access to our facilities and services in our communities.

Budget/Financial Implications

Resource Requirements for the Interim Shed

Overall Indicative Cost to Council per annum for the two year interim shed to be included in the 2013/ 14, and the 2014/15 Budgets

Overall Indicative Cost to Council	2013/14
Project Officer Com Grant	\$30,000
Shed maintenance	\$5,000
Utilities	\$2,500
Depreciation	\$7,500
Security	\$2,000
Other	\$500
Total one year period	\$47,500

Resource Requirements for the Purpose Built Community Men's Shed

Indicative one off Cost to for the Purpose Built Community Men's shed	2015/2016 Council Budget	Grant funding
Project Management of the new build	\$15,000	0
Valuation of Land	\$5,000	0
Lotterywest funding application for Capital Costs		\$561,000
Totals	\$20,000	\$561,000

Indicative Ongoing Cost to Council for Community Men's Shed	2015/16
Community grant for a fulltime Coordinator	\$80,000
Shed maintenance	\$5,000
Utilities cost	\$5,000
Depreciation	\$6,000
Security	\$1,000
Total	\$97,000

Resource Requirements for the Long Term Community Men's Shed Facility

Indicative one off Cost to for the Long Term Community Men's Shed	2019/20 Council Budget	Grant funding
Project Management of the new build	\$15,000	0
Council allocation for capital	\$112,500	0
Lotterywest funding application for Capital Costs		\$112,500
Totals	\$127,500	\$112,500

Indicative Ongoing Cost to Council for Long Term Community Men's Shed	2019/20
fulltime Coordinator	\$80,000
Shed maintenance	\$3,000
Utilities cost	\$3,000
Depreciation	\$3,600
Security	
Total	\$89,600

Legal Implications

N/A

Community Consultation

Community consultation was undertaken using online questionnaires, hard copy questionnaires, community meetings at both the Seniors Centre and Youth Centre, individual contact by phone or email to relevant community organisations and staff at the City of Cockburn.

Sixty six people from the community consultation responded that they would attend such a facility indicating that there is a significant demand for a Men's Shed facility. There were only two respondents that said they were not interested.

Service organisations and community groups as well as key staff from the City of Cockburn expressed support and indicated a need for such a facility.

Attachment(s)

Men's Shed Feasibility Study Report.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

18. EXECUTIVE DIVISION ISSUES

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

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

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

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

23. **CONFIDENTIAL BUSINESS**

24. **(OCM 13/12/2012) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

RECOMMENDATION

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

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

COUNCIL DECISION

25. **CLOSURE OF MEETING**



| City of Cockburn | Annual Report 2012 |



Elected Members



Mayor Logan K Howlett JP
Term ends October 2013



Cr Val Oliver
Term Ends October 2013
Central Ward



Deputy Mayor Kevin Allen
Term Ends October 2013
West Ward



Cr Bart Houwen
Term Ends October 2013
Central Ward



Cr Tony Romano
Term Ends October 2013
West Ward



Cr Stephen Pratt
Term Ends October 2015
Central Ward



Cr Carol Reeve-Fowkes
Term Ends October 2015
West Ward



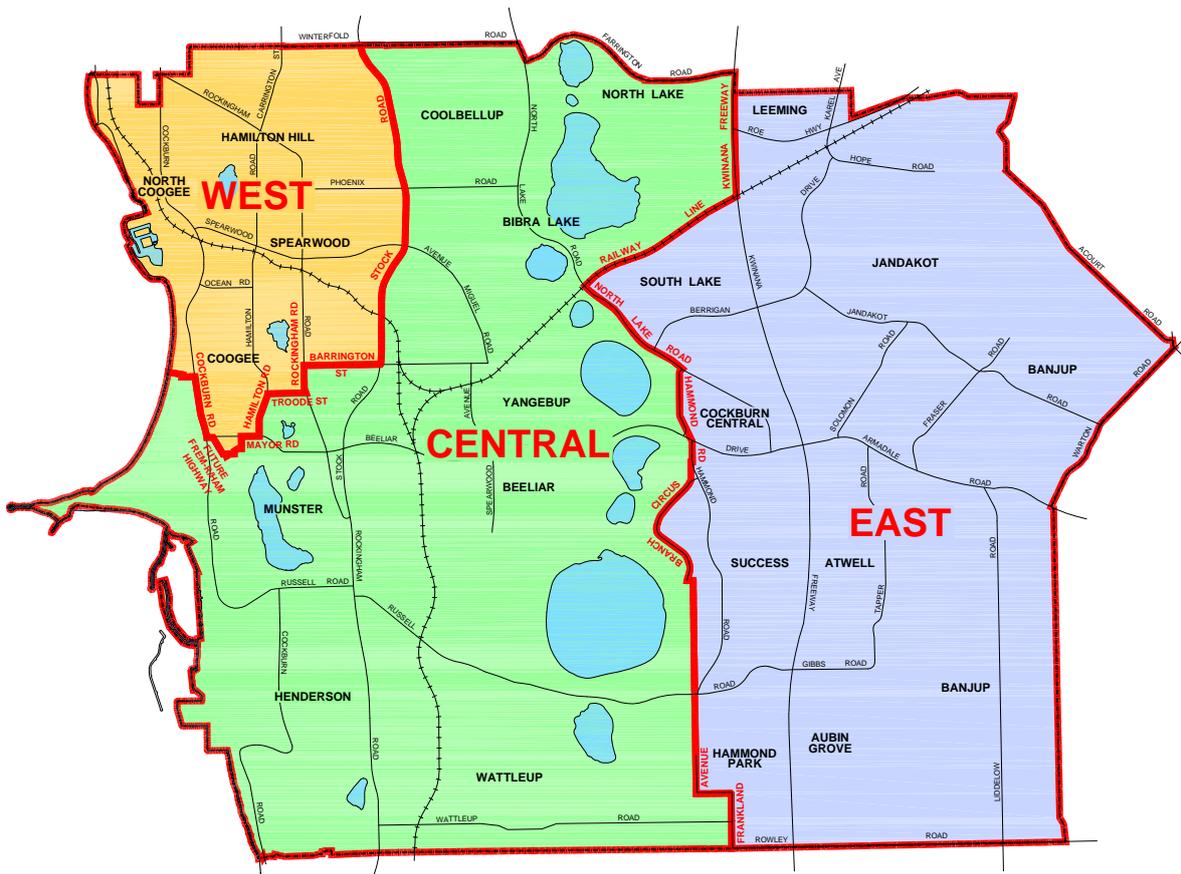
Cr Yaz Mubarakai
Term Ends October 2015
East Ward



Cr Steven Portelli
Term Ends October 2015
East Ward



Cr Lee-Anne Smith
Term Ends October 2013
East Ward



Executive Team



Stephen Cain
Chief Executive Officer



Michael Littleton
Director Engineering and Works



Daniel Arndt
Director Planning and Development



Don Green
Director Community Services



Stuart Downing
Director Finance and Corporate Services

Our Mission

Our mission is to make the City of Cockburn the most attractive place to live, work and visit in the Perth metropolitan area.

The Corporate Strategic Plan identifies seven Vision Statements, each of which has a set of complimentary objectives for achieving our mission and have the most influence on steering our development.

- D** Demographics Planning
- I** Infrastructure Development
- LI** Lifestyles and Aspirations Achievement
- G** Governance Excellence
- E** Employment and Economic Development
- N** Natural Environment Management
- T** Transport Optimisation

These factors take into account our planned population growth and the diverse social needs of our residents; the support required for the business community and growth of educational opportunities; a requirement to conserve and preserve our natural resources, while providing good community leadership and stewardship. These developmental factors were identified as being those that would most influence the development of the City and are included in Council's Plan for the Future of the District 2010 – 2020, adopted in June 2010.

Front cover picture: Poppy artwork (see page 37).



The Mayor, Councillors and Staff of the City of Cockburn acknowledge the Nyungar people who are the Traditional Custodians of this Land and would like to thank the Aboriginal Reference Group for their enthusiastic support and assistance in implementing the Reconciliation Action Plan.

Contents

Mayor's Message	6
Report from the CEO	7
Winning Performances	8
Demographic Data	9
Measuring our Performance	10
State of Sustainability Report	16
National Competition Statement	18
The Year Ahead	19
Administration and Community Services Division	22
Engineering and Works Division	38
Planning and Development Division	48
Finance and Corporate Services Division	54
Annual Financial Statements (Concise Version)	60



Jessica Mauboy entertains Cockburn residents at the 2012 Regional Concert.

Mayor's Message



I am pleased to provide this, my fourth annual report statement to the ratepayers and residents of the City of Cockburn. The year under review continued to see the landscape of Cockburn change with the construction of new homes, the expansion of commercial and retail activities and sound growth through our business parks and industrial locations.

Port Coogee and Cockburn Central continued to develop with the offer of lifestyle choices for both families and investors. Planning also continued for the Cockburn Coast (the land between Port Coogee and South Beach), land surrounding the former Watsonia site and a myriad of smaller single landowner subdivisions across the City. These activities auger well for land availability, choice of home size, location and employment opportunities. It also continues the transformation of Cockburn from the traditional setting of market gardens, flower gardens, orchards, vineyards and dairy farms – a rich and diverse history that we need to promote at every opportunity.

Projects such as the Coogee Beach Surf Life Saving Club & Community Facility, the Volunteer Emergency Services Headquarters, the Integrated Health & Community Facility and the new Success library are well advanced in terms of construction work. These projects will add value to the community infrastructure and service delivery across our district.

Arts, craft, theatre, history, heritage and cultural activities continued to provide a wealth of opportunities for people of all ages and abilities while the Seniors Centre and Youth Centre continued to grow in terms of membership and activities. The 'Summer of Fun' was an outstanding success with the concerts, Cockburn Idol competition, Coogee Beach Festival, Hello Baby, Teddy Bears' Picnic and other events all showcasing an exciting range of family orientated fun and adventure. The City's libraries, Wetlands Centre and Azelia Ley Homestead Museum provided an exciting range of activities with the school holiday programs being well received.

Since the adoption of the City's Reconciliation Action Plan in May 2011 aimed at 'closing the gap' between Aboriginal and Torres Strait Islander peoples and other Australians, work on implementing the action plan has substantially progressed. I congratulate the City's Aboriginal Reference Group members and others for their contribution in achieving the outcomes to date.

The continued promotion and practical application of sustainability within our community remained a high priority with practical and innovative examples of protecting the environment and reducing our carbon footprint being demonstrated. The City was selected as one of only three finalists for the prestigious 2012 State Sustainable Cities Award in June and was recently notified that it has been awarded the overall State Award and therefore eligible for the National Award to be announced later this year.

Local government reform remains a topic of interest with the independent panel's final report on appropriate boundaries and governance models for the Perth metropolitan area due to be presented to the Minister for Local Government. As with other local government communities we are anxious to see the recommendations and how it will influence our City's future direction.

In closing, I thank the elected members, the executive group, other members of staff, our volunteers and the community that is Cockburn for the achievements made throughout the year to ensure that Cockburn continues to be the place of choice to live, work, visit and invest for an ever increasing number of people.

Logan K Howlett, JP
MAYOR

Report of the Chief Executive Officer



Much has changed for the City of Cockburn throughout the 2011-12 Financial Year. The City's population has continued to grow with some 90,000 residents now calling Cockburn home. The City's economy also expanded, creating more employment opportunities for residents and helping bring more investment into Western Australia.

Residential growth is now happening within the established and new parts of the City. Infill development in Spearwood, Coogee and the Cockburn Coast was made possible by the City's urban revitalisation plans, with similar work now being undertaken for Hamilton Hill and Coolbellup.

The high quality of new developments was also formally recognised, with the Port Coogee and Stella Apartments (Success) projects winning 2011 State awards from the Urban Development Institute of Australia. Port Coogee was also the overall 2012 National Award for Excellence winner in the category of Environmental Achievement.

The City's efforts to provide community infrastructure were given a major boost with the official opening of the Port Coogee marina. A new sports centre was opened at Botany Park and extensions to sporting facilities at Anning Park and Santich Park. Construction is continuing on the new GP Super Clinic, Success Library, Coogee Beach Surf Lifesaving Club and the Cockburn Volunteer Emergency Services centre is almost complete as I write. A record amount of new community infrastructure is currently underway.

The City is aware that its rapid growth has seen increased traffic generated across the City and so continuing investment in the road network will be a priority in the future. This year saw major upgrades to Beeliar Drive, Russell Road and a new section of Spearwood Avenue.

To meet these challenges and other needs of the community, the City recently embarked on an update of its strategic plan. The Strategic Community Plan 2012 – 2022 was released for community consultation in June 2012. The new Strategic Plan will provide the framework for continued development of the services provided by the City. Plans adopted by the Council during the year included: a new Local Emergency Management Plan; Crime Prevention Plan; CCTV Strategy; Reconciliation Action Plan; Community Development Strategy and Greenhouse Gas Emissions Reduction Strategy.

The City's reputation for innovation was recognised with some major awards, most notably winning the 2012 State Environment Award. All of the actions of Council and the City's staff, however, remain focussed on our Mission: to 'make the City the best place to live, work and visit in the Perth metropolitan area.' The outcomes from this year show we remain on track.

A handwritten signature in black ink, appearing to read 'Stephen Cain'. The signature is stylized and fluid, written over a white background.

Stephen Cain
Chief Executive Officer

Winning Performances 2011 - 12

Date	Agency	Award / Category
July 2011	Fire and Emergency Services Authority	West Australian 2012 Resilient Australia Awards: Highly commended award for the Project: "Can you do 72!"
August 2011	WA Local Government Association (WALGA)	WALGA Greensense Award – Level 1 – Emissions Aware status on the WALGA/Greensense Emissions Reporting Platform Program.
August 2011	WALGA	Cr Ian Whitfield - Merit Award for his contribution to local government and the wider community.
September 2011	WA Department of Training and Workforce Development	WA Training Awards – Employer of the Year – Winner
September 2011	Urban Development Institute of Australia (UDIA) State Awards for Excellence.	Stella Orion Apartments winner category awards; 'Rising Star' and 'Medium Density'. Australand - Port Coogee winner category awards 'Environmental Excellence', 'Residential Development over 250 Lots' and the prestigious 'President's Award'.
October 2011	Telstra	2011 Telstra Business Women of the Year Western Australian Finalist - Cr Lee-Anne Smith (Community & Government Sector Category).
November 2011	Department of Environment and Conservation WA	Category Award: Government Leading by Example Award for the City's 'Sustainability and Climate Change Program' State Environment Awards - Overall Winner
November 2011	The Public Health Advocacy Institute of WA (PHAIWA).	'Certificate of Excellence' in recognition of finishing second in the inaugural 2011 Children's Environment & Health Report Card Project. Certificate of Achievement' in recognition of winning both the Outdoor Air Quality and Communicable and Notifiable Diseases categories in the Inaugural 2011 Children's Environment & Health Report Card Project.
November 2011	Planning Institute of Australia	2011 Planning Institute of Australia Award for the Muriel Court Structure Plan and associated strategies.
March 2012	Urban Development Institute of Australia (UDIA) National Awards for Excellence.	Australand - Port Coogee winner National Environmental Excellence Award, National Regional Development Award

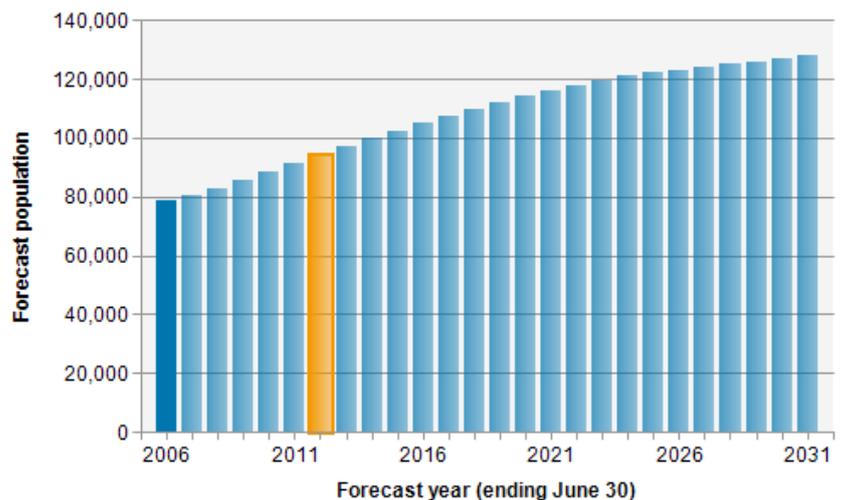
Demographic Data

Source Australian Bureau of Statistics, 2011 Census

http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/communityprofile/LGA51820?opendocument&navpos=100

Personal Characteristics	Cockburn	% of total persons
Total persons	89,683	-
Males	44,681	49.8%
Females	45,002	50.2%
Aboriginal and Torres Strait Islanders	1,600	1.7%
Age	Cockburn	% of total persons
0-4	6,788	7.6%
5-14	11,963	13.4%
15-19	5,796	6.5%
20 – 24	6,265	7.0%
25 – 34	14,097	16.0%
35 – 44	14,575	15.7%
45 – 54	12,048	13.5%
55 – 64	8,995	10.1%
65 – 74	5,237	5.9%
75 – 84	2,976	3.3%
85 years and over	941	1.0%
Selected Characteristics	Cockburn	
Australian Citizenship	73,903	
Persons born overseas	29,091	
Country of birth (Main responses in selected region)	Cockburn	% of total persons
Australia	56,359	62.8%
United Kingdom	6,521	7.3%
New Zealand	2,548	2.8%
South Africa	1,614	1.8%
Italy	1,580	1.8%
Croatia	1,224	1.0%

Forecast population, City of Cockburn



Measurements of Success

Initiative Outcome	Demographic Planning		
Service Commitments	<p>To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.</p> <p>To ensure development will enhance the levels of amenity currently enjoyed by the community.</p>		
Measurements of Success	Business Plan – Council will adopt an annual Business Plan. Adopted June 2011.		
	Processing Times for Planning and Building - Average processing times for building and planning applications will be reported in the Annual Report against statutory and Council targets.		
		ACTUAL	TARGET
	Planning	36 Days	28 Days
	Building	77 ⁽¹⁾ Days	25 Days
	Building	22 ⁽²⁾ Days	25 Days
	<p>⁽¹⁾ Pre introduction of the changes in the Building Act in April 2012 that required all existing applications that had been dormant to be closed off. Some of these had been open for several years.</p> <p>⁽²⁾ Post introduction of the new Building Act.</p>		
	Demographic Data – The City will publish data on the annual growth rate and social composition of our Community in its Annual Report. See table Page 9.		
	Ratepayer/Resident Satisfaction – Community satisfaction with Planning Services and the appearance of the area to be reported in the Annual Report and meet Council's targets.		
		ACTUAL	TARGET
	Planning and Building Services	62%	70%
	Appearance of the area	71%	75%

Coogee Beach jetty.

Initiative Outcome	Infrastructure Development															
Service Commitments	<p>To construct and maintain community facilities that meet community needs.</p> <p>To construct and maintain parks and bushland reserves that are convenient and safe for public use, and do not compromise environmental management.</p> <p>To provide an appropriate range of recreation areas that meet the needs of all age groups within the community.</p>															
Measurements of Success	<p>Plan for the District – Adopted by Council in June 2010 and remains current. [To meet the requirement of s5.56 of the Local Govt Act]</p> <p>A new Land and Management Strategy was adopted by Council in 2011 – Annual activities to develop and expand the City's investment activities will be detailed in the Annual Business Plan.</p> <p>Asset Management – New asset management plans are underway.</p> <p>Customer Satisfaction – An annual survey of regular facility users will be undertaken to determine customer satisfaction.</p> <table data-bbox="539 913 1476 1093"> <tbody> <tr> <td>Festival and Events</td> <td>75%</td> </tr> <tr> <td>Library Services</td> <td>96%</td> </tr> <tr> <td>Community facilities hire</td> <td>96%</td> </tr> <tr> <td>Sports field hire</td> <td>87%</td> </tr> <tr> <td>Parks and Gardens</td> <td>89%</td> </tr> </tbody> </table> <p>Ratepayer/Resident Satisfaction – Community satisfaction with Recreation Facility development to be reported in the Annual Report and meet Council's targets.</p> <table data-bbox="1182 1196 1476 1272"> <thead> <tr> <th>ACTUAL</th> <th>TARGET</th> </tr> </thead> <tbody> <tr> <td>81%</td> <td>90%</td> </tr> </tbody> </table>		Festival and Events	75%	Library Services	96%	Community facilities hire	96%	Sports field hire	87%	Parks and Gardens	89%	ACTUAL	TARGET	81%	90%
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Measurements of Success (Continued)

Initiative Outcome	Lifestyle and Aspiration Achievement																													
Service Commitments	<p>To foster a sense of community spirit within the district generally and neighbourhoods in particular.</p> <p>To facilitate and provide an optimum range of community services and events.</p> <p>To deliver our services and to manage resources in a way that is cost effective without compromising quality.</p> <p>To conserve the character and historic value of the human and built environment.</p> <p>To identify community needs, aspirations, expectations and priorities for services that are required to meet the changing demographics of the district.</p>																													
Measurements of Success	<p>The triennial survey of community aspirations and desires was combined into the annual community perceptions survey.</p> <p>Community Events Participation – Details of events and the number of residents participating in the City's Summer Events programs is to be reported in the Annual Report. Attendance 11-12 financial year was 30,600 people.</p> <p>Services Program – Details of development of the City's services are to be included in the Plan for the District. See Plan for the District – June 2010.</p> <p>Trails Master Plan – The plan is out for consultation in 2012.</p> <p>Community Safety – Details of the community safety program are to be reported on the Council website and customer satisfaction measured and reported in the Annual Report.</p> <table border="1" data-bbox="1066 1061 1398 1151"> <thead> <tr> <th></th> <th>ACTUAL</th> <th>TARGET</th> </tr> </thead> <tbody> <tr> <td></td> <td>68%</td> <td>80%</td> </tr> </tbody> </table> <p>Greening Program – The City's Greening Plan will be replaced with a Public Open Space Strategy.</p> <p>Ratepayer/Resident Satisfaction – Community satisfaction for Community Services provision to be reported in the Annual Report and meet Council's targets.</p> <table border="1" data-bbox="501 1339 1398 1635"> <thead> <tr> <th></th> <th>ACTUAL</th> <th>TARGET</th> </tr> </thead> <tbody> <tr> <td>Youth</td> <td>71%</td> <td>75%</td> </tr> <tr> <td>Seniors</td> <td>74%</td> <td>75%</td> </tr> <tr> <td>Disabilities</td> <td>65%</td> <td>75%</td> </tr> <tr> <td>Animal Control</td> <td>76%</td> <td>80%</td> </tr> <tr> <td>Bushfire Control</td> <td>81%</td> <td>90%</td> </tr> <tr> <td>Customer Service</td> <td>78%</td> <td>80%</td> </tr> </tbody> </table>				ACTUAL	TARGET		68%	80%		ACTUAL	TARGET	Youth	71%	75%	Seniors	74%	75%	Disabilities	65%	75%	Animal Control	76%	80%	Bushfire Control	81%	90%	Customer Service	78%	80%
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Initiative Outcome	Governance Excellence									
Service Commitments	<p>To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.</p> <p>To provide effective monitoring and regulatory services that administer relevant legislation and local laws in a fair and impartial way.</p> <p>To maintain a professional, well-trained and healthy workforce that is responsive to the community's needs.</p> <p>To maximise use of technology that contributes to the efficient delivery of Council's services.</p> <p>To develop and maintain a financially sustainable City.</p>									
Measurements of Success	<p>Information Accessibility – The City is to provide access to all Council plans, policies and other important documents available online to the community. Refer to Council website: www.cockburn.wa.gov.au</p> <p>A new Disability Access and Inclusion Plan was prepared and was presented to Council in July 2012. The Communication Strategy was prepared for Council in September 2012.</p> <p>Budget Management – A mid-year progress report on achievement of the Annual Business Plan was presented to Council.</p> <p>Financial Reserves – The Financial Reserves development strategy is to be reviewed annually with targets and achievement of performance measures to be reported in the Business Plan and Annual Report. See Financial Statements.</p> <p>Ratepayer/Resident Satisfaction – Community satisfaction with governance oversight and community consultation are to be reported in the Annual Report and meet Council's targets.</p> <table border="1"> <thead> <tr> <th></th> <th>ACTUAL</th> <th>TARGET</th> </tr> </thead> <tbody> <tr> <td>Governance</td> <td>67%</td> <td>70%</td> </tr> <tr> <td>Consultation</td> <td>59%</td> <td>70%</td> </tr> </tbody> </table>		ACTUAL	TARGET	Governance	67%	70%	Consultation	59%	70%
	ACTUAL	TARGET								
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Initiative Outcome	Employment and Economic Development
Service Commitments	<p>To plan and promote economic development that encourages business opportunities within the City.</p> <p>To pursue high value employment opportunities for our residents.</p> <p>To encourage development of educational institutions that provides a range of learning opportunities for the community.</p>
Measurements of Success	<p>A Local Commercial and Activity Centres Strategy is planned to be presented to Council in December 2012.</p> <p>Regional Economic Profile – The regional profile for the South West metropolitan area is to include comprehensive information on the City, updated annually and be available online. Information available on South West Group website: www.southwestgroup.com.au</p> <p>Regional Forums – The major regional forums: WALGA South Metropolitan Zone, South West Group, Melville Cockburn Chamber of Commerce and South West Corridor Development and Employment Foundation, are to be used to promote the City, its businesses and education opportunities.</p> <p>City of Cockburn is represented in each of these organisations.</p>

Measurements of Success (Continued)

Initiative Outcome	Natural Environmental Management								
Service Commitments	<p>To conserve, preserve and where required, remediate the quality, extent and uniqueness of the natural environment that exists within the district.</p> <p>To ensure development of the district is undertaken in such a way that the balance between the natural and human environment is maintained.</p> <p>To manage the City's waste stream to achieve sustainable resource management, in an environmentally acceptable manner.</p>								
Measurements of Success	<p>Natural Area Management Strategy – This strategy outlines programs of regeneration, re-remediation and enhancement works within natural areas. The strategy has been completed and is to be adopted by Council 2012-13.</p> <p>Public Open Space Strategy – provides a framework that guides the future provision, enhancement and management of open space. Strategy is currently being prepared by the Park Services and is to be considered by Council in 2012-13.</p> <p>Contaminated Sites – The Contaminated Sites Management Strategy was reviewed in 2011-12. Details of all contaminated sites within the City's boundaries are reported publicly on the Department of Environment and Conservation website.</p> <p>Sustainability Strategy – Adoption of an integrated reporting platform which commits the City to an annual review of performance against key sustainability performance indicators. A summary will be included in the City's annual report (See page 16-17).</p> <p>Coastal Management – Undertake coastal vulnerability studying conjunction with the Cockburn Sound Coastal Alliance. Phase 1 to be completed 2012-13.</p> <p>Greenhouse Gas Emissions Strategy (2011 - 2020) – Establishes emission reduction targets and commits to a program of actions to improve energy efficiency, minimise waste and embrace a new energy future (renewable energy). Green House Gas inventories and reporting on progress to targets undertaken annually.</p> <p>Climate Change Adaptation Plans – Review of the regional South Metropolitan Regional Council adaption plan (2009) and City of Cockburn plan (2010). A new adaption plan incorporating existing plans to be developed in 2012-13.</p> <p>Local Water Action Plan (2001-2017) – Establishes water quality and conservation targets to be achieved by 2017. Staged implementation of action plan and achievement of milestone 4 of the ICLEI water campaign to be achieved by 2012-13.</p> <p>Waste Strategy – A City of Cockburn Waste Strategy is currently being prepared by Waste Services, which will guide waste education programs and provide a blueprint for waste management initiatives for the next 5 – 10 years. To be considered by Council 2012-13</p> <p>An annual survey of the community determined the following levels of satisfaction:</p> <table data-bbox="922 1659 1353 1731"> <tr> <td>Rubbish collection</td> <td>96%</td> </tr> <tr> <td>Recycling services</td> <td>95%</td> </tr> </table> <p>Ratepayer/Resident satisfaction – Community satisfaction with Natural Environmental management to be reported in the Annual Report and meet Council's targets.</p> <table data-bbox="1070 1845 1398 1928"> <thead> <tr> <th>ACTUAL</th> <th>TARGET</th> </tr> </thead> <tbody> <tr> <td>80%</td> <td>70%</td> </tr> </tbody> </table>	Rubbish collection	96%	Recycling services	95%	ACTUAL	TARGET	80%	70%
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Initiative Outcome	Transport Optimisation												
Service Commitments	<p>To ensure the City develops a transport network that provides maximum utility for its users, while minimising negative environmental and social impacts.</p> <p>To construct and maintain roads which are convenient and safe for vehicles, cyclists and pedestrians.</p> <p>To achieve provision of an effective public transport system that provides maximum amenity, connectivity and integration for the community.</p>												
Measurements of Success	<p>Transport Network Model – Transport modelling is undertaken every five years and reported to Council. This information will be used to update the Transport Plan in the Plan for the District. See plan for the district 2010-2020.</p> <p>Lobbying and External Funding – Targets for external funding for road construction are included in the Plan for the District, with the success of the City's lobbying efforts measured by the approved construction programs in the annual Business Plan.</p> <p>Ratepayer/Resident satisfaction – Community satisfaction with roads, footpaths and cycleway maintenance to be reported in the Annual Report and meet Council's targets.</p> <table border="1"> <thead> <tr> <th></th> <th>ACTUAL</th> <th>TARGET</th> </tr> </thead> <tbody> <tr> <td>Roads Maintenance</td> <td>77%</td> <td>80%</td> </tr> <tr> <td>Footpaths</td> <td>74%</td> <td>80%</td> </tr> <tr> <td>Cycle Ways</td> <td>74%</td> <td>80%</td> </tr> </tbody> </table>		ACTUAL	TARGET	Roads Maintenance	77%	80%	Footpaths	74%	80%	Cycle Ways	74%	80%
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Remuneration of Senior Employees

Annual Salary Between	No.
\$100,000 and \$109,999	5*
\$110,000 and \$119,999	5**
\$120,000 and \$129,999	3
\$130,000 and \$139,999	0
\$140,000 and \$149,000	1
\$150,000 and \$159,999	1***
\$160,000 and \$169,999	2****
\$240,000 and \$249,999	1*****

The above information does not include the payment of motor vehicle allowances of \$17,000 (*) for 1 senior employee, \$17,600 (**) for 1 senior employee, \$22,600 (***) for 1 senior employee, \$22,600 (****) for 1 senior employee and \$18,000 (*****) for 1 senior employee.

This information is correct as at 30 June 2012.

State of Sustainability Report 2012

The City's annual State of Sustainability Report details the organisation's progress toward a sustainable future. A summary of this year's state of sustainability, is provided here.

The full report can be found at www.cockburn.wa.gov.au/sustainability

In the interests of accountability and transparency, the City is publically recording its progress toward sustainability through the use of a simple traffic light system, explained as follows:



Indicates the City has achieved, or is on track to achieving its KPI.



Indicates while the City is making progress toward the achievement of a particular measure of success, more work is needed.



Indicates the City is not yet making progress toward the achievement of that particular KPI.

GOVERNANCE SUMMARY

Maintain or increased success in achieving the City's KPI criteria for Governance.

State	The City has identified 19 key performance indicators (KPIs) to measure its current progress towards achieving Governance Excellence.
Pressure	Meeting community expectations in an ethical and transparent manner within the constraints of existing staffing levels and resources.
Response	The City has completed, or is working toward the completion of 18 of the KPIs delivered under Governance themes of Management, Accountability, Transparency and Engagement and Sustainable Planning and Development. The City has not succeeded in the delivery of one of its strategic KPIs.
Progress	

ENVIRONMENT SUMMARY

Maintain or increased success in achieving the City's KPI criteria for Environment.

State	The City has identified 14 key performance indicators (KPIs) to measure its current progress towards achieving best practice in Environmental Management.
Response	Finding an acceptable balance between conservation and urban development remains a constant challenge.
Response	The City has completed, or is working toward the completion of 11 of the KPIs delivered under Environment themes of Environmental Management and Efficient Settlements and Use of Resources. The City has not succeeded in the delivery of three of its strategic KPIs.
Progress	

SOCIETY SUMMARY

Maintain or increased success in achieving the City's KPI criteria for Society.

State	The City has identified 16 key performance indicators (KPIs) to measure its current progress towards achieving a more socially equitable, diverse and inclusive community.
Pressure	Ongoing pressure to meet the needs of an increasingly diverse community.
Response	The City has completed, or is working toward the completion of 15 of the KPIs delivered under Society themes of Sense of Place and Healthy Communities and Community Involvement. The City has not succeeded in the delivery of one of its strategic KPIs.
Progress	

ECONOMY SUMMARY

Maintain or increased success in achieving the City's KPI criteria for Economy.

State	The City has identified 16 key performance indicators (KPIs) to measure its current progress towards achieving best practice in Financial Management.
Pressure	External economic factors beyond Council control and the need for ongoing diverse income streams.
Response	The City has completed, or is working toward the completion of 12 of the KPIs delivered under Economy themes of Economic Development and Employment Opportunities. The City has not succeeded in the delivery of four of its strategic KPIs.
Progress	



City officer conducts a home energy audit.

In 2007, all Australian governments recommitted to the Competition Principles Agreement (11 April 1995).

The Competition Principles Agreement is an intergovernmental agreement between the Commonwealth and State/Territory governments that sets out how governments will apply National Competition Policy Principles to public sector organisations within their jurisdiction. The National Competition Policy itself concluded in 2005-06 and has been succeeded by Australia's National Reform Agenda which is an addition to, and continuation of, the highly successful National Competition Policy reforms. The COAG reform agenda is implemented through National Agreements, National Partnerships, Water Management Partnerships under the Agreement on Murray-Darling Basin Reform, and other intergovernmental agreements. The National Reform Agenda comprises three streams - competition, regulatory reform and improvements to human capital. The competition and regulatory reform streams can be regarded as falling broadly within the framework established by the previous National Competition Policy, with a focus on productivity and economic efficiency of activities and industries within product markets.

The Competition Principles Agreement as amended 13 April 2007 sets out nominated principles from the agreement that now applies to Local Government. The provisions of Clause 5 within the Competition Principles Agreement require Local Government to report annually on the implementation, application and effects of Competition Policy.

Competition Policy does not require contracting out or competitive tendering. It does not preclude local government from continuing to subsidise its significant business activities from general revenue, nor does it require privatisation of government functions. It does require local governments to identify their significant business activities and apply competitive disciplines to those businesses practices which compete with private business.

A number of the City's services are exempt from Competition Policy, as it applies only to business activities that generate income in excess of \$200,000 from fee revenue that is directly generated from external users. Activities undertaken by the City which have previously been considered for market testing, owing to the competitive nature of the service, are:

- South Lake Leisure Centre
- Waste Collection
- Waste Disposal Site

The City has resolved to retain the in-house provision of the leisure centre and its domestic waste collection. In addition, Council resolved in November 2011, to operate its waste disposal site utilising 100% in-house labour.

Legislative Review

Under the Clause 5 Statement of the Competition Principles Agreement, local governments must review their Local Laws to ensure that they do not unnecessarily restrict competition.

Under the Clause 5 Statement, a local government must ensure that its Local Laws do not unnecessarily restrict competition unless it can be demonstrated that:

- The benefits of the restriction outweigh the costs to the community; and
- The objective of the law can only be achieved through such a restriction.
- The City of Cockburn has completed a review of its Local Laws to ensure compliance with the National Competition Policy.

No complaints have been lodged pursuant to Sec. 5.121 of the Local Government Act during the year and accordingly no details are required to be entered into the complaints register established for this purpose.

The Year Ahead

A Plan for the District was adopted by Council in late June 2010 and identified major projects for financial year 2011-12 and beyond. Council will continue to fund these services for the 2012-13 financial year with the following projects of particular note:

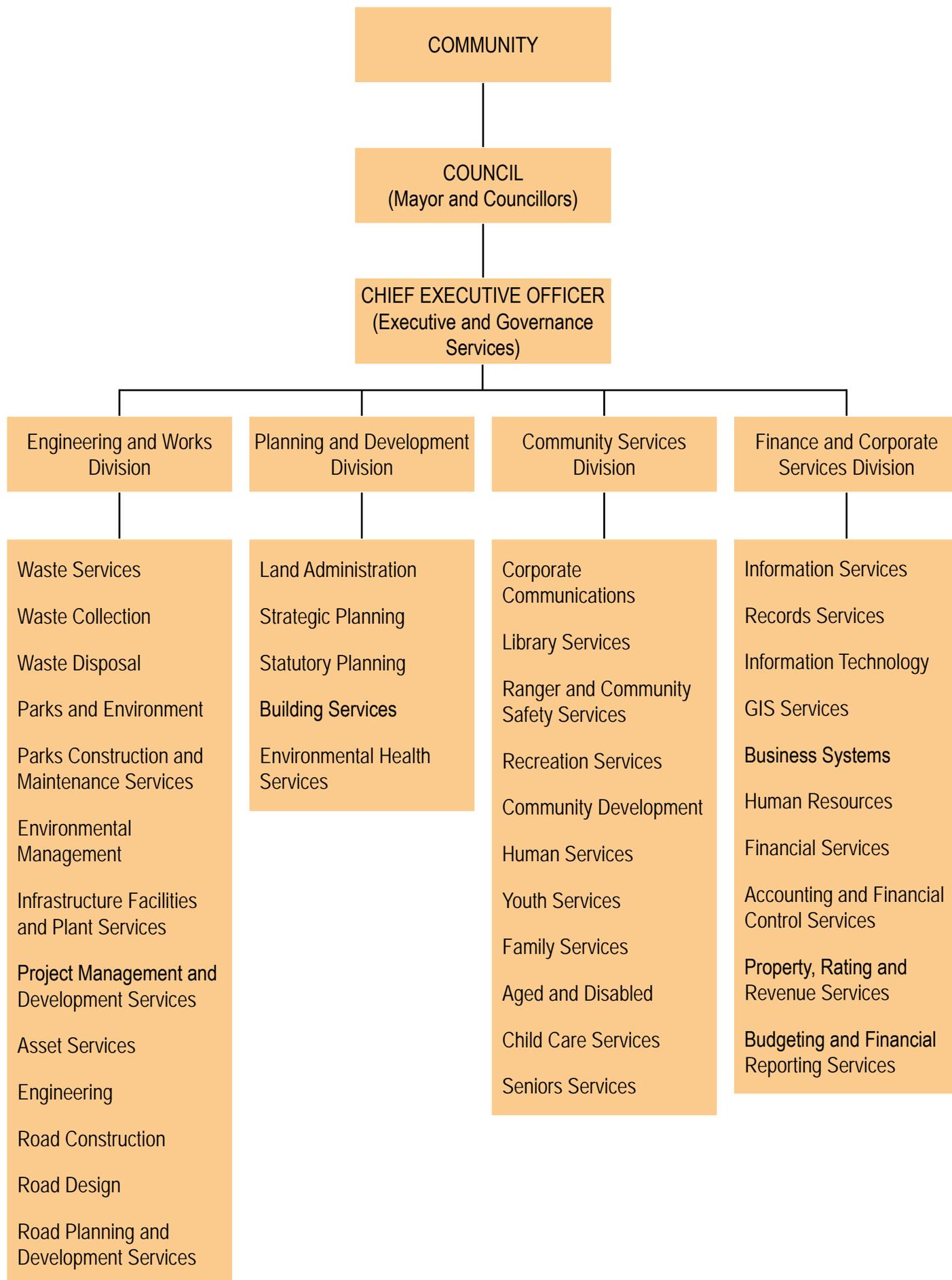
- 2013 will see the completion of the \$10million Coogee Beach Surf Life Saving Club and community facility.
- The \$42million GP super clinic, associated health and medical facilities and library and civic/community facilities at Cockburn Gateway Shopping City (Wentworth Parade, Success) will be completed at the end of 2013.
- The Cockburn Volunteer Emergency Services building at Cockburn Central is due to be completed in September 2012.
- Installation of underground power in East Coolbellup will be completed in 2013 and works on underground power in East Hamilton Hill will start in 2013.
- \$23.2million is allocated to roads, footpaths and drainage; road planning and design and works. A new depot operations centre will also commence construction in 2013.
- Following public consultation the final version of the Hamilton Hill Revitalisation Strategy and action plan will be presented to council November 2012.
- Planning will be completed in 2013 for the largest community facility the City has built, a Regional Aquatic, Sports and Community Facility, to be constructed in Cockburn Central West.



Artists impression of the new Coogee Beach Surf Lifesaving Club.



Organisational Chart





Young readers at the Coolbellup Library.

ADMINISTRATION AND COMMUNITY SERVICES DIVISION

The Administration and Community Services Division is responsible for providing a wide range of services to the community including community development initiatives, events, recreation services, ranger and community safety initiatives and a wide range of human services. The division is responsible for communications including the operation of the Customer Contact Centre. The aim of the unit is to improve the quality of community life of residents and to ensure good governance.

HIGHLIGHTS

- **8380** - Number of jobs attended to by Co-Safe.
- **500** - Number of local juniors funded by the City to participate in club sport.
- **1300** - People enrolled in swimming lessons during peak terms.
- **90%** - Of residents like living in the City of Cockburn.

Public Library & Information Service

Create accessible, vibrant and innovative places that instil and encourage the joy of reading for pleasure, recreation and lifelong learning. To provide anytime and anywhere connection to innovative services and rich content of knowledge, ideas and works of imagination through which individuals may turn knowledge to value to participate as citizens in the digital age and strengthen community.

Library Service

2012 is the National Year of Reading, which following its launch at Spearwood in February has involved the service in a range of activities prepared in house along with others linked to the Year of Reading national program. Interest in the service's events and activities has been strong with an attendance for the year of about 8,400 people of all ages. There has been a slight increase of 0.28% in loans to 515,454 but the main increase has been in the number of visitors coming to the libraries. It has risen by 6.47% to 374,950. This may be an indicator of the changing pattern of use of public libraries.

Planning for the new Success Public Library has continued. Staff have been closely involved with the project's architects in planning the interior fit-out.

Improvements have been made to Spearwood Public Library with the completion of the returns room project and installation of the power operated returns dump.

Free public access 24/7 WiFi was installed at each branch and is proving to be popular with users.

In addition, considerable attention has been devoted to planning for the introduction of RFID (Radio Frequency Identification); in the new Success library and the other branches, and for the introduction of eBooks early in the coming year.



Children enjoying another outdoor reading activity.

Ranger and Community Safety Services

Work to improve the safety and security of residents and visitors to the City of Cockburn through the administration of local laws and state legislation and through a range of education, prevention and mitigation strategies.

Ranger Services

That last year financial year has seen some minor changes to the operations of the City's Ranger Services, the fruits of these changes will be seen as this current financial year progress.

Over the last twelve months, the City's Rangers have attended to a total of **7935 jobs**, primarily in the following areas:

- 3850 Parking Complaints
- 2505 Dog Related Reports
- 289 Off Road Vehicle Complaints
- 263 Litter Complaints

Dogs Captured by Rangers

- 595 Dogs picked up by Rangers
- 354 Dogs were impounded
- 228 Were returned to their owners
- 228 Were re-homed
- 13 Euthanasia.

Some of the Ranger Service vehicles are now also equipped with mobile CCTV and audio recording equipment to assist with Ranger functions, provided as part of the government grants.



Can You Do 72?

Community Safety Services including Cockburn Community Security and Safety Service (CoSafe)

The last twelve months has seen an increase in the awareness of the City's Co Safe services and an increase in the number of job being attended to by officers.

From July 2011 to 30 June 2012 Co safe attended to:

- 8380 jobs in total
- 95% of these jobs were attended to within 15 minutes or less.

Of these, the top five were in relation to the following areas:

1. Traffic Complaints (Abandoned Motor Vehicles, Hooning, Theft/Damage to Motor vehicles)
2. Anti-social behaviour
3. Noise Complaints – Residential and Commercial
4. Suspicious Activity
5. Alarm at premises (Council owned).

The Coogee Beach Foreshore has also seen a change occurring, with the beginning of the City's first, Pilot CCTV and Lighting system project. This system will be fully operational by mid October 2012.

There will be eight CCTV cameras operating 24/7 and additional lighting is also being installed at certain points in and around the reserve, cafe and car park areas. This system and lighting will be used in addressing known opportunistic crime and related activities within the area.

Signage will also be erected in and around the CCTV covered areas advising members of the public that the cameras are in operation.

The project has been made possible by grant funding provided for by State and Federal Governments as well as funding by the City.

The latest rollout is part of the City of Cockburn's CCTV Strategy 2011-2015, and further roll out of CCTV operating systems will be occurring within the City over the next few years.

Emergency Services

The area of emergency management continues to grow to ensure legislative requirements and the City's needs are successfully met. The last 12 months has focused primarily on building resilience within the Cockburn Community via a series of disaster preparedness workshops. Workshops offer residents the skills to be more resilient and self reliant in the threat of a major incident. The workshops are part of the 'Can You Do 72' project, which won the City a highly commended nomination in the 2012 Resilient Australians award.

Community Services Department (Continued)

Recreation Services including South Lake Leisure Centre

Provide and facilitate a range of recreation and leisure opportunities for residents of the City.

Recreation Services

The 2011-12 financial year saw many positive outcomes for the Recreation Service division. A number of Capital Works Projects were completed that included:

Santich Park Clubroom Upgrade	\$380,000
Anning Park Clubroom Upgrade	\$407,000
Beale Park & Dalmatinac Park Reserve Lighting Upgrade	\$100,000
Construction of the new Botany Park Pavilion	\$775,000
Bakers Square Clubroom Upgrade	\$125,000

Planning for the new Regional Aquatic and Recreation facility commenced and will see the development of a new state of the art venue that will replace the South Lake Leisure Centre.

The City's KidSport program funded over 500 local juniors to participate in club sport.

The Club development program was launched in April 2012 at the super club workshop that saw over 150 representatives from clubs attend and receive the first club management guide.

Other major achievements or outcomes for the year included:

- Roll out of the City's Youth Active Program to the State, now referred to as "KidSport"
- Induction of 6 new Cockburn Sports Legends into the Hall of Fame in February 2012
- Over 800 participants took part in the 2011 Bibra Lake Fun Run
- \$5,500 was awarded to clubs for sports equipment.

South Lake Leisure Centre

- South Lake Leisure Centre received 385,000 centre attendances over the year (below previous year's tally of 421,000 due to a pool closure for October)
- Centre Memberships continued to grow to 1350 members
- Over 1300 people enrolled in Swimming Lessons during peak terms (1 & 4)
- Change rooms refurbishments were carried out between October & December (reason for pool closure).

Community Development Services

Provide capacity building and community engagement mechanisms to strengthen and support community groups and volunteers operating within the City of Cockburn.

Community Support

- Continual development and implementation of Social Media to engage with the Community in a relevant manner. An increase of 127 new social media users (298%) since June 2011.
- Completion of 10 Community Driven Projects through the On-The-Job support initiative. The On-The-Job support initiative is a capacity building program available to all not-for-profit community groups who are embarking on a new project or initiative and require training and support to ensure the initiatives they implement are successful. One notable project was the completion of the Hammond Park Gateway Art Project by the Hammond Park Community Association.
- Successful facilitation of the Parents and Citizens Association and Residents Associations groups to network and share knowledge and information with one another.
- Successful facilitation of the Cockburn Community Group Bowls Tournament. The event was held on Friday 28 March and attracted 18 teams with a total of 72 guests representing Cockburn not-for-profit organisations.
- Successful delivery of 7 training events for not-profit community groups. The training events are a mechanism for building the community capacity by growing the community skill base. A total 117 participants upgraded their skill set through this program.

Cockburn Volunteer Resource Centre (CVRC)

- Successful delivery of the Inspirational Volunteer Awards 2011, with a total of 40 nominations. The event was held on Sunday 4 December and attracted 450 guests including nominees and representatives from a diverse cross-section of community groups.
- Completion of the Dive into Volunteering Youth Initiative. In 2011, 31 entries were received from five primary and secondary schools within Cockburn. An exhibition was held at the Cockburn Youth Centre in July to showcase all entries. Winning entries were produced as promotional postcards and distributed throughout Cockburn.
- Successful delivery of the Very Important Volunteer Card. The Very Important Volunteer Card is a free program in which Cockburn businesses offer discounts on goods and services to volunteers in the City of Cockburn. In the 2011 – 2012 financial year the program was supported by 74 Cockburn businesses and cards were sent to more than 1676 volunteers.
- Review of National Volunteer Week 2012. An advisory group/steering committee was formed to discuss possible future events. A small evening networking event was held on Thursday 17 May.
- Ongoing delivery of CVRC Resource Space. The project offers local community groups access to a desk space with phone and internet, as well as free photocopying, laminating, binding and scanning. Over 35,000 copies were made in the 2011-2012 period.

Child Care Services

Administer grant and fees provided to Council for the operation of the Family Day Care/In Home Care Services and the Outside School Hours Care Service.

Family Day Care (FDC):

Family Day Care Service (FDC):

The Service has a strong focus on quality care for children, and Educators providing home based childcare in compliance of the Service Membership Agreement. The Commonwealth partially funds the FDC Service' operations with the remaining income gained from client fees. Of the 23 applicants to FDC within 11/12, 14 were accepted to FDC Service Membership. Review outcomes have included a significant number of Educators closing their FDC operation with the total closures for 11-12 being 16 Educators.

- The FDC Service operates with up to 61 FDC Educators and provides early education and care for an average of 197 equivalent full time children in care each week.
- An independent Quality Assessor has assessed the Service at a level of "High Quality."

In Home Child Care Service (IHC):

IHC provides home based childcare for families who meet the Commonwealth eligibility criteria. The Commonwealth partially funds the service that is required to target families who are unable to access existing child care services. Families must meet this major criteria as well as one of the following:

- Parent(s) work shift work or non standard hours
- Parent or child with illness or disability
- Three or more children in the family not yet attending pre-school
- The family lives in a rural or remote area.

In 2011-12 the Service unsuccessfully applied for an additional 85 places to enable the Service to better meet the expressed need for IHC. Of the 790 places allocated throughout Australia, only those Services which, at least in part, included a rural or remote area, received an allocation.

- The IHC Service has consistently operated with between 40 – 45 IHC Educators and since July 2011, has continually operated around its Commonwealth imposed ceiling of 65 equivalent full time children in care each week.

Outside School Hours Care (OSHC):

The City of Cockburn commenced with five State Licensed and Commonwealth Accredited Outside School Hours Care Centres operating at different levels of capacity. Yangebup OSHC closed at the end of December 2011, due to sustained low enrolment numbers which created viability issues. There are also viability issues at Atwell and Harvest Lakes OSHC centres primarily caused by two private OSHC operators starting new OSHC Centre located on the Harmony Primary School site (Harvest Lakes) and Atwell Primary school site. The Atwell and Harvest Lakes OSHC centres are therefore scheduled to close in July 2012. The numbers at Coolbellup OSHC centre are slowly developing and satisfactorily high enrolment numbers are continuing at the Southlake OSHC Centre. The City operates not-for-profit, Parent fee-for-service Centres in the form of one Before School Care, four After School Care Programs, and four Vacation Care Programs.

- The OSHC centres operated with an average of 110 children in care per week over the period.

Family Services

Administers grant and Council funded family and child orientated services and programs which provide advisory and/or direct assistance to residents requiring support in specific identified care functions.

Aboriginal Community Development

This area plays a key community development role in responding to identified needs of Aboriginal people and working towards reconciliation.

The Aboriginal Community Development Officer role provides information and support to Aboriginal community groups and individuals living in the local area.

The position also supports the Aboriginal Reference Group which meets monthly to liaise and strengthen communication between the Aboriginal community and Council.

The position promoted and developed appropriate community development programs and events for Aboriginal residents of the City of Cockburn. These included:

- The 'My Time' Aboriginal Parent Support Group has continued to run out of Coolbellup Hub, providing support and social connection for parents and families.
- A Morning Tea acknowledging the national 'Close the Gap' day was held in March, in conjunction with Fremantle GP Network.
- A Reconciliation Week Afternoon tea was held including a Welcome to Country by Rev Sealin Garlett, a presentation by the Walyalup Reconciliation Group, an annual report on the Reconciliation Action Plan 2011-13, the Sea of Hands walk, followed by entertainment with over 100 people in attendance.
- A Naidoc Flag raising /Co-Health event at Council followed by an Aboriginal art exhibition, free health checks, Indigenous speakers and entertainment with over 100 people in attendance.
- A Naidoc Seniors Ball was held during Naidoc Week with a Country/Western theme, band and catered lunch. This was very successful with a strong attendance of 180 people from the community.

The City of Cockburn's Reconciliation Action Plan (RAP) was adopted by Council in May 2011 after an extensive consultation process. A number of actions are identified in this Plan under the three headings of Relationships, Respect and Opportunities, which have been implemented between July 2011-June 2012. The RAP is a public document available on the Council website at www.cockburn.wa.gov.au/aboriginal.

The Beeliam Boodjar booklet introducing the Aboriginal history of the City of Cockburn was promoted and distributed to schools during this period. 'Beeliam Boodjar', meaning the land of the Beeliam people, outlines the deep and continuing history of Aboriginal people in what is now known as the Cockburn area.

Disability Access and Inclusion Plan (DAIP) 2007-12

The six DAIP outcome areas provide a framework for translating the principles and objectives of the Disability Services Act into achievable results:

Outcome 1

People with disabilities have opportunities to access the services of, and any event organised by, the City of Cockburn:

The City provides a range of initiatives to support people with a disability at major events. All events provide accessible parking, accessible toilet facilities, accessible matting and the Regional Concert event provided a raised viewing platform for people who are unable to stand. The City provides a support person at major events and offers transport support for residents with a disability who can't access transport independently. Auslan interpreters are used at the regional concert and Hello Baby event. This year we also trialled accessible matting for the Hello Baby event which was received very well by the general public.

An **Accessibility and Events** tab has been added to the portal to inform all staff as to how they are able to make their events more Accessible and Inclusive.

Outcome 2

People with a disability have the same opportunities as other people to access the buildings and other facilities at the City of Cockburn:

The City of Cockburn has conducted an access audit of all building and facilities. Recommendations from the audit have been prioritised and will be implemented.

The City has been working extensively with land developers at Port Coogee to have beach matting laid at the Port Coogee Beach for the entirety of summer. The Beach Trekker wheelchair is available to the public at the Coogee Beach Surf Lifesaving Club during the summer season.

New paths were added to a number of parks and environmental areas to improve access. This included accessible BBQ's and seating at Bibra Lake Reserve.

Outcome 3

People with a disability receive information from the City of Cockburn in a format that will enable them to access the information as readily as other people are able to access it:

The City has adopted a Style Guide which includes guidelines on minimum font type, size and layout to improve accessibility. In a recent DAIP survey 91% of respondents said that they felt they had no difficulties in accessing information from the City of Cockburn.

All publications include the text "Available in alternative formats upon request". Cockburn Soundings, the City's newsletter for all residents, is available in a tagged PDF format.

The City's website displays the "International Access" symbol on the top right corner of the homepage, as a link to the information page on the services available from the Customer Contact Centre.

Outcome 4

People with a disability receive the same level of quality service from the staff of the City of Cockburn as other people do:

Disability Awareness Training for all Council staff is delivered over a 3 year period, with more than 75% of staff having already received the training. Recently included in this training is a component about Customer Service when assisting people with disabilities.

Tying in with the recently adopted Customer Service Charter, a link on the staff portal was added: "Customer Service- People with Disabilities". All staff were informed of its availability to educate them on how to provide effective customer service to residents with disabilities.

Outcome 5

People with a disability have the same opportunity as other people to make complaints to the City of Cockburn:

Customer requests or complaints can be directed to the Customer Contact Centre on 9411 3444 or emailed through to customer@cockburn.wa.gov.au.

The City provides the National Relay Service (NRS), a phone solution for people who are deaf or have a hearing or speech impairment. Customers can use the NRS if they have access to the internet or a special phone called a TTY. The City's Customer Contact Centre has NRS-trained staff familiar with the procedures of communication with the customer via a relay officer.

Auslan signing interpreters who assist people with a hearing impairment can be provided by the City upon request and prior arrangement.

Outcome 6

People with a disability have the same opportunity as other people to participate in public consultation by the City of Cockburn:

Council's Disability Reference Group (DRG) provides a voice to people with disabilities and makes their needs known to Council. Membership is open to all residents and service providers in Cockburn.

The Disability Access and Inclusion officer assisted with an extensive community consultation this year to assist all residents living with a disability voice their opinion in relation to the revised Disability Access and Inclusion Plan 2012-2017. Over 900 copies of the survey were distributed to residents and service providers. Travel assistance was offered for residents wishing to attend public consultation meetings.

The newly revised DAIP 2012-2017 will be adopted by Council at its July meeting with implementation to commence in the next financial year and a full copy is available on the website at www.cockburn.wa.gov.au/Disability.

Children's Development

This area plays a key community development role in responding to identified needs of children and families, as well as networking and advocating about issues and service gaps related to children aged 0 to 12.

The City of Cockburn's Children's Services Plan 2010-15 continued to be implemented this year, providing direction and outcomes for Children's Services up until 2015.

A copy is available on the City's website at www.cockburn.wa.gov.au/Children_Services

'Froggy's Fun on the Green', continues to be a very successful mobile outdoor play service, providing one play session per week at Manning Park and a second rotating session in identified areas of need and interest.

Events held annually, including 'Teddy Bears' Picnic' for toddlers and 'Hello Baby', which welcomes new babies into the Cockburn community, continue to attract enormous support from the community and service providers. Attendances for Teddy Picnic were approximately 4000 and Hello Baby 1500.

The Atwell 3 year old PlayClub continues to attract a lot of enthusiasm from parents and their three year old children, providing the opportunity to play and learn together, with a qualified Playleader, as a stepping stone to more formal schooling in the following year.

A focus on the importance of the early years is maintained through the City's Department of Communities funded Early Years Service which includes parenting information, and supported play groups for families with children aged pre-birth to 8 years of age. The City played an integral role in the formation and running of the regional 'Purely Early Years' network group which co-ordinates information sharing and action sub-groups.

A quarterly electronic newsletter, 'Cockburn Kids', is sent out to families and service providers as an effective means of disseminating child and parent-related information out to the community.

Support Services

The Support Services Team continued being funded by the Department of Communities and the Department of Child Protection and is made up of the City of Cockburn's two Financial Counselling Services and two Family Support Services. The core business of the support service team is to provide counselling, information, advocacy, options and referrals to individuals living in the City Cockburn.

Other team initiatives were undertaken to meet the needs of the community, including the Lifeskills program and the International Family's Day event, as well as groups that aimed at minimising isolation, for instance: the Worldly Wise Women's Group, Aubin Grove Hub and the Beeliar Hub, barbecue and a blanket and other health and well-being programs. The team also participated in outreach activities in a Fly in Fly out program, and to schools, and community centres.

Youth Services

Administer grant and Council funded services, programs and facilities aimed at providing and developing increased social support, amenity, activity and leisure opportunities for the young people of Cockburn. Youth services offers three streams of services for young people – youth work, youth centre programs and youth development.

Youth Work

The City continued to receive funding from the Department for Child Protection and the Department of Corrective Services to employ three full time youth workers and one part-time youth worker to support young people in Cockburn aged 10–18 years and their families. These services provide individual case management, information, advocacy and support as well as group programs for young people up to the age of 18 years. Group programs developed in response to community needs in this last 12 months have included an Automotive program, Netball team, photography program, fishing program, young mums & young woman's programs as well as one off educationally focused topical sessions.

Youth Centre Programs

The Cockburn youth centre is a versatile facility with many rooms available for hire to meet a variety of needs and requirements. Services and programs offered by centre staff include:

- Subsidized and affordable life skill and activity programs during school term and during school holidays
- Supervised hang out space for young people to relax and enjoy non structured social activities with their peer group.

The most popular structured programs over the last 12 months have included the Deadly Tucker Cooking Program, Beauty Spot program, Singing and Photography.

- On average structured Youth centre programs are utilized at 70% of their total capacity. There has been a significant increase in casual supervised drop ins to the Youth Centre across 2011 -12 with up to 1,800 young people visiting the centre per month.

Other Partner organisations that collocate from the Youth Centre building include SJOG Healthcare Services Murdoch, Youth Reach South, Headspace and Strong Families.

Youth Development

The City provides a broad range of activities and programs that are accessible to all young people living in the City aged 10 to 24 years of age.

The activities and programs are a mix of community wide activities and include school holiday programs, art workshops, and recreational based programs (such as skate and bike riding) camps. The Youth Development Officer also facilitates the activities of the City's Youth Advisory Council ensuring effective inclusion of young people's voices into their local community.

The City commenced a trial mobile Youth Recreation Service which provides free after school activities for Young people three afternoons per week at different locations. The supervised mobile youth recreation service will be evaluated in the 2012-13 financial year.

Youth Services Strategic Plan 2011-2016

The City of Cockburn contracted an independent organisation to complete a community wide consultation into its existing Youth services and future youth requirements. The findings of this consultation highlighted the following seven key areas for action over the next five years.

1. Outreach
2. Transport
3. Vibrancy (built environment + natural environment)
4. Education and employment
5. Youth participation
6. Recreation and entertainment
7. Building on existing youth services.

The full strategy was launched and released to the public in the 2011-2012 financial year and is available on the website at www.cockburn.wa.gov.au/Youth_Services

Seniors Services

Administer Council funded services, programs and facilities aimed at providing and developing increased social support, activity and leisure opportunities for the senior citizens of Cockburn.

Cockburn Seniors Centre

- Cockburn Senior Centre celebrated its second birthday in July 2011 with an open day full of demonstrations and display of all the activities and programs available at the centre. The day was well attended by over 500 people.
- The centre has continued to perform successfully with over 830 memberships for the 2011-12 financial year. Our membership and diversity of programs continues to grow.

The Cockburn Seniors Centre is open from 9am to 4.30pm Monday to Friday. The programs at the Centre are designed to foster Active Ageing by providing the opportunity for members to participate in recreational and educational activities at an affordable price and to maintain and build new social networks. The Centre supports various charity groups and community organisations, holding different events throughout the year such as Shrove Tuesday - Pancake Day, Cancer Foundation -Biggest Morning Tea, and Educational workshops on different topics and a variety of major events and concerts including, a highly successful NAIDOC Ball, Christmas in July concert, Melbourne Cup luncheon, Robbie Burns day, Seniors Week Activities and Christmas lunches.

The Centre also holds very popular computer classes twice a week for people who are new to computers or for those who want to learn more.

A key to the success of the Cockburn Seniors Centre is over 50 volunteers who contribute to many aspects of the centre including meeting and greeting new members, kitchen hand, driver and more. The volunteer-run coffee shop Giardino Café continues to open twice a week allowing our members and friends somewhere to socialise and have a light meal.

The Centre hosted Tales of Times Past, an oral history project to give local people of Cockburn the opportunity to share their history and stories.

The Senior Centre Coordinator convenes the Regional Seniors Group providing an opportunity for local seniors clubs to discuss any issues or concerns and giving them the opportunity to take back information to the smaller clubs in the area.

The Seniors Centre Coordinator continues to assist in the implementation of the Age Friendly Strategic Plan 2008 available on the web site at www.cockburn.wa.gov.au/2009AFSP. As part of the implementation of the plan the City

undertook a request for proposal process to identify a suitable not for profit Aged Care provider to lease land for the purpose of an affordable seniors accommodation project in Coolbellup.

Cockburn Community Care

Administer grant funds provided to Council for the operation of the Home and Community Care and Community Aged Care packages. Provide programs and services for aged and disabled citizens to assist them in maintaining their independence.

Cockburn Community Care

Cockburn Community Care provides a range of support services for frail aged and younger people with disabilities. All of the services are planned in accordance with the Wellness Approach to help people maintain and develop independence. There are two streams of services – the Home and Community Care (HACC) Programs and the Community Aged Care Packages (CACP).

Home and Community Care (HACC)

The HACC Program provides services to frail aged and younger people with disabilities and their carers. The program provides a basic level of support to assist service users to remain independent at home and in the community and to reduce the potential for inappropriate admission to residential care. Funding is negotiated to produce an annual service agreement including contracted hours of service, hourly unit costs and infrastructure funding.

- An independent review by the Department of Health has assessed the Home and Community Care Service as a Quality Outcome one, which is the highest level of quality rating available.

Centre Based Program

The day centre provides a range of activities and outings catering to the physical, social and emotional needs of members. The program also functions as respite for carers. Activities include craft, cooking, men's activities, outings to places of interest, entertainment and exercise programs. Programs are customised for different needs and include a mainstream program for seniors, a program for younger people with disabilities and a program for people with dementia. Lunch and refreshments are included and transport is provided in specially equipped vehicles to allow easy access for people with physical disabilities.

Kwobarup Aboriginal Program

This service caters specifically for Aboriginal people. A sister to the Centre Based Program the service runs an art program, activities and outings in a relaxed and friendly atmosphere. Kwobarup staff also assist the Home Support Service to provide culturally appropriate support for Aboriginal people.

Home Support Service

Services provided include respite care, domestic assistance, social support, shopping, personal care, transport and home maintenance (including window cleaning, reticulation repair, changing light bulbs, cleaning gutters, mowing lawns etc.)

Carer Support Service

A carer is someone who provides care and support for a parent, partner, child, relative or friend who has a disability, is frail aged or who has a chronic mental or physical disability. Services for carers include support and advocacy, information and assistance regarding respite options, coffee mornings, luncheons, carers' newsletters and carers' retreats.

Community Aged Care Packages (CACP)

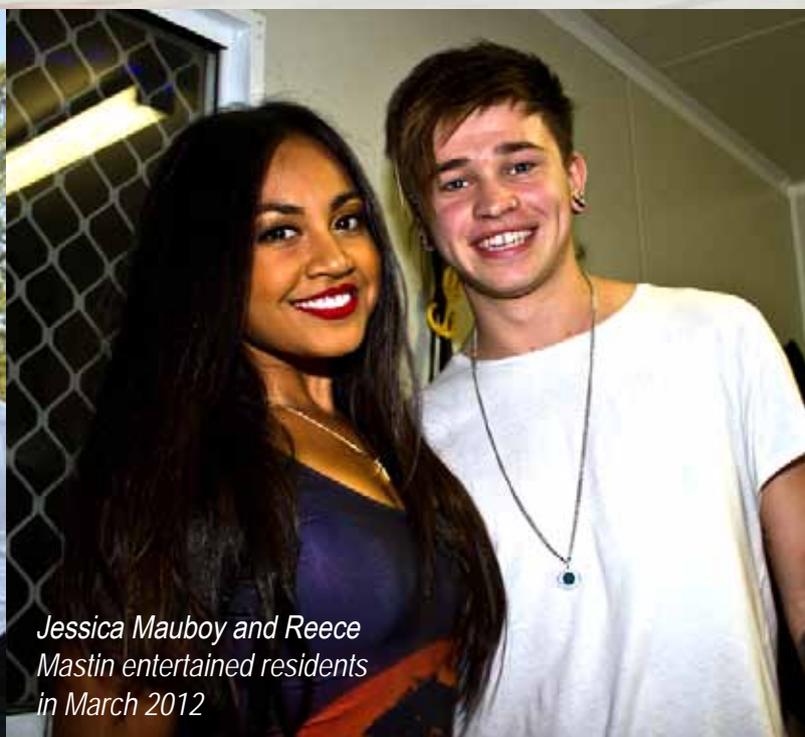
The Community Aged Care Packages are individually tailored packages of services designed to meet the needs of frail older people with complex care needs who wish to remain living in their own homes. The packages include services such as personal care, meal preparation, domestic assistance, home maintenance and social support. Cockburn Community Care is currently funded to provide packages for up to 35 clients.



Cockburn Youth Services



Froggy's Fun on the Green



Jessica Mauboy and Reece Mastin entertained residents in March 2012



Councillors and Youth Advisory Council in Council Chambers.

Marketing, Customer Services and Media Liaison

Provide a range of communications material and services that ensure that the community is informed about the City's services and programs.

KPI Customer Satisfaction Research 2011 surveys completed.

Community Perceptions and Needs Survey 2012 completed. 90% of residents like living in the City of Cockburn and 82% believe that the City does a good job as the governing organisation. This report determined that traffic issues are of the greatest concern to residents with safety and security next. Street lighting and road maintenance are also areas of concern. 20% of residents are dissatisfied with coastal planning and development. Satisfaction with noise, dust, emissions and pollution management has improved but 24% of residents are still dissatisfied. Despite performance being above average for keeping the community informed, 24% are dissatisfied with consultation. 25% are dissatisfied with mosquito and midge control. The big improvers this year were leadership (+9% on 2011); the City having communicated a clear vision (+7%); awareness of CoSafe (Cockburn Safety and Security Service (+29%); Graffiti removal services (+17% since 2008); conservation and environment management (+11%).

Marketing, Customer Services and Media Liaison

Provide a range of communications material and services that ensure that the community is informed about the City's services and programs.

- 200 media releases were issued in the period and approximately 360 media responses were answered
- A new Customer Service Charter was developed and implemented
- Customers served at front counter – 18,550
- Calls taken in contact centre – 89,161
- Customer requests raised by the Customer Service Team – 8,480
- The first annual City of Cockburn calendar was produced and sent to all households. The theme focused on the environment
- The use of Facebook and Twitter (social media) is starting to engage stakeholders in two-way conversations
- There were 431,807 hits to the website compared to 293,052 the previous year.

Event Management, Arts and Cultural Services

Provide a range of entertainment and cultural events to the community that properly and positively reflect the Council's commitment to deliver quality and cost effective programs, services and activities.

- Eleven three-metre high sculptures paying tribute to Australians who have served in wars and peace keeping efforts around the globe were erected on Friendship Way along Spearwood Avenue at the ANZAC monument at RSL Memorial/Beale Park. 150 poppies, laser cut from each totem glow red in the sun during the day.
- The 8th Annual Show Off Exhibition showcased the work of 50 Cockburn artists.
- An event to celebrate the Diamond Jubilee of Queen Elizabeth II was held at Azelia Ley Homestead in conjunction with the Historical Society. Mayor Howlett planted two oak trees to commemorate the occasion.
- Summer of Fun Events Season highlights - 10,000 people attended the regional concert at Manning Park, featuring performers Reece Mastin and Jessica Mauboy. The first Cockburn Australia Day BBQ was held at Coogee Beach and the Coogee Beach Festival and Cockburn Rotary Spring Fair (Chinese theme) attracted several thousand people.



Weekly recycling.

ENGINEERING AND WORKS DIVISION

The Engineering and Works Directorate is responsible for delivering and maintaining a safe road, cycleway and path system, developing and maintaining parks, and landscaping the natural environment for the enjoyment of everyone; the collecting and disposing of waste from all properties in the district and providing and maintaining all buildings and other facilities on Council property for community use.

HIGHLIGHTS

- **164,000** - Tonnes of waste received at Henderson.
- **61,000** - Bins lifted per week by the City's trucks.
- **269** - Number of locations the parks operations and maintenance group is responsible for.
- **63,027** - Number of plants revegetated in Cockburn.
- **5623** - Hours of volunteer time dedicated for planting days.

Waste Services Department

Asset Development	000's
Roads, footpath and drainage	8,907
Developer contributed infrastructure	17,015
Parks and environment	4,867
Buildings	4,677
Landfill site	5,716
Plant - New & Replacement	4,628
Total	45,810

Operational Activities	000's
Roads, footpaths and drainage maintenance	6,964
Parks and environment maintenance	10,089
Waste disposal	9,900
Waste collection	10,216
Facilities maintenance	3,715
Plant maintenance	2,834
Underground power infrastructure contribution	1,823
Total	45,541

Waste Disposal Services

Purpose: to operate a landfill site at Henderson to accept waste in accordance with the requirements of a Class III site under the Environmental Protection Act and maximise the financial return.

Henderson Waste Recovery Park (HWRP)

The annual tonnages received at Henderson increased by 20,500 tonnes to 164,000 tonnes of waste, returning \$2.34M above the annual budget estimate of \$12.4 million. This was due mostly to the closure of the South Metropolitan Regional Council (SMRC), the burned product from the Perth Engineering recycling plant and a general increase in customer's tonnages.

The Site matched its recovery of recyclables from the previous year at 4400 tonnes. As a result of solid steel prices in 2011-12, sale of salvaged material exceeded the annual budget by \$115K.

Within the year, the City undertook the waste handling operation in-house, which resulted in a \$900K reduction in operating expenses from the annual adopted budget.

The Recycle Shop continued to perform well, diverting 210 tonnes of product from landfill. With the incoming carbon tax on July 1 2012, the City prepared for the new carbon economy by engaging a consultant to fully assess the impact of the HWRP on the City's carbon emissions and provide an operational and financial strategic plan.

Achievements

- Contract awarded for the construction of landfill Cell 7. This work was 75% complete at the end of the financial year
- The contract included the construction of 2 leachate ponds and a new washdown facility
- Contracts were awarded for the construction of 3 new workshops, security fencing, a production bore, 3 water storage tanks and a toilet with a septic system
- The City took delivery of new and secondhand Bomag landfill compactors to assist in managing waste.

Waste Collection Services

Purpose: to provide a regular reliable and safe waste and recycling collection service for every premise within the district and dispose of it in an environmentally acceptable manner.

The Waste Collection Service unit made significant performance improvements in the past financial year. This was due mostly to route changes to balance the daily driver workload, improve plant utilisation and plan for future growth.

In 2011-12 the drivers lifted on average about 61,000 bins/week, amounting to 3,172,000 for the year. The service was delivered with 13 trucks, 5 recycle trucks and 6 composting trucks on the road at any one time. The year was complicated by the closure of the SMRC and a fire at the City's Contracted Recycling Plant.

Achievements

- Weekly recycling (introduced Jan 2011-previous FY) tonnages continued to grow in 2011-12. Results indicate a 22% increase in recyclables and a 6% reduction in the green bin contents.
- The City's "In House" verge collection program commenced in February 2012. In the first 5 months, the new Team collected 1,236 tonnes of junk and 1,099 tonnes of greenwaste.
- The City employed an Environment and Waste Education Office. 50% of the Officer's time is spent on Waste Education, promotion, tours and school visits.



The Waste Collection team.

The Parks and Environment Department delivers the design, construction, rehabilitation and maintenance of the City's open space by a dedicated team of technically qualified, experienced and dedicated team of personal. The team is required to manage natural and wetland areas, highly manicured play fields and passive parks, foreshore areas, streetscapes and infrastructure. A vast range of projects are managed and delivered throughout the year.

Parks Management Services

The Parks Management Services unit develops strategies and policies, provide advice on park and horticultural related matters, assess district and local structure plans, construct and maintain parks, ovals and streetscapes on Council-owned land in accordance with agreed service levels.

- **Parks Operations and Maintenance.** The Parks service unit performs a range of ground maintenance activities across 269 locations, providing a functional and attractive amenity for use by local residents and visitors:
 - Maintenance to over 600Ha of turf and landscape areas on sporting ovals, passive parks and community facilities
 - Annual turf renovation program to ensure safe and accessible playing fields
 - Collection station to monitor leachate and nutrient content to accurately determine fertiliser programs
 - Management and maintenance of park infrastructure including 179 playgrounds
 - Assess and respond to 2700 customer requests.
- **Streetscape Management.** Delivery of an aesthetically and interesting streetscape environment:
 - Maintenance of over 47Ha of streetscapes, including roundabouts, median islands and verge treatments
 - Pruning of approx 1500 trees under power lines to meet Western Power regulations
 - 500 individual requests for Street Trees received and installed
 - Manage the delivery of approx 500km of verge mowing and 1500km of kerb line and 500km of footpath spraying.
- **Water Operating Strategy.** The water operating strategy outlines the City's management and monitoring of groundwater abstraction in accordance with Department of Water Licence conditions. Key actions achieved:
 - Management and maintenance of 164 bore locations across 7 groundwater abstraction sub areas
 - Monthly monitoring of 126 locations enabling individual water budgets for each park
 - Water Quality Monitoring of Five (5) significant location adjacent to environmentally sensitive areas – Kurralong Res, Kevin Bowman Res, Manning Reserve, Bibra Lake Picnic area and Waterbuttons Park
 - Annual Report to Department of Water outlining the City's annual abstraction per licence, water quality and impact in water draw from aquifer.
- **Parks Construction & Renewal.** The Parks Service unit designs and constructs a wide range of park infrastructure and facilitates the renewal of equipment that has reached the end of its useful life:
 - Park infrastructure replacement including fencing of Dubove Park, Len McTaggart Res, Milgun Res & Perena Rocchi
 - Construction and replacement of 14 Playgrounds, including Bavich Park, Jarvis Park, Kevin Bowman Res, Doherty Park
 - Replacement of 3 Irrigation Systems, Powell Res, Len McTaggart Res, Milgun Res
 - Refurbishment of the streetscapes within Cockburn Central.
- **Greening Plan.** The plan outlines an implementation program of landscaping road networks following major road construction and street tree planting:
 - Russell Rd Landscaping following road construction
 - Spearwood Ave – Friendship Way Landscaping
 - Success/ Roscoe /Jessie Lee street tree planting.

- **Shade Sail Strategy.** Strategy that delivers the installation of shade sails to playgrounds and planting of trees around playgrounds:
 - Atwell Reserve
 - Kennack Park
 - Milgun Reserve
 - Nicholson Res
 - Visko Park.
- **North Coogee Foreshore Management Plan.** The plan presents a vision of how the foreshore reserve should function to deliver a program of works to enhance the area's natural, cultural and recreational values. Key objects achieved:
 - Reconstruction of the Catherine Point Groyne including connectivity to existing foreshore footpath network
 - Revegetation of foreshore following construction of Groyne.
- **Bibra Lake Management Plan.** The Plan identifies a vision for the Bibra Lake precinct to ensure the recreational and environmental values are enhanced to meet community expectation and delivering sound environmental objectives. Key objectives achieved include:
 - Reconstruction of lake edge treatment
 - Landscaping to western parkland area
 - Installation of BBQ's and shelters
 - Revegetation of north eastern quadrant.

Environmental Management Services

The Environmental Service unit incorporates the combined disciplines of Natural Area Management, climate change and sustainability. The team seeks to provide excellent customer service and strives to maintain and continuously improve environmental values and sustainable outcomes for the City.

Natural Area Management

The environmental service team manages over 1000Ha of natural areas and seeks to improve and protect the environmental values of these conservation reserves.

Environmental Operations

The environmental service unit undertakes management programs to minimise weed invasion, maintain and enhance vegetation condition and habitat values and minimise fire risk. Regular monitoring is undertaken to ensure effectiveness.

Achievements include:

- Development of the Natural Areas Management Strategy 2012 - 2022
- Annual Vegetation and Weed Mapping completed
- Annual Revegetation Program: 4.8ha, 63,027 plants installed in nine project locations including Coogee Beach, Yangebup Lake and Market Garden Swamp
- Typha orientalis Management Trial: Herbicide treatment by all terrain vehicle
- Local Wetlands Living Stream Development Project: Construction of living streams to create habitat and reduce nutrient flows into wetlands at Yangebup Lake and Market Garden Swamp
- Feral Animal Control Program: 4.5km rabbit exclusion fencing installed, control programs undertaken.
- Watering Hole Trial Program: Watering points established for native animals in reserves that have rabbit exclusion fencing.
- Fauna Habitat Creation Trial Program: Underground burrows established to act as refuges in the event of fire
- Nesting Box Renewal Project: 50 bat and bird nesting boxes installed across reserves, monitored by fauna specialists and community members.

Environmental Capital and Renewal Works

The environmental service unit designs and implements a range of infrastructure projects to enhance natural areas;

Projects completed include:

- Coogee Beach fence installation
- Lake Coogee fence installation
- Market Garden Swamp hard edge installation
- Davilak Trail Entrance Upgrade
- Installation of limestone firebreaks at Bandicoot Reserve, Mather Reserve, Rose Shanks
- Beeliar Oval dual use path installation.

Research Projects

The Environmental team implemented a number of research projects to guide best practice management in natural resource management objectives:

- “Feed A Bird, How Absurd!” Campaign (Murdoch University Honors & Birds Australia; Reduction of bird feeding incidences from 78 (2010) to 2 (2012)
- Cockburn Boot, Bike & Bus Program (Greenskills Inc.): 5 events; 68 participants (plus Bushland Discovery Survey over >200 responses)
- Fauna Movement Study (Partner Curtin University)
- Suburban Gardens as Fauna Refuge (Murdoch University); Investigates the role gardens play as a fauna refuge
- Coastal Environments Bandicoot Refuge Project (UWA): Artificial bandicoot refuge burrows at Coogee Beach
- Bibra Lake Oblong Turtle Climate Change Adaptation Study: Impacts of climate change and adaptive management.

Renewable Energy / Greenhouse Gas Emission

The City has invested significantly in a range of renewable energy technologies to reduce its greenhouse gas emissions.

Key outcomes achieved:

- Greenhouse Gas Inventory indicates that the City successfully achieved its emissions reduction target established under the Cities for Climate Protection Program
- Energy Audit Program – plan developed for inspection and analysis of all major facilities energy use
- Solar Photovoltaic Installations - 495 solar photovoltaic panels installed across nine community buildings
- Energy Efficiency Retrofits – Lighting retrofits undertaken at major facilities
- Renewable Energy Art – 5 Artistically-designed park lights. Each ‘leaf-shaped’ structure features a LED light powered by solar
- Wind Mapping - Available online to help residents determine the viability of wind turbines
- Waste Gas to Energy - Partnership with Waste Gas Resources to convert landfill gas to electricity
- Cockburn Virtual Power Station - Website with live data feeds to the City’s solar systems
- ‘Is solar energy right for you?’ - Brochure featuring one of the City’s solar installations
- Household Energy Audit Program- Free advisory visits for 50 households, offered annually
- Greenhouse Gas Emission Reduction Strategy 2011 - 2020
- Greenhouse Action Fund
- Renewable Energy Policy ADP63
- Climate Change Community Awareness Strategy
- City of Cockburn Climate Change Adaptation Plan
- HWRP Clean Energy Future Assessment – overview of the impacts of the carbon price.

Sustainability

A range of sustainability programs and initiatives linked to the goals of the Corporate Strategic have been implemented. Key objectives achieved:

- The City adopted its integrated reporting platform for sustainability and produced its first State of Sustainability Report, with key performance indicators
- Living Smart Course (Living Smart)
- Staff Empowerment Program (One Million Women)
- Design a Sustainable Home Workshops (EcoAdvance)
- Sustainable September Events and Eco Fashion Workshops (Jody Pearl)
- Sustainability grants program – 13 grants awarded
- Sustainability Strategy.



*Get Wild about Wetlands,
Bunny in the bush*

Environmental Education and Community Events

A range of educational programs, environmental workshops and community events were conducted with great success.

- World Environment Day Schools Festival - 5 primary schools, over 200 children participating.
- Reinvent Workshops - reusing and redesigning old clothes into new, 45 participants, 3 workshops
- Pilot Resident Worm Farm/ Compost Subsidy – 40 subsidized worm farm units, subsidized package offered to residents including: educational workshops, unit with FAQ information, free delivery/ongoing advice, survey pre-post workshops.
- Guided Indigenous Walk at Coogee beach - 20 participants
- Get Wild About Wetlands - A family-based school holiday program that promotes environmental education through interactive activities (Participation in 2011 – 864 residents).
- Environmental Education Initiatives for Primary Schools Program- 25 presentations delivered in local schools.
- Community, School and Corporate Planting Days - 48 events, 1500 participants, 5623 volunteer hours
- Turtle Watch Program: Citizens science to study protecting Oblong Turtles, 3 community workshops, 2 night stalks, more than 85 participants
- Native Seed Collection Workshops - 20 participants, 100 volunteer hours contributed.
- Residential Native Plant Subsidy Scheme - 200 residents participating, 3500 plants sold at discounted rate.
- Adopt-a-Beach School Program (Coastcare/UN Sandwatch) - partnership with South Coogee Primary School and Coastcare. In-class learning, on-ground action and link with school in Kiribati; 60 students; 405 hours
- Environmental Education Initiatives Grants- twelve grants awarded

Landowner Biodiversity Conservation Grants Program

The City provides assistance to land owners with remnant vegetation on their property through funding and workshops:

- 35 participants and over 50 hectares of private land
- Workshops held on weed control, plant propagation, seed collection and Dieback control.

Water

The City endeavours to reduce its annual water consumption and has implemented a range of key deliverables to achieve this goal:

- Waterwise Building Retrofits - Leisure centre bathrooms retrofits. Installation of low flow rate taps in administration centre
- Waterless Urinals trial in administration centre - Two waterless urinals; progressively introducing this technology into other council buildings
- Reduction Targets - The City has set water management targets to help reduce water consumption and improve water quality in Cockburn
- Resident Water Audits - Free water and energy advisory visits provided for 50 households annually
- Beyond Gardens Workshops. Over 85 participants attended workshops on using fertiliser wisely, water-wise gardening and soil improvement. Free Water-wise Verge Makeovers – 2 completed with 6 more underway
- The City continues to work towards achieving reduction targets based on ICLEI campaign and has meet Milestone 1, 2, and 3.

Community partnerships

Liaise with community & industry groups to deliver on ground environmental objectives:

- Hands on Wetlands - (Cockburn Gateways Shopping City) - 90 corporate volunteers, 110 students, 600 volunteer hours
- Clean Up Australia Day - The City supported six community groups to undertake clean-up sites within the City. This is in addition to what they receive from Clean Up Australia including the provision of two-bin systems to recover recyclable materials
- Adopt a Spot Program-Supporting Keep Australia Beautiful program, this program currently links nine groups to nine reserves.



*Get Wild about
Wetlands Bird boxes*



*Community Education Get
Wild About Wetlands*

Facilities and Plant Services

Manage, maintain and deliver Council owned buildings, structure and plant services to provide for the requirement of the staff and community.

The following has been achieved in 2011-12:

- Completion of a building and facility capital works program including:
 - Construction and/or refurbishment of various community buildings including Botany Park, Santich Park and Anning Park clubrooms
 - Upgrade works at the Santich Play Factory and Cockburn Bowling club
 - Improvements to the Bakers Square netball facility
 - Lighting upgrades at the Spearwood library for reducing energy consumption, and
 - Works at Azelia Ley Homestead and Museum to improve and preserve these historic buildings.
- Comprehensive audits undertaken of the City's buildings and facilities for:
 - The presence of asbestos, with a treatment plan instigated, and
 - Accessibility for mobility impaired persons, from which improvement works have been programmed.
- The Facilities team achieving team of the year in internal customer service.
- Plant acquisition in accord with the City's 10 year new plant and replacement program including:
 - One new and four replacement waste collection trucks, together with a new landfill compactor, traxcavator and hook lift truck for Waste Services, the last three items representing a major investment for the operations of the City's Henderson Waste Recovery Park facility
 - A new backhoe, road sweeper and 3 tonne concrete crew truck for Road Services and mowing trucks, trailers and ride on mowers for Parks Services
 - Thirty one new and replacement sedans, wagons and utilities required for Council's management, operations supervision and services.
- A continued focus on fleet optimisation and use of technology to reduce overall running costs and vehicle emissions. Also a focus on value for money plant acquisitions and on plant maintenance scheduling to reduce heavy fleet downtime.

Asset Services

Establish and implement sound asset management systems that will assist in the management of Council's infrastructure.

For the Asset Services area, the following has been achieved in 2011-12:

- Asset data capture and validation utilising in-house and external resources to build and enhance the City's asset database across all our infrastructure assets
- "First pass" Asset Management Plans prepared for Road, Footpath, Drainage, Park and Building assets, followed by further improvements in AMP's focussed on asset life, condition profiles, required levels of service and intervention levels and capital costs for renewals
- Implementation and consolidation of the City' Works & Assets System in the areas of plant servicing and road maintenance operations and development of the system for application to Parks Services
- Development of a replacement tool to ROMAN for road asset data reporting to Main Roads WA
- Development and implementation of As-Constructed data capture processes aligned to industry standards and applicable for new road and other infrastructure assets coming under the responsibility of the City.

Project Management and Development Services

Ensure capital projects are developed and implemented in accordance with established processes.

The Service Unit's achievements in 2011-12 have included:

- Management of the design and construct contract for the \$2.6M Cockburn Volunteer Emergency Services building in Cockburn Central West, scheduled for opening in September 2012

- Award and management of the design contract for the City's new Operations Centre building and Depot upgrade for the City's Wellard Street, Bibra Lake site
- Assisting Community Services in the management of the construction contract for the Integrated Health and Community Facility, this incorporating a GP Super Clinic, allied health facilities, library and offices, being constructed on the corner of Beeliar Ave and Wentworth Parade, Success
- Completion of works associated with the Forward Works contract for the Integrated Community Facility at Poore Grove, Coogee Beach, these providing a new carpark and community recreation area and preparatory works for the new Coogee Beach surf life saving club building.

Additional achievements of the Infrastructure Services Business Unit have included advancing the Special Projects of:

- Cockburn Sound coastal vulnerability and adaption planning, in liaison with adjacent Local Authorities and agencies of Fremantle, Kwinana, Rockingham, Department of Defence and the Cockburn Sound Management Council;
- Sustainability initiatives associated with energy and water use reduction and increased renewable energy take up for the City's buildings and facilities. This has included feasibility studies into tri-generation and other alternative energy supply options for the City's administration and other civic buildings in Spearwood and the new Operations building in Bibra Lake.

Road Construction Services

Purpose: to construct and maintain roads, drains and associated infrastructure in accordance with adopted designs.

Road Design Services

To provide design services for roads, paths, drains, development assessment and traffic management treatments that are under the responsibility of Council in accordance with Australian Standards and industry best practice.

Road Planning and Development Services

To ensure development occurs in accordance with all relevant Australian Standards and Council's development conditions and specifications

Transport and Traffic Services

To ensure that planning and development of the transport network within the City meets people and industry needs while minimising environmental impact.

Engineering Services

Achievements

- The construction of second carriageway of Beeliar Drive from Hammond Road to Dunraven Drive.
- The widening of Hammond Road from Russell Road to Bartram Road has been progressing successfully during 2011/12 and Telstra's Services and Water Corporation's infrastructure relocation is currently being completed and civil work has been commenced. The completion of project is scheduled for March 2013.
- The completion of the design to construct second carriageway of Frankland Avenue from Russel Road to Gaebler Road.
- Major pavement rehabilitation and more than 9km of resurfacing works were completed on various roads within the City.
- A major path and cycleway construction and rehabilitation program completed, including provision of on road cycleway along Beeliar Drive between Hammond Road and Dunraven Drive.
- The regional road network will be reviewed and a road classification within the City of Cockburn updated.
- A regional and district level traffic model that will assist in determining the road infrastructure requirements to reflect the growth and need within the City has been developed.
- The State Underground Power Program Grants - Coolbellup East project has been progressing successfully during 2011/12; a beginning of Hamilton Hill project scheduled for December 2012.



Strategic Planning.

PLANNING AND DEVELOPMENT DIVISION

The Planning and Development Division is responsible for managing the statutory and strategic planning for the City, as well as overseeing heritage, urban design and sustainable development. This division oversees building approvals, development compliance and environmental health services, as well as managing the acquisition and sale of the City's land assets.

HIGHLIGHTS

- **\$476,419,864** - Value of proposed works of building applications submitted this year.
- **1300** - Number of new building lots created in the City.
- **6712** - Number of pools registered with the City.
- **400** - People took the TravelSmart pledge not to drive to work at least one day a week.

Building Services

To ensure that the erection of buildings and structures within the district comply with accepted standards and practices of public safety.

The City issued 2519 building licences for the year, a decrease of 2% on the previous year. This could be attributed to the low numbers of applications received during the April-May 2012 period when the new Building Act was introduced as numbers during this time across the State were significantly lower than in previous years. The fees collected during this period were correspondingly lower than the 2010-2011 period (see table below).

The average turnaround time for a Building Licence was on average 77 days prior to the introduction of the new Building Act in April 2012 that required all existing applications that had been dormant to be closed off, some of these had been open for several years. The average processing time after the introduction of the Act was 22 days. However with the advent of the new Building Act 2011 these turnaround times will be less as there are now prescribed times for these applications to be dealt with. The number of Building Applications actually received was 2,572 in 2011-2012 with a total value of proposed works being \$476,419,864.

Building Approvals for the 2011-2012 period are as follows compared to the previous five years:

Year Ending	Permits	\$ Value	\$ Fee	Residential	Commercial	Industrial	Other Ancillary Buildings
30/06/07	3226	540m	1.525m	1161	199	5	1871
30/06/08	3046	537m	1.646m	1068	268	5	1705
30/06/09	2776	474m	1.432m	1021	188	5	1562
30/06/10	3007	457m	1.402m	1265	165	-	1577
30/06/11	2578	380m	1.375m	899	186	1	1492
30/06/12	2519	476m	1.151m	919	154	2	1447

Electronic Lodgement System

The City issued 289 Building Licence/Permit approvals for single residential dwellings online for the 2011-2012 period. These applications are lodged with no paperwork at all and are all completed, stamped and returned electronically. The City expects that this form of lodgement will increase over time but is currently limited to residential buildings.

Built Strata Title Applications

This is another area that has come under reform with the Building Act 2011 and is now called Occupancy Permit-Strata. A total of 37 built strata were approved.

Other Approvals

Sixty seven demolition licences were issued.
Twenty Three sign licences were also issued.

Mandatory Private Swimming Pool Inspections

The number of registered pools and spas within the City increased by 259 bringing the total pools to 6,712. 2,217 pools were checked for compliance during this year with two full time swimming pool inspectors now checking for compliance.

Challenges

Introduction of a new Building Act

A new Building Act, introduced by the State Government on the 2 April 2012, caused confusion amongst many businesses and builders as well as ratepayers and Local Councils. The new Act was introduced to speed the process

of issuing Permits as well as to bring a standard system of building control in WA. Within weeks of the introduction, the State government made amendments to the regulations which did little to speed up the process of issuing permits. The Local Council remains the main authority for issuing Building Permits (Licences as they used to be called) but there are now two methods of getting a Building Permit, being Certified and Uncertified.

A certified application is made by a private building surveyor who makes an application on behalf of their client and who has checked the plans and specifications to ensure they comply with all the regulations and the Building Code of Australia (BCA). These Certified applications are accompanied by a Certificate of Design Compliance (CDC) and must be processed by the City's Building Department within 10 working days. If there is any further information required by the Council then this must be supplied within 21 days. The Council will then issue a Building Permit once all the information has been supplied. A certified application can be made for any class of building and gives certainty of approval and reduced approval times to owners.

An Uncertified application is one where the certification of building standards has not been checked prior to lodging the permit application with the City's Building Department. It is then the City's responsibility to check the plans and specifications and issue the CDC. An uncertified application is only available for single houses and associated non-habitable buildings such as patios, sheds, carports etc. This process gives the City's Building Department up to 25 working days to process the application and if there is any further information required by the Council then this must be supplied within 21 days. The Council will then issue a Building Permit once all the required information has been supplied.

Pergolas (uncovered patio style frames) and sheds less than 10m² no longer need to have a Building Permit. There are also tighter controls and regulations regarding the occupying of commercial buildings on completion and an Occupancy Permit is required to be issued by the City prior to occupancy of any commercial premises.

Environmental Health Services

To ensure that the conduct and operation of premises and activities within the district comply with accepted standards and practices for public health and to ensure that the quality of the environment is protected and improved.

Co-Health Healthy Lifestyle Programs

In the first year of the Co-Health Healthy Lifestyles Project, residents not predominantly in the full-time workforce, Aboriginal and Torres Strait Islanders, single parents and those at risk of lifestyle-related chronic diseases enrolled in free physical activity and nutrition programs and/or attended events and underwent health-screening. The City of Cockburn was one of 90 Local Governments to receive funding (\$703,607) from the Australian Government to run this as part of the national Healthy Communities Initiative. The program has since been extended from two to three years with no increase in funding.

Healthy Lifestyles Website

The Be Active Cockburn Healthy Lifestyles website (www.beactivecockburn.com.au) is used to promote Co-Health programs and events (nutrition and physical activity) and TravelSmart initiatives. It also has information and links pages relating to other areas of health promotion such as alcohol and drugs, mental health and smoking prevention/cessation.



Physical Activity and TravelSmart

The TravelSmart program aims to reduce single occupant vehicle use through the promotion of active transport, including walking, cycling and public transport.

The City's TravelSmart Officer works collaboratively with internal service units, external service providers both government and non government organisations, primary schools and local business to promote active transport messages and initiatives.

Major components of the program include:

- Revision, reprinting and distribution of the second edition of the City's East and West TravelSmart Guides to every household in the City
- Provision of mini grants to schools and support to enable them to deliver TravelSmart to School initiatives including Silhouette Kids Program and Walk to School breakfasts
- Advocacy and support for the new Cockburn Bicycle User Group (BUG) – led by a local riding enthusiast the BUG is planning its first community bike ride with riders of all abilities welcome
- Participating in the Australia-wide Super Tuesday Bike count, to be repeated in 2013
- Provision of a daily shuttle bus for the City's Civic Centre staff from Cockburn Central train station until June 2013 after a successful initial 6 week trial
- More than 400 people taking the TravelSmart pledge to not drive at least one day per week
- Provision of community events that celebrate active transport such as the Bikeweek breakfast held in March and Cockburn Fremantle TravelSmart Trek held in October each year.

Environmental Health Programs

The City's health services team continued to play a regulatory role to ensure the minimum environmental health standards across the City were maintained.

Mosquito Program

The summer of 2011/12 was the worst on record for cases of Ross River Virus in the City. A total of 112 people were infected and the residential areas around Thomsons Lake were a hot spot. Special attention continues to be given to identify and treat mosquito breeding sites. If residents experience higher-than-normal numbers of mosquitoes, they are asked to call the City promptly to enable investigation of nearby breeding sites.

Industrial Premises Program

The City's industrial premises program is now in its fifth year. The Industrial Premises Officer is continuing to work pro-actively with proprietors to achieve compliance with a wide range of minimum environmental management standards. Illegal activities, such as sand blasting and/ or spray-painting in open yards, unauthorised wash down areas, the pollution of storm water, inadequate paving and draining of yards, poor housekeeping and other nuisances, are being targeted.

The majority of proprietors continue to respond positively to the benefits the City's program can offer their businesses, mostly by way of advice and information resources for improved housekeeping.

Contaminated Sites

The City's contaminated sites strategy for council-owned properties was adopted in February 2008. Like many other councils in Perth, most of these properties are old waste disposal sites that remain as recreation reserves or are vacant with no immediate threat to health. All potential contaminated sites owned or vested in the City have been reported to the Department of Environment and detailed inspections of these sites is progressing.

Currently, 10 sites have been reported and the City is investigating eight of these to varying degrees. These sites comprise land associated with McTaggart Cove in North Coogee, Dixon Reserve in Hamilton Hill, Bibra Lake Reserve, Howson Way – Bibra Lake, Dubove Reserve – Spearwood, Poole Reserve in Coogee, the Cockburn Fremantle Pistol Club site on the corner of Warton and Armadale Roads, Banjup, and the reserve adjacent lot to this on Warton Road.

Noise

In the 2011/12 Financial year the City's Health Services received 174 Noise complaints compared to 196 in 2010/11 comprising of excessive noise from residential and industrial premises, noisy air conditioners, out of hours construction noise and bird noise.

Under the Environmental Protection Act 1986 (EPA) seven infringements were issued for the emission of unreasonable noise with fines totalling \$1750, which consisted of out of hours construction noise and unreasonable noise emissions from residential premises.

Infringements under the Environmental Protection Act range from \$250 for first offence to \$500 thereafter. Under the EPA the City has also seized equipment for a period of 7 days on two separate occasions due to unreasonable noise emissions from stereo equipment. The City has received an increase in the number of noise from air conditioners within residential areas, as a result under section 80 of the EPA an air-conditioner installer was found to have installed a noisy residential unit and legal action has commenced against the company.

Dust

The City's zero-tolerance policy with regard to potentially dusty activities on development sites is having a measurable impact on the improved performance of the development construction industry. As a result, during 2011/12, seven infringement served for dust emissions and for works commencing without an approved Dust Management Plan represented a 50% decrease in penalties issued compared to the previous year.

The City's moratorium continues to be strictly enforced whereby bulk earthworks are not permitted between 1 October and 1 April without the special approval of Council. In the lead up to the 2011-12 summer moratorium, developers also indicated an increased willingness to complete high risk earthworks before 1 October. Three developments were awarded ongoing approvals for low-risk earthworks after this date after reducing the works areas into separate stages. This approach is proving to be satisfactory for industry and is likely to be preferred rather than seeking an exemption for high risk earthworks from Council.

Food

In 2011/2012 the Food Act 2008 required all food premises preparing food for vulnerable populations to submit a Food Safety Plan to their Local Government for verification. The City has 24 such premises (which includes Nursing homes and childcare centres) of which 20 have submitted their plans. The City's involvement now will be to act on non conformities identified by external auditors at their bi-annual audits and to follow up those who have not yet established a plan.

There are 464 food business within the City which require inspection. During 2011/2012 our officers conducted 632 inspections. A total of 28 Improvement notices were issued which required work to be completed within a specified time period. All were complied within a reasonable time. Three infringement notices for \$250 each were issued for repeated minor breaches to two premises, all were paid. One prosecution was undertaken under the Food Act. The total fine and costs was \$16140.70. The offences related to poor cleanliness, maintenance and inadequate pest control. The premises has since changed ownership and is running satisfactorily.

Education of the City's and neighbouring Council areas food handlers continued throughout the year. Nine sessions were conducted and 124 people were successfully trained.

Statutory Planning Services

Control and management of development, land use and subdivision within the City to ensure standards of amenity are maintained. Undertaking of compliance and enforcement action against unapproved development.

The City approved 990 development applications this financial year, with the estimated value of approved development over this period at \$520 million dollars. The average processing time for all approved applications was 36 calendar days compared to 44 calendar days for the previous year. The City supported the creation of approximately 1300 new lots between 1 July 2011 and 30 June 2012.

Strategic Planning Services (including Land Administration)

To prepare structure plans, scheme amendments, formulate strategies and adopt policies which provide guidance and direction for the growth of the City.

Key achievements over the last 12 months:

Structure Plans

- Preparation and endorsement of the Packham North District Structure Plan and endorsement of associated Local Structure Plans for the Watsons redevelopment area.
- Preparation and endorsement of the Branch Circus District Structure Plan.
- Endorsement of various Local Structure Plans within the Hammond Park urban development area.
- Preparation and endorsement of the Southern Suburbs (Stage 3) District Structure Plan.

Scheme Amendments

- Adoption of Scheme Amendment No. 89 regarding the Cockburn Coast Revitalisation Project. This has created the new Scheme framework in order to guide this major revitalisation project for the land area between Port Coogee and South Beach.
- Preparation of the Scheme consolidation process for City of Cockburn Town Planning Scheme No. 3.

Growth Strategies

- Adoption of the major review of the City's Local Government Inventory of Heritage Places, Heritage List and Local Planning Policy (Heritage Conservation Design Guidelines).
- Preparation and advertising of the City's latest revitalisation strategy for the suburb of Hamilton Hill, which deals with matters such as housing densities and beautification.
- Preparation and advertising of the City's Local Commercial and Activity Centre Strategy.

Land Administration

The City's Land Administration Department ensures that the City's property interests and land portfolio are appropriately managed, in such a way as to maximise financial returns and support the financial sustainability of the City.

Key achievements over the last 12 months:

Subdivision and development of land owned by the City

- Completion of the subdivision, development and sale of residential lot projects within Hamilton Hill.
- Project management of the Beelias Road land sale.

Value adding to the City's land portfolio

- Rationalisation and sale of surplus land in Brenchley Drive, Atwell.
- Purchase of land to consolidate car parking at Beelias Community Centre .

Input into the preparation of leases to ensure protection of the City's interests (following initial negotiation by other departments)

- Finalisation of new leasing arrangements for the Naval Base Holiday Park.



2011 Management Training Graduates.

FINANCE AND CORPORATE SERVICES DIVISION

This division is responsible for managing the annual budget & financial reporting and long term financial planning, managing financial risks including treasury, rates and other taxation type measures for the Council. This division also manages Information Services & Technology and Human Resources including recruitment, payroll and occupational health and safety.

HIGHLIGHTS

- **\$520m** - Estimated worth of approved development applications.
- **\$32.5m** - The value of the City's biggest capital expenditure item.
- **422** - Number of full time staff employed by the City.

Overview of budget

The Council adopted the 2011-12 municipal budget in June 2011. As part of the annual budget, Council adopted a general rate increase of 5%, with the waste management levy increasing to \$365 per service. Overall operating income was budgeted to increase by 12.6%. The operating expenditure side of the budget was planned to increase by 8.4% after allowing for a general pay increase to staff of 4.5% which is part of the City's Enterprise Agreement with its 422 staff. A balanced budget was presented and adopted by Council.

Capital Expenditure

The Council adopted its biggest capital expenditure program in 2011-12 of \$46.3m. The highlight was the commencement of building the new Success Library combined with the Cockburn GP Super Clinic and Integrated Health Facility at Cockburn Central. The tender was awarded to Gavin Construction for \$32.5m (this cost is to be allocated over two financial years). The Council also commissioned stage 2 of the Coogee Beach Surf Club and Community Facilities which will be the actual building of the club and community facility. The tender was awarded to Pindan Constructions and was valued at \$5.8m.

In addition, Council planned new road projects being Beelihar Drive duplication (between Hammond Road and Dunraven Ave) for \$2.2m, Hammond Road duplication (between Russell Ave and Bartram Road) for \$2.0m and other major road works totalling \$6.9m.

A range of other projects were funded including the continuing program of road resurfacing (in accordance with the Cardno Plan which has set priorities for this program), footpath rehabilitation as well as construction of new footpaths and cycleways. Parks construction and rehabilitation also received \$3.5m to undertake a series of projects across the municipality.

Cashflow

The cashflow of Council remains positive as it receives substantial funds in advance from rates and other levies, which in turn are used to fund operating expenses and capital projects across the City. The City commenced the year with \$38m and expected to spend \$83.9m on operating expenses and \$46m on capital projects. The Council expected to have a final balance of \$46.9m at the year end. The actual final balance was \$74.6m.

Return on Investments

The Council maintained a positive cash balance during the financial year under review. The overall return on its cash investments was interest income of \$5.9m, which has been used to fund operating and capital requirements as outlined in the 2011-12 budget or has been capitalised and added to the reserve funds for future expenditure. The overall return was 5.9% which is significantly better than the benchmark of 4.5%. The reason for the enhanced return was the competition amongst domestic banks for funds to balance their funding requirements. All funds are invested in term deposits issued by Australian banks in accordance with the Local Government Act and the associated regulations apart from three investments. These investments are \$1m in a floating rate note issued by Deutsche Bank Australia maturing in April 2014, \$2m in a zero coupon bond issued by CBA maturing in January 2018 and \$3m in mortgage fund (reverse mortgages). All investments will be redeemed on maturity and all investments are paying interest at or above the benchmark rate.

Uncompleted and Carried Forward Capital Works

The Council adopts a list of uncompleted and carried forward capital works each year. For 2011-12 Budget year going into Budget year 2012-13, they included the following major projects and the allocated funds:

1. Success Library, GP Super Clinic and Integrated Health Facility
2. Coogee Beach Surf Club and Community Facility
3. Beelihar Drive Duplication

The total value of carried forward projects was \$20.4M together with \$13.9M of outstanding land asset sales.

Internal Audit Program

The Council changed its internal auditors in 2011-12 from the Paxon Group to Deloitte –Chartered Accountants, after proceeding to formal quotations due to the prior contract period coming to an end. The new internal auditors have provided an Audit Plan to the Audit and Strategic Finance Committee covering the following areas over the next three financial years:

- Fraud Control – Review of Risks
- Procurement/Supply Chain Management Processes
- IT security
- Contract management
- Revenue Recognition
- Employee Health and Safety
- Cash handling
- Treatment of Confidential Information
- Payroll function
- Payment Processing
- Long Term Financial Planning.

Audit Independence and Committee

The contract controlling the statutory audit of the Council's Annual Financial Statements expired at the completion of the 2010-11 financial year and audit. After a formal quotation process was conducted, Macri and Partners (Chartered Accountants and Registered Auditors) were appointed. Macri and Partners are independent of Council and audit the financial statements of the City of Cockburn. For the 2011-12 Financial Year, the auditors have presented an unqualified opinion in that the annual financial statements for the year ended 30 June 2012 comply with Australian Accounting Standards (including the Australian Accounting Interpretations).

In accordance with charter and the Local Government Act, the Annual Financial Statements were presented to the Audit and Strategic Finance Committee for their review and recommendation to Council for their adoption.

Financial Services Department

Property, Rating and Revenue Services

To deliver a rates (and other property based charges) issuing and collection service, creation and maintenance of the central property database for the City and all applicable statutory obligations; to control and delivery of all revenue services including invoicing and collection, and to provide and co-ordinate the electors Electoral Roll for Council.

The major achievements for this service unit include:

- The installation of new rates modeling software to review the Council's over 40,000 property parcels to ensure that all properties are correctly rated and to check the validity of rate exempt properties including placing a value on the exemptions. The report noted that exemptions of approximately \$3m were granted on an ongoing basis. It was noted that the process of capturing property data worked effectively and properties were correctly rated.
- Council introduced rating for the provision of underground power in Coolbellup (East).
- Completion of the four year program of ascertaining the appropriateness of using unimproved value as a methodology to rate parts of the municipality. The review saw 800 properties converted to the general method of valuation, gross rental value after the Minister for Local Government approved the conversion.
- Council also prepared and published a new policy on revenue and debt management so as to ensure that there is a consistency across all departments of the administration.

Accounting and Financial Control Services

To provide financial control services for the City in order for it to meet its statutory and business obligations with respect to financial risks, taxation and all outgoing payments; and to ensure the efficient deployment and operation of the City's financial management information systems.

The major achievements for this service unit include:

- Instigating a major review of GST payable on land sales in conjunction with the Council's taxation advisor Price Waterhouse Coopers. As a result of the review, the Council was treated as a State Government agency and land sales were exempt of GST. This has resulted in the return of more than half a million dollars. This has ramifications going forward and will impact positively across other land sales the City will undertake.
- Council requested a continuing review of the way it pays its suppliers to ensure that they are paid promptly. As a result a number of changes have been put in place to ensure that approvals and payments of invoices occur quickly and in line with Council's policy of payment of suppliers.
- Implementation of a Direct Debit payments system for the collection of Aged Services client fees. This initiative will also allow for other service areas to improve their fee collection practices in future.

Budgeting and Financial Reporting Services

To provide financial costing, management reporting and financial analysis for all business units, management and Council; to meet Council's statutory financial reporting and audit requirements; and to coordinate Council's financial planning function, including compiling the annual budget and long term financial plans.

The major achievements for this service unit include:

- The automating of the process for costing timesheet data, which has long been a manual process that is time consuming and slow. This has seen an improvement and elimination of manual entry and all the errors occurring from manual entry.
- Implementation of a suite of new reports for the Engineering Division using ETL technology. This has lead to improved and more consistent financial reporting for project delivery and management. The reporting structure adopted is , one which the end user assisted in designing.

Information Services Department

Information Technology Services

To deliver support technical services and planning for future enhancement/growth in respect of Council's information technology requirements.

One of the Council's key strategic goals is "Anywhere, Anytime, Anyhow" as it applies to staff being able to use Council IS systems. This year saw the implementation of the first stage of this concept with the introduction of the virtual desktop so that staff now access their work environment from anywhere as if they were sitting at their desk on a 24/7 basis. Further, as part of the same strategy, the DR (Disaster Recovery) Plan has now been finalised for implementation in 2012/13. The Plan will see a DR facility constructed at a separate location to the main administration centre which will ensure the core systems of council will be continually backed up and in the event of a disaster, the main system will be operable with little or no down time.

A range of other projects have been running in the background improving the technology associated with the business systems. The most significant have been the implementation of the relevant architecture for a range of e-services and to support the soon to be commissioned CCTV strategy adopted by council during the year.

Business Systems

To provide ongoing development of business systems to enhance the effectiveness and efficiency of Council's operations by the use of technology. This part of the department controls the Council's over 100 systems ranging from the enterprise wide system, Technology One, to the Microsoft suite of products to small and specific products such as the Henderson Waste and Recovery facility's weighbridge software and the Rangers' fines enforcement system.

The major achievements for this service unit includes the following:

During the year under review, this business unit tackled nineteen agreed projects, completing eight projects, not commencing four for varying reasons and continuing with six other projects which will be completed in 2012/13 with one project being cancelled. Stage 3 of the customer request was completed as well as the e-customer request for elected members. This will eventually rolled out to all ratepayers in conjunction with WALGA's Pin to Fix system. The team also undertook business process reviews for the minutes and agenda system, Planning DAP (to ensure the Council meets the requirements of the State Government's planning reforms), Health Department reviews and more importantly reviewing and changing processes for the new Building Act which came into being during the financial year with a range of issues including late promulgation and last minute changes due to the Building industry lobbying firstly to have the new Act changed then to make last minute changes to regulations associated with the Act.

A considerable amount of work was undertaken with varying parts of the Council's website including Planning, Environmental Services, Summer of Fun and the employment of future employees. Each part is updated so as to ensure ease of use. In the recent survey of ratepayers the Council's website was mentioned specifically as being of significant benefit to ratepayers and residents.

GIS Services

To provide an asset information service management system and a geographical information system.

The major achievements for this service unit includes

The GIS team is a quiet achiever as a service provider to a range of internal departments apart from maintaining the front end viewed by website users of www.cockburn.wa.gov.au In the last twelve months the Council's GIS Team has introduced a range of new mapping tools for staff to use and view including Wind Mapping, Weed Mapping, Vegetation mapping, Historical Aerial Photography, Bat Boxes / Nest boxes and Bill Boards in the District. Two other mapping tools were introduced during the year and because of their relevance to the broader community more detail is provided below:

Fire Management Mapping

Fire management module was created to identify areas with fire management plans, recorded fires and prescribed fire plans. This module is currently available to staff, and allows users to see the mitigation outlined in each fire management plan for the respective properties. Recorded Fires shows historical fires and Prescribed Fire Plans show where plan fires are to take place. This is extremely useful for emergency management, such as to identify the quickest route for rescue and emergency vehicles and properties that could be potentially affected by fires.

Emergency and Disaster Management

Maps created to identify any drainage located near sensitive areas such as Natural Wetlands and Industrial Areas, identify the potential drainage where contaminants from fire were released and hence plan for treatment procedures. These maps are made available to Health Services, Rangers and external agencies such as FESA. These maps are readily available to the Duty Manager, and in turn to the Onsite Control Managers in case of a fire emergency. The maps are overlaid with other utilities data, to better plan for disaster management.

Records Services

To provide a high standard of technologically advanced Records Management Services to support the needs of the user clients within the City of Cockburn, the governing function of Council and other identified external uses of the records function.

The major achievements for this Department includes the continuation of the hard copy scanning of old records to digitize them for future use and storage. The continuation of this project is important because many paper based records deteriorate over time. To ensure that they are kept usable, the Council will scan them. Although the State governing body, the State Records Office has been slow to give the same recognition to electronic records, they are slowly accepting the fact that this method is better than the older method of keeping hard copy of all records.

The most significant project for the Records Department has been the completion of the plan to migrate the old Recfind system of recording incoming and outgoing paper based records to an ECM (Electronic Content Management) system to record all records including paper and electronic records. The IS Team has coordinated an extensive internal consultation program to ensure that all managers and staff are consulted as to requirements and planning for a new ECM. The reasons for such an extensive consultation program is the broad nature in which records touch all employees and the needs to capture not just the paper based record. A new system has been chosen with the Technology One ECM system being the chosen product essentially because of the integration it would offer with the suite of Technology One products used across Council IT platforms. The implementation date is January 2013.

Human Resource Management Department

Human Resources Service

To provide policy, programs and advice which shape the workforce to ensure it is capable of achieving the business objectives now and in the future.

The major achievements for this service unit includes the introduction of a system's based approach to annual reviews for all full time and part time permanent staff. As required by the Local Government Act, all employees are required to have an annual review and appraisal of their performance (and to ensure where relevant the appropriate remuneration step increase in line with the Council's Enterprise Agreement with its staff). HR introduced the Cambron system which has automated the prior used paper based system. The new Cambron system allows for tracking all staff reviews, the timing and a consistent process across the Council's 422 staff.

A new method of recruitment using an online system - Big Red Sky, is assisting the HR team and Council avoid paper processing. Despite a low unemployment rate across the State of WA, the HR Department continues to receive up to three hundred applications for jobs on offer by the Council. By introducing a IS based product, the HR Team can assess and eliminate applications that are not relevant or suited for each position. This then allows applications to be forwarded onto interview panels quickly for assessment. Further it saves substantial copying of applications thus reducing the need to print out more paper.

This financial year has seen a substantial reduction in the number of claims received for workers compensation, the first in a number of years. The Council takes seriously all claims and in fact encourages rather than discourages the lodgment of all claims. With the assistance of the in-house Safety advisor and the Council's insurer, the City is dedicated to getting all staff, where appropriate, back to work as soon as possible.

Council continues to run in-house training for its management, supervisors and other staff. The adage that a dollar spent on training staff is a dollar well spent is clearly true for the Council. The up-skilling of all staff is a clear benefit to ratepayers of Cockburn so as to ensure the City maintains a high level of service to our community.



CONCISE FINANCIALS

For the year ended 2012



Concise Financial Report

for the year ended 30 June 2012

Basis of preparation of the concise financial report

The concise financial report of the City of Cockburn is an extract of the full financial report for the year ended 30 June 2012. The concise financial report has been prepared in accordance with AASB 1039 "Concise Financial Reports".

The financial statements, specific disclosures and other information included in the concise financial report have been derived from and are consistent with the full financial report of the City. A full description of the accounting policies adopted by the City is provided within the 2012 full financial report. The accounting policies are consistent with those of the previous financial year.

The concise financial report cannot be expected to provide as detailed an understanding of the financial performance, financial position and financing and investing activities of the City of Cockburn, as is provided by the full financial report. A copy of the full financial report and auditor's report is available for inspection at the City's head office and on the City's website at www.cockburn.wa.gov.au

Statement by Chief Executive Officer

The attached financial statements comprising the concise financial report of the City of Cockburn for the financial year ended 30th June 2012 are in my opinion properly drawn up to present fairly the financial position of the City of Cockburn at 30th June 2012 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards.



Stephen Cain
Chief Executive Officer
Signed on the 15th October 2012



Certified Practising Accountants

PARTNERS

Anthony Macri FCPA

Domenic Macri CPA

Connie De Felice CA

INDEPENDENT AUDITOR'S REPORT

TO: RATEPAYERS OF CITY OF COCKBURN

Report on the Concise Financial Report

The accompanying concise financial report of City of Cockburn comprises the Statement of Financial Position as at 30 June 2012, Statement of Comprehensive Income by Nature or Type, Statement of Comprehensive Income by Program, Statement of Changes in Equity and Statement of Cash Flows for the year then ended and the discussion and analysis. The concise financial report does not contain all the disclosures required by Australian Accounting Standards.

Council's Responsibility for the Concise Financial Report

The Council is responsible for the preparation and fair presentation of the concise financial report in accordance with Accounting Standard AASB 1039: *Concise Financial Reports*, the Local Government Act 1995 (as amended) and the Local Government (Financial Management) Regulations 1996 (as amended). This responsibility includes establishing and maintaining internal control relevant to the preparation of the concise financial report; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express an opinion on the concise financial report based on our audit procedures. We have conducted an independent audit, in accordance with Australian Auditing Standards, of the full financial report of the City of Cockburn for the year ended 30 June 2012. Our auditor's report on the financial report for the year was signed on 16 October 2012 and was not subject to any modification. Australian Auditing Standards require that we comply with the relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report for the year is free from material misstatement.

Our procedures in respect of the concise financial report included testing that the information in the concise financial report is derived from, and is consistent with the financial report for the year, and examination on a test basis, of evidence supporting the amounts, discussion, and analysis, and other disclosures which were not directly derived from the financial report for the year. These procedures have been undertaken to form an opinion whether, in all material respects, the concise financial report complies with Accounting Standard AASB 1039: *Concise Financial Reports* and whether the discussion and analysis complies with the requirements laid down in AASB 1039: *Concise Financial Reports*.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Independence

In conducting our audit, we followed applicable independence requirements of Australian professional ethical pronouncements.

Auditor's Opinion

In our opinion, the concise financial report (including the discussion and analysis) of the City of Cockburn for the year ended 30 June 2012 complies with Accounting Standard AASB 1039: *Concise Financial Reports*.

Matters Relating to the Electronic Publication of the Concise Financial Report

This auditor's report relates to the concise financial report of City of Cockburn for the year ended 30 June 2012 included on City of Cockburn's website. The Council is responsible for the integrity of City of Cockburn's website. The auditor's report refers only to the subject matter described above. It does not provide an opinion on any other information which may have been hyperlinked to/from these statements. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to refer to the hard copy of the audited concise financial report to confirm the information contained in this website version of the concise financial report.



MACRI PARTNERS
CERTIFIED PRACTISING ACCOUNTANTS
SUITE 2, 137 BURSWOOD ROAD
BURSWOOD WA 6100



A MACRI
PARTNER

PERTH
DATED THIS 16TH DAY OF OCTOBER 2012.



Concise Financial Report (Continued)

Statement of Financial Position

As at 30 June 2012	2011/12 Actual \$	2010/11 Actual \$
CURRENT ASSETS		
Investments	1,308,475	2,539,916
Cash and Cash Equivalents	74,641,494	63,098,349
Trade & Other Receivables	9,448,885	8,253,232
Inventories	41,804	49,662
Total Current Assets	85,440,657	73,941,159
CURRENT LIABILITIES		
Trade & Other Payables	12,351,048	6,596,300
Provisions	4,476,466	4,088,037
Total Current Liabilities	16,827,515	10,684,337
NET CURRENT ASSETS	68,613,143	63,256,822
NON CURRENT ASSETS		
Investments	7,020,490	6,381,474
Other Receivables	598,805	495,164
Property, Plant, & Infrastructure	760,538,472	644,388,444
Total Non Current Assets	768,157,766	651,265,081
NON CURRENT LIABILITIES		
Other Payables	2,904,359	2,406,562
Provisions	799,721	689,940
Total Non Current Liabilities	3,704,080	3,096,502
NET ASSETS	833,066,829	711,425,402
EQUITY		
Accumulated Surplus	376,503,208	348,001,756
Reserves - Cash/Investment Backed	60,792,979	49,843,662
Reserves - Asset Revaluation	395,770,642	313,579,984
TOTAL EQUITY	833,066,829	711,425,402

Statement of Changes in Equity

For the year ended 30 June 2012	2011/12 Actual \$	2010/11 Actual \$
RESERVES CASH/INVESTMENT BACKED		
Balance at beginning of year	49,843,662	37,343,185
Transfer from accumulated surplus	37,090,513	20,988,052
Transfer to accumulated surplus	(26,141,197)	(6,912,574)
Impairment of Investment Provision	-	(1,575,000)
Balance at end of reporting period	60,792,979	49,843,662
RESERVES - ASSET REVALUATION		
Balance at beginning of year	313,579,984	342,958,000
Revaluation Increments during year	83,578,519	22,089,592
Revaluation Decrements during year	(1,387,861)	(51,467,608)
Balance at end of reporting period	395,770,642	313,579,984
TOTAL RESERVES	456,563,621	363,423,646
ACCUMULATED SURPLUS		
Balance at beginning of year	348,001,756	340,620,702
Change in Net Assets	39,450,769	19,881,532
Transfer from reserves	26,141,197	6,912,574
Transfer from reserves - Impairment	-	1,575,000
Transfer to reserves	(37,090,513)	(20,988,052)
Balance at end of reporting period	376,503,208	348,001,756
TOTAL EQUITY	833,066,829	711,425,402

Concise Financial Report (Continued)

Statement of Comprehensive Income by Nature or Type

For the year ended 30 June 2012	2011/12 Actual \$	2011/12 Revised Budget \$	2010/11 Actual \$
OPERATING REVENUE			
Rates	50,802,795	50,201,341	46,480,806
Fees and Charges	42,850,077	41,700,247	38,056,586
Grants and Subsidies	10,537,752	9,618,544	8,109,058
Contributions, Donations and Reimbursements	1,337,789	567,339	880,290
Interest Earnings	6,608,937	5,672,478	5,111,307
Other revenue and Income	(46,347)	5,394	328,209
Total Operating Revenue	112,091,004	107,765,342	98,966,255
OPERATING EXPENDITURE			
Employee Cost	(36,873,722)	(36,405,824)	(32,857,782)
Materials and Contracts	(29,609,466)	(30,577,160)	(26,894,292)
Utilities	(3,474,596)	(4,080,049)	(3,358,015)
Interest Expenses	-	-	-
Insurances	(1,726,128)	(1,709,878)	(1,823,255)
Other Expenses	(9,360,972)	(9,572,518)	(6,987,679)
Depreciation on Non Current Assets	(22,012,966)	(21,641,679)	(18,939,048)
Total Operating Expenditure	(103,057,850)	(103,987,108)	(90,860,070)
Increase/(Decrease)	9,033,153	3,778,234	8,106,185
NON-OPERATING ACTIVITIES			
Grants/Contributions towards Assets	8,200,835	8,747,819	8,712,072
Gifted And Previously Unrecognised Assets	17,014,732	-	4,152,131
Impairment Charge - Non Current Investments	-	1,575,000	(1,575,000)
Profit/(Loss) on Sale of Assets	5,202,050	17,020,474	486,144
Total Non-Operating Activities	30,417,616	27,343,293	11,775,347
NET RESULT	39,450,769	31,121,527	19,881,532
OTHER COMPREHENSIVE INCOME			
Changes on revaluation of non-current assets	82,190,658	-	(29,378,016)
	82,190,658	-	(29,378,016)
TOTAL COMPREHENSIVE INCOME	121,641,427	31,121,527	(9,496,484)

Statement of Comprehensive Income by program

For the year ended 30 June 2012	2011/12 Actual \$	2011/12 Revised Budget \$	2010/11 Actual \$
REVENUES			
Revenue From Ordinary Activities			
General Purpose Funding	62,514,909	60,793,628	54,722,985
Governance	773,657	323,586	79,352
Law Order & Public Safety	2,648,224	2,371,691	2,714,324
Health	646,545	601,835	204,024
Education & Welfare	6,572,189	5,996,424	6,003,402
Community Amenities	32,126,620	31,089,797	28,626,700
Recreation & Culture	3,845,570	3,612,093	3,355,536
Transport	207,685	185,332	240,055
Economic Services	1,912,618	2,131,100	2,098,429
Other Property & Services	842,988	659,856	921,449
TOTAL OPERATING REVENUES	112,091,004	107,765,342	98,966,255
EXPENSES			
General Purpose Funding	(534,496)	(441,816)	(1,422,653)
Governance	(7,402,124)	(8,018,175)	(5,831,687)
Law Order & Public Safety	(4,011,641)	(3,968,683)	(3,618,862)
Health	(2,168,529)	(2,426,583)	(1,777,100)
Education & Welfare	(10,832,856)	(10,447,915)	(9,731,526)
Community Amenities	(28,866,272)	(28,962,227)	(25,794,305)
Recreation & Culture	(20,532,781)	(20,710,664)	(19,071,164)
Transport	(22,820,126)	(23,145,625)	(19,699,293)
Economic Services	(2,237,694)	(2,099,662)	(1,846,272)
Other Property & Services	(3,651,332)	(3,765,756)	(2,067,209)
Total Operating Expenditure	(103,057,850)	(103,987,108)	(90,860,070)
Increase/(Decrease)	9,033,153	3,778,234	8,106,185

Continued over >

Concise Financial Report (Continued)

> From Page 67

GRANTS/CONTRIBUTIONS TOWARDS ASSETS			
Law Order & Public Safety	211,500	285,400	389,385
Education & Welfare	-	-	9,239
Community Amenities	61,845	(971)	-
Recreation & Culture	2,882,496	2,150,582	3,018,246
Transport	4,487,254	7,497,569	4,608,642
Other Property & Services	557,740	(1,184,761)	686,561
	8,200,835	8,747,819	8,712,072
Gifted And Previously Unrecognised Assets	17,014,732	-	4,152,131
Impairment Charge for Non-Current Investments	-	1,575,000	(1,575,000)
PROFIT/(LOSS) ON DISPOSAL OF ASSETS			
Law Order & Public Safety	27,793	-	-
Education & Welfare	-	-	24,218
Recreation & Culture	-	-	(717,201)
Transport	541,117	80,086	273,377
Other Property & Services	4,633,140	16,940,388	905,750
	5,202,050	17,020,474	486,144
NET RESULT	39,450,769	31,121,527	19,881,532
OTHER COMPREHENSIVE INCOME			
Changes on revaluation of non-current assets	82,190,658	-	(29,378,016)
	82,190,658	-	(29,378,016)
TOTAL COMPREHENSIVE INCOME	121,641,427	31,121,527	(9,496,484)

Statement of Cash Flows

For the year ended 30 June 2012	2011/12 Actual \$	2011/12 Adopted Budget \$	2010/11 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Payments			
Employee Cost	(36,375,511)	(36,140,222)	(33,104,024)
Materials and Contracts	(23,914,343)	(35,171,901)	(27,394,487)
Utilities	(3,474,596)	(4,027,549)	(3,358,015)
Insurances	(1,726,128)	(1,669,000)	(1,823,255)
Other Expenses	(9,360,972)	(6,978,078)	(6,987,679)
GST on Payments	(7,285,493)	-	(5,205,696)
	(82,137,044)	(83,986,752)	(77,873,155)
Receipts			
Rates	50,363,001	50,041,814	46,213,781
Fees and Charges	46,472,754	40,848,774	39,320,091
Contributions, Donations and Reimbursements	1,337,789	426,573	880,290
Interest Received	6,813,233	4,672,478	4,270,972
Grants & Subsidies - Operating	10,537,752	7,733,689	8,109,058
Other Revenue/Income	1,199	28,548	418,184
GST Refunded by ATO	2,863,744	3,000,000	2,714,494
	118,389,472	106,751,876	101,926,871
NET CASH FLOWS PROVIDED BY/(USED IN) OPERATING ACTIVITIES	36,252,428	22,765,124	24,053,717

Continued over >

Concise Financial Report (Continued)

> From Page 68

CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from Sale on Non Current Assets	7,600,971	6,112,340	2,045,547
Purchase Furniture and Equipment	59,936	(10,000)	(153,148)
Purchase Computer Equipment	(146,849)	(1,522,858)	(94,913)
Purchase & Construction of Infrastructure Assets	(28,572,614)	(15,139,698)	(9,599,459)
Purchase Plant and Machinery	(4,818,198)	(4,165,998)	(4,709,039)
Purchase & Development of Land	(1,398,883)	(385,000)	(991,502)
Purchase & Construction of Buildings	(12,256,507)	(25,109,334)	(5,329,713)
Grants & Contributions for the Development of Assets	13,936,938	6,188,264	8,749,978
Net Movement in Investments	388,129	-	4,371,431
NET CASH FLOWS PROVIDED BY/(USED IN) INVESTING ACTIVITIES	(25,207,079)	(34,032,284)	(5,710,817)
CASH FLOWS FROM FINANCING ACTIVITIES			
Increase/(Decrease in Bonds Held)	497,796	-	(469,045)
Proceeds from New Borrowings	-	9,500,000	-
NET CASH FLOWS PROVIDED BY/(USED IN) FINANCING ACTIVITIES	497,796	9,500,000	(469,045)
Net Increase/(Decrease) In Cash during year	11,543,145	(1,767,160)	17,873,854
Cash At Beginning Of Reporting Period	63,098,349	48,685,654	45,224,495
CASH & CASH EQUIVALENTS AT END OF REPORTING PERIOD	74,641,494	46,918,494	63,098,349

Discussion and analysis of the Financial Statements for the year ended 30 June 2012

Statement of Financial Position

- The City's net assets and total equity increased by \$121.6M during the reporting year to \$833.1M. This predominantly reflects an increase in non-current assets of \$116.9M due to asset revaluations and capital works spending.
- Net current assets increased by \$5.4M for the reporting year. Cash & investments were up by \$10.3M due to a higher holding in cash backed reserves. Offsetting this, payables increased by \$5.7M due to a number of large commitments for capital works projects.
- Current and non-current receivables increased by \$1.3M to \$10.0M reflecting increases in both rates and trade debtors outstanding.
- Current and non-current leave provisions increased by \$0.5M to \$5.3M, reflecting both higher remuneration levels and amount of leave outstanding.
- The carrying value for Property, Plant & Infrastructure increased by a total of \$116.1M made up of infrastructure revaluation net increments of \$82.2M, take up of new and contributed assets for \$17.0M, capitalised and WIP asset spending of \$41.3M, less depreciation of \$22.0M and asset disposals for \$2.4M.
- The City remained debt free at 30 June, although it will raising borrowings in the new year to prefund underground power projects and the new emergency services building (repayments to be funded by FESA). This demonstrates the city's economic strength and capacity to deliver high value projects into the future.

Changes in Equity

- Cash/investment backed reserves held by the City increased by \$10.9M to \$60.9M during the year. \$50.9M of this represents planned municipal savings for future funding needs.
- The asset revaluation reserve increased by \$82.2M to \$395.7M as a result of the revaluation of roads, footpaths and drainage infrastructure. The upwards revision of carrying values was primarily due to increased unit rates of construction and a reassessment of useful life for drainage.
- The City's accumulated surplus increased by \$28.5M to \$376.5M. This represented the \$39.4M net operating result less the \$10.9M net transfer to cash/investment backed reserves.

Statement of Comprehensive Income

- The overall net result was up \$19.5M to \$39.5M. The main impact was the bringing to account of previously unrecognised infrastructure assets totaling \$17.0M.
- The city's result from operating activities was slightly up from \$8.1M to \$9.0M with similar size increases for the year in both operating revenues and expenses.
- Operating revenues were up 13% (\$13M) to \$112.0M. Most revenue sources were up with rates adding \$4.3M, fees & charges \$4.8M, grants & subsidies \$2.4M and interest earnings \$1.5M. These areas all outperformed their respective budgets for the year.
- Operating expenses were also up 13% (\$12.1M) for the year to \$103.0M, which came in under budget by \$0.9M. The city's biggest expense item, employee costs was up 12% (\$4.0M) to \$36.8M. Materials & contracts were up 10% (\$2.7M) to \$29.6M. Other expenses were up by \$2.4M due to an increased liability for landfill levies.
- Depreciation expenses were up 16% (\$3.1M) to \$22.0M as a consequence of revalued asset values from June 2011 being applied in 2011/12.
- Net profit from the sale of assets was up \$4.7M for the year primarily due to completed land sales at Grandpre Crescent, Progress Drive and Southwell Crescent.

Statement of Cash Flows

- The City's net cash flows from operating activities grew by a healthy \$12.2M in the reporting year to \$36.2M. This reinforces the city's strong financial performance and its ability to fund asset renewal and upgrades as they become necessary.
- Cash outlays on capital spending were up \$26.2M for the year to \$47.1M, whilst capital funding from grants/ contributions and sale of assets were up \$5.2M and \$5.6M respectively.
- Cash and cash equivalents increased by \$11.5M for the year to \$74.6M adding to the city's liquidity.



We will remember them.

City of Cockburn

9 Coleville Crescent,
Spearwood WA 6163

T: 9411 3444

www.cockburn.wa.gov.au



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This document is available in
alternative formats upon request.



30 August 2012

Mr D Green
 Director Administration & Community Services
 City of Cockburn
 PO Box 1215
 Bibra Lake DC WA 6965

RECEIVED at: CITY OF COCKBURN	
File #:	CLB/001
x-ref:	
Action Officer	CC
DLRE	31 AUG 2012
Retention	LAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:

Dear Mr Green

RE: PROPOSED AMENDMENT TO LOCALITY BOUNDARIES OF COOGEE AND SPEARWOOD

Further to your letter dated 1st November 2011 regarding the above mentioned matter, we would like to further discuss a change of boundary issue in relation to a section of Spearwood. Specifically the land north of Ocean Road bounded by Hamilton Road; the railway line which runs parallel with the new extension of Spearwood Avenue.

We would propose that this section of Spearwood be rename Coogee. This would be a logical boundary for Coogee as at present a small section of Spearwood is sectioned off by the railway line and included within the Coogee region.

We are seeking an appointment to see you in relation to this matter. If you would kindly contact myself or Victor Marcelino on 9435 3900/email: victor@terranoVis.com.au to give us an appointment date/time.

Yours faithfully
 Terranovis Pty Ltd

Ms Lorraine Spencer
 Development Manager

PERTH
 52 Kishorn Road, Canning Bridge Applecross WA 6153
 PO Box 1320 Canning Bridge Applecross WA 6153
 T: 08 9435 3900 F: 08 9336 4672

MELBOURNE
 Suite 3, Ground, 11 Queens Road Melbourne Vic 3004
 PO Box 7261 St Kilda Road Vic 8004
 T: 03 9029 2861 F: 03 9804 5388

QUEENSLAND
 PO Box 1057 Toowong DC Qld 4066
 T: 0400 342 343

PROPOSED EXTENSION
OF 'COOGEE' SUBURB

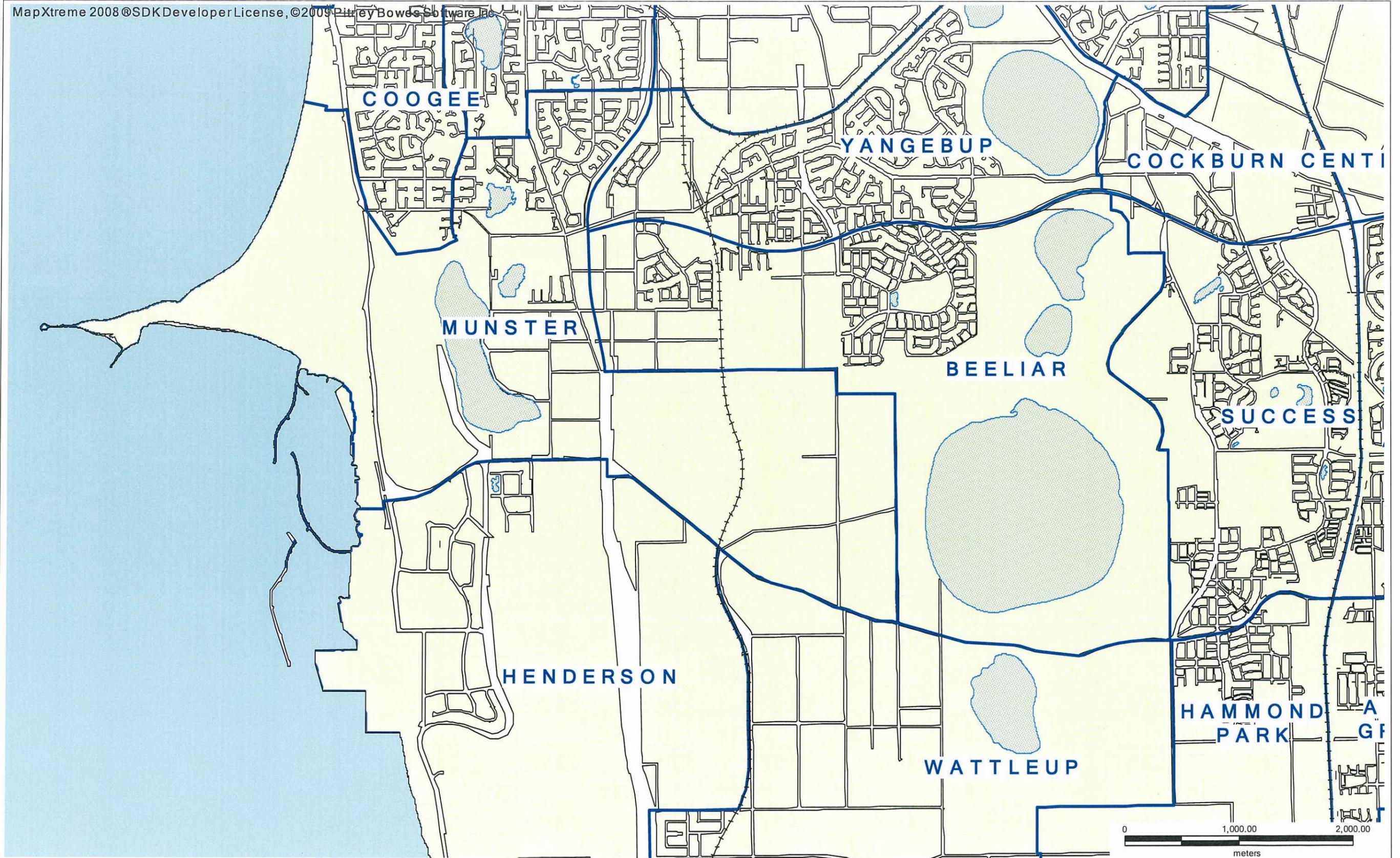


PRINTED ON:
Friday, 15 April 2011

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City of Cockburn
GIS Services Department

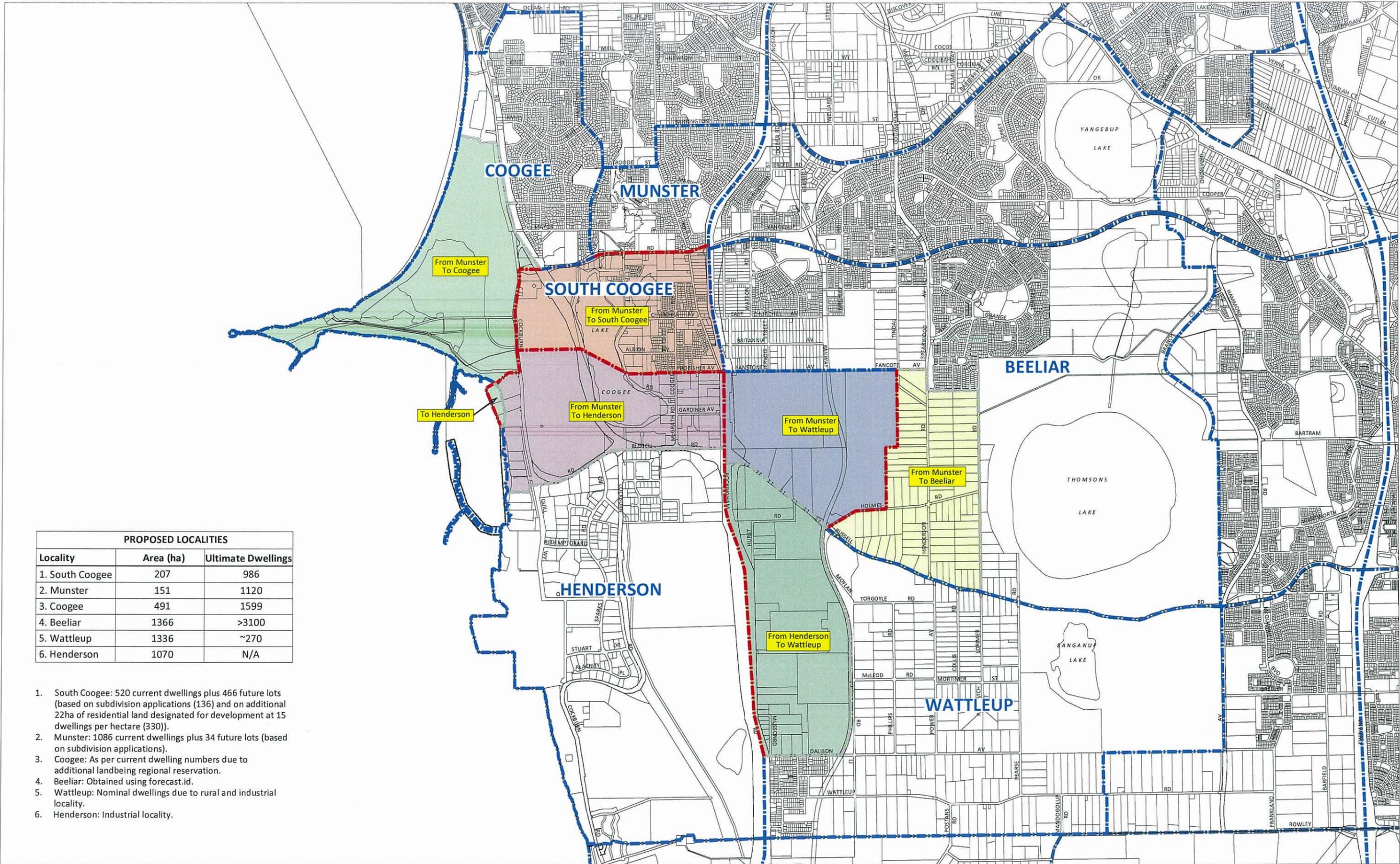
PRINTED ON: Thursday, 25 October 2012

SCALE = 1:31645

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NORTH



PROPOSED LOCALITIES		
Locality	Area (ha)	Ultimate Dwellings
1. South Coogee	207	986
2. Munster	151	1120
3. Coogee	491	1599
4. Beeliar	1366	>3100
5. Wattleup	1336	~270
6. Henderson	1070	N/A

1. South Coogee: 520 current dwellings plus 466 future lots (based on subdivision applications (136) and on additional 22ha of residential land designated for development at 15 dwellings per hectare (330)).
2. Munster: 1086 current dwellings plus 34 future lots (based on subdivision applications).
3. Coogee: As per current dwelling numbers due to additional landbeing regional reservation.
4. Beeliar: Obtained using forecast.id.
5. Wattleup: Nominal dwellings due to rural and industrial locality.
6. Henderson: Industrial locality.



0 750m
SCALE

- Suburb Boundary - Proposed
- Suburb Boundary - To Be Deleted
- Suburb Boundary - Existing

PROPOSED LOCALITY BOUNDARY AMENDMENTS

MUNSTER / SOUTH COOGEE / COOGEE / BEELIAR / WATTLEUP / HENDERSON



COOGEE

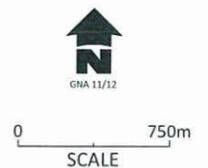
MUNSTER

SOUTH COOGEE

BEELIAR

HENDERSON

WATTLEUP



PROPOSED LOCALITY BOUNDARY AMENDMENTS

MUNSTER / SOUTH COOGEE / COOGEE / BEELIAR / WATTLEUP / HENDERSON

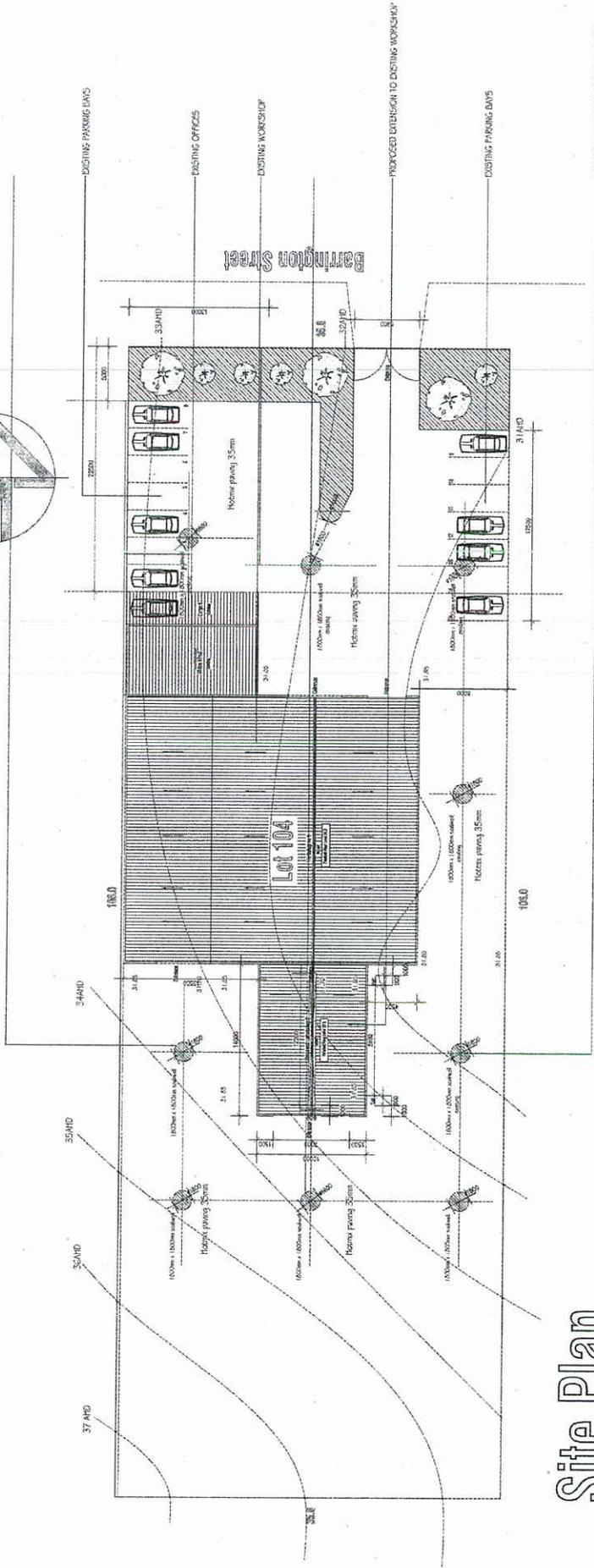
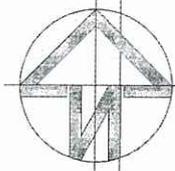
ATTACHMENT 1: LOCATION PLAN FOR 217 BARRINGTON STREET,
BIBRA LAKE

Location Plan:

No. 217 (Lot 104) Barrington Street, Bibra Lake



The City of Cockburn does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Cockburn shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



Site Plan

Scale 1:200

PROJECT

PHOENIX corrosion control
 Lot 104
 No. 217 Birmingham Street
 Bira Lake
 THE DRAWING IS NOT TO BE
 SCALED. CONTRACTORS ARE TO
 CHECK ALL DIMENSIONS BEFORE
 WORK COMMENCES AND TO REFER ANY
 DISCREPANCIES TO THE
 DESIGNER

338 CRESSBROOK WAY
 CARINE W.A.
 date 4/1/2005
 #03 11#

JEREMY FALCKE DESIGN
 BUILDING + INTERIOR

TEL 9445 1432

Proposed Plan Of Workshop 2

Scale: 1:100

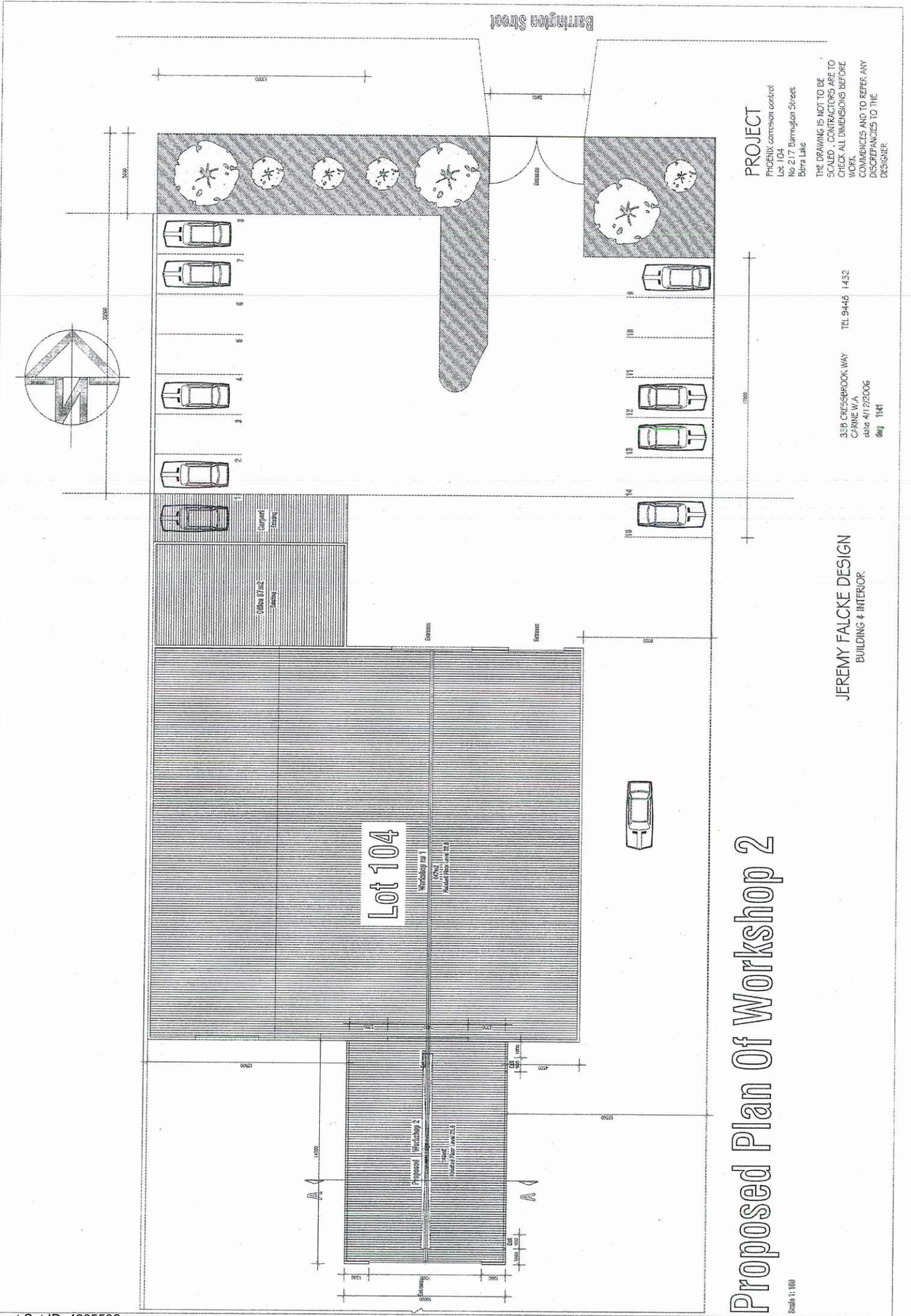
JEREMY FALCKE DESIGN
BUILDING & INTERIOR.

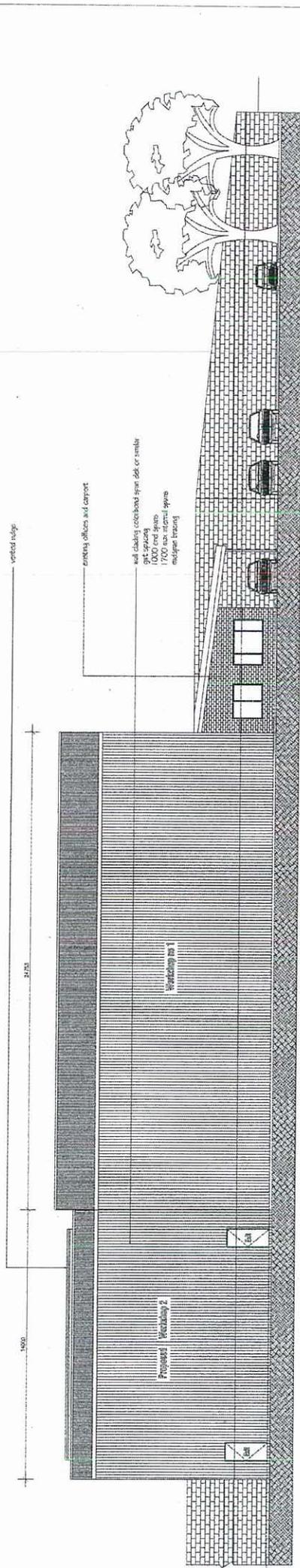
339 CRESSBROOK WAY
CARINE W.A.
date: 4/12/2006
day: 1341
TEL 9448 1432

PROJECT

PHOENIX corrosion control
Lot 104
No 217 Barrington Street
Bibra Lake

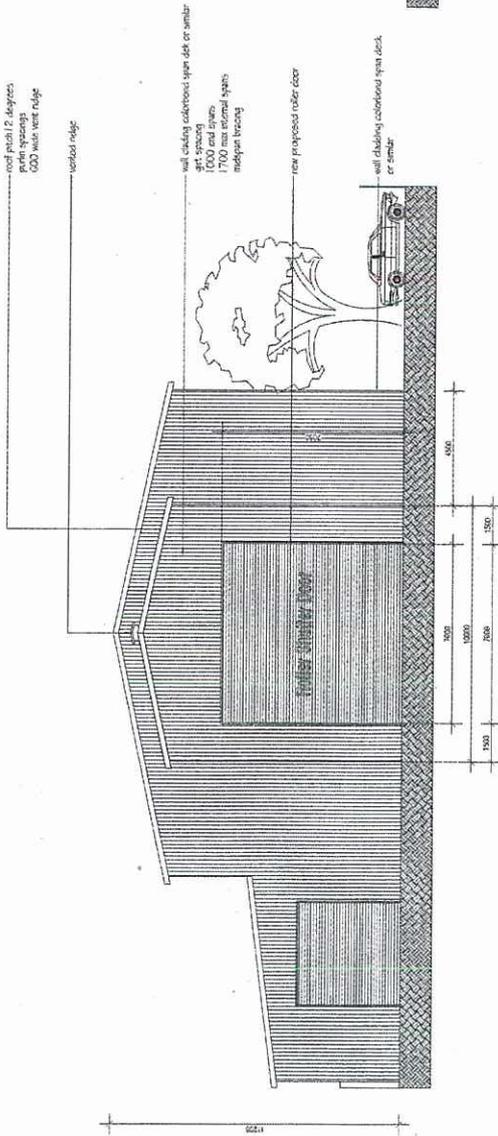
THE DRAWING IS NOT TO BE
SCALED - CONTRACTORS ARE TO
CHECK ALL DIMENSIONS BEFORE
WORK.
COMMENCES AND TO REFER ANY
DISCREPANCIES TO THE
DESIGNER.





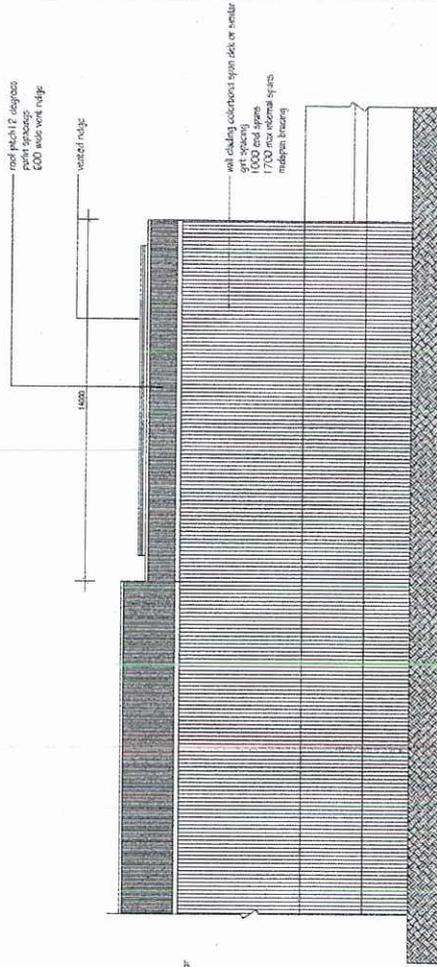
East Elevation

Scale 1: 100



South Elevation

Scale 1: 100



West Elevation

Scale 1: 100

PROJECT

PHOENIX corrosion control
 Lot 104
 No 217 Barrington Street
 Bibra Lake

THE DRAWING IS NOT TO BE
 SCALED. CONTRACTORS ARE TO
 CHECK ALL DIMENSIONS BEFORE
 COMMENCES AND TO REFER ANY
 DISCREPANCIES TO THE
 DESIGNER.

TEL 9440 432

338 CRESSBROOK WAY
 CARLUE W.A.

date 4/12/2006

6/8 11/2

JEREMY FALCKE DESIGN
 BUILDING & INTERIOR

T +61 8 9494 2958 E science@emissionassessments.com.au
F +61 8 9494 2959 A Unit 6, 35 Sustainable Avenue, Bibra Lake 6163
PO Box 1272, Bibra Lake DC 6965
www.emissionassessments.com.au

Emission Assessments Pty Ltd ABN 88 133 000 049



**EMISSION
ASSESSMENTS**

REPORT NUMBER: 1213-014

Phoenix Corrosion Control

**Application for Operational Works
Approval - Environmental Assessment
Report**

11 October 2012

REVISION HISTORY		
Version Number	Date Issued	Version Details
VERSION 1.0	09/11/2012	Draft for Client Review
VERSION 1.0	11/10/2012	Final



Date: 11/10/2012

Attention: Mr Phil Siljeg

Client Address:

Phoenix Corrosion Control

217 Barrington Street

BIBRA LAKE WA 6163

Prepared By:

Gretel Purser

Emission Assessments Pty Ltd

Unit 6

35 Sustainable Avenue

Bibra Lake WA 6163



Written By: Gretel Purser
BA Grad Dip Urb Reg Pln MLS(Hons)
Land Water and Infrastructure Manager

A handwritten signature in black ink, appearing to be 'GP' followed by a long horizontal stroke.

Authorised By: Giacomo Collica
BSc. Chem., MRACI, MAIE, C.Chem.
Managing Director

A handwritten signature in black ink, appearing to be 'G. Collica' with a long horizontal stroke extending to the right.



STATEMENT OF LIMITATION

This assessment was restricted to the agreed-upon scope of work. No representations or warranties are made concerning the nature or quality of air, water or soil or any other substance on the inspected property, other than visual observations or measurements as stated within this report.

In preparing this report, Emission Assessments has relied upon certain verbal information and documentation provided by the client and/or third parties. Except as discussed Emission Assessments did not attempt to independently verify the accuracy or completeness of that information; but did not detect any inconsistency or omission of a nature that might call into question the validity of any of it. To the extent that the conclusions in this report are based in whole or in part on such information, they are contingent on its validity. Emission Assessments assume no responsibility for any consequences arising from any information or condition that was concealed, withheld, misrepresented or otherwise not fully disclosed or available to Emission Assessments.

Within the limitations of the agreed-upon scope of work, this assessment has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, expressed or implied is made.

This report is based upon a scope and is subject to the limitations defined herein. It has been prepared on behalf of Phoenix Corrosion Control for the benefit of Phoenix Corrosion Control. No person or organisation other than Phoenix Corrosion Control is entitled to rely upon it without prior written consent from Emission Assessments; and such third party in using or relying on this report shall have no legal recourse against Emission Assessments and shall indemnify and defend them from and against all claims arising out of, or in conjunction with, such use or reliance.



TABLE OF CONTENTS

1	INTRODUCTION	9
2	LICENSEE AND OCCUPIER	9
3	PREMISES DETAILS	9
4	PRESCRIBED PREMISES CATEGORY	10
1.0	BACKGROUND	10
1.1	<i>GENERAL COMPANY DESCRIPTION.....</i>	<i>10</i>
1.2	<i>LOCATION OF PREMISES.....</i>	<i>12</i>
1.3	<i>PROCESS DESCRIPTION (WORKS APPROVAL)</i>	<i>17</i>
1.4	<i>REGULATORY CONTEXT</i>	<i>26</i>
2.0	STAKEHOLDER AND COMMUNITY CONSULTATION	29
3.0	GENERAL SUMMARY AND COMMENTS	30
5	REFERENCES	31



LIST OF TABLES

- Table 1:** Prescribed Premises Category from Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regs)
- Table 2:** Blastmaster Specifications
- Table 3:** FanTech Specifications
- Table 4:** Torit DF 4-32 Specifications

LIST OF FIGURES

- Figure 1:** Regional Site Plan
- Figure 2:** Local Site Plan
- Figure 3:** Sketch of Metal Coating Activities within Workshop 1
- Figure 4:** Sketch of Proposed Abrasive Blasting Activities within Workshop 2

LIST OF PLATES (at rear of report)

- Plate 1:** 217 Barrington Street, Bibra Lake (premises front view).
- Plates 2-3:** Surrounding Industries (view of Barrington Street, Bibra Lake).
- Plate 4:** Buffer Area – Vacant land to the rear of the Site.
- Plates 5-7:** Buffer Area – Vacant land to the south (westerly views).
- Plates 8-12:** Buffer Area – Vacant land to residential area (southerly and south easterly views).
- Plate 13:** Rail Line between rear of property and Residential Area.
- Plates 14-15:** Freight Train.



LIST OF APPENDICES

- Appendix A: CERTIFICATE OF TITLE
- Appendix B: REGISTRATION OF PREMISES UNDER SCHEDULE 1 EP ACT 1986
- Appendix C: PHOENIX CORROSION CONTROL - ENVIRONMENTAL MANAGEMENT PLAN
- Appendix D: MEMORIAL UNDER THE *CONTAMINATED SITES ACT 2003*
- Appendix E: PLANS FOR PROPOSED OPERATIONS
- Appendix F: BROCHURES FOR EXTRACTION/ VENTILATION FANS
- Appendix G: EXAMPLES OF WASTE TRACKING DOCKETS/RECEIPTS
- Appendix H: PREVIOUS PLANS APPROVED BL 9701926
- Appendix I: QUOTE FOR NEW EXTRACTION/VENTILATION SYSTEM - METAL COATING
- Appendix J: DEC - EMISSIONS AND DISCHARGES OF SIGNIFICANCE CHECKLIST



1 INTRODUCTION

This Environmental Assessment Report (EAR) has been prepared for Phoenix Corrosion Control, as supporting information in applying for an Operational Works Approval under Part V of the *Environmental Protection Act 1986* (EP Act). The application is for metal coating at 217 Barrington Street, Bibra Lake Western Australia 6163, to be submitted to the Department of Environment and Conservation for assessment.

It is noted that abrasive blasting activities are conducted on site but no longer prescribed under the EP Act 1986 and therefore the application is only for metal coating activities. However, each activity has to conform to the regulations under the EP Act 1986 namely the *Environmental Protection (Abrasive Blasting) Regulations 1998* and *Environmental Protection (Metal Coating) Regulations 2001*. Therefore, both have been addressed within this report.

The information provided within this document is consistent with the template provided by Department of Environment and Conservation (DEC). The EAR provides information on the management and mitigation of emissions and discharges from the premises.

2 LICENSEE AND OCCUPIER

Legal Entity Name:

Phoenix Corrosion Control

Postal Address:

217 Barrington Street

BIBRA LAKE WA 6163

ACN/ABN:

ABN: 0058628C

3 PREMISES DETAILS

Name:

Phoenix Corrosion Control

Legal Land Description:

Lot 104 Diagram 53740

217 Barrington Street

BIBRA LAKE WA 6163 (refer to attached Certificate of Title – Appendix A).



4 PRESCRIBED PREMISES CATEGORY

Phoenix Corrosion Control (Strathan Pty Ltd) of PO Box 453 HAMILTON HILL WA 6163 operates at Lot 104 Diagram 53740 Barrington Street BIBRA LAKE WA 6163 and is registered with the Western Australian DEC, Registration Number: R1982/2008/1 File Number: DEC7593 (Appendix B), for classification of premises:

- Schedule 1, Category 81: Metal Coating that is, *premises on which metal products (excluding vehicles) are spray painted, powder coated or enamelled.*
- Schedule 2, Category 5: Abrasive Blasting Operations (now repealed *deleted in Gazette 8 May 2012 p. 1893.*) (Western Australian Government, *Environmental Protection Regulations 1987*).

Table 1: Prescribed Premises Category from Schedule 1 of the *Environmental Protection Regulations 1987* (EP Regulations)

Category Number	Description	Production or Design Capacity	Nominated Rate of Throughput
81	Metal Coating	1000 litres or more per year	1000 litres or more per year

Basis of Assessment

Description of how activities occur or about to occur satisfies elements of category description in Table 1.

1.0 BACKGROUND

1.1 GENERAL COMPANY DESCRIPTION

Family, local, international company:

Australia wide.

Function:

Industrial Corrosion Protection including abrasive blasting and metal coating.

Final product:

Treated metal objects and machinery (not vehicles).

Markets:

Australia wide.

Clientele:

Marine, mining and servicing industries.



Product used for:

Corrosion protection.

Operating on site for:

16 years.

Staying on site:

Long term.

Licences/Registrations:

Western Australian DEC, Registration Number: R1982/2008/1 File Number: DEC7593 (Appendix B), for classification of premises being Schedule 1, Category 81: Metal Coating and Schedule 2, Category 5: Abrasive Blasting Operations (refer to Section 4 of this document).

Awards for environmental achievement:

Nil.

ISO 14001 accreditation:

No accreditation.

EMS or EIP:

Phoenix Corrosion Control implements an Environmental Management Plan for their operations (Appendix C).

No Environmental Improvement Plans or Environmental Management System.

Industry/national code of practice:

Phoenix Corrosion Control adheres to the following industry standards and/or codes of practice (refer to Appendix C):

- AS1627 Part 4: Abrasive Blast Cleaning of Steel Surfaces
- AS1627 Part 7: Hand Tool Cleaning of Steel Surfaces
- AS1716: Respiratory Professional Devices
- AS3895: Site Testing for Protective Coatings
- AS3903: Quality Systems for Final Inspection and Testing
- AS1576: Code of Practice for Metal Scaffolding



State/National significance:

State Significance - Phoenix Corrosion Control contributes to employment and economy within Western Australia especially to the mining and marine sectors.

Commitment of Environmental Practice

Phoenix Corrosion Control is committed through its Environmental Management Plan to best environmental practice (refer to Appendix C).

Licence/Works Approval History:

Registration with DEC (Appendix B).

No previous works approvals.

Section 72 Notice:

Not applicable. There is no notice issued for the discharge of waste. The operator operates the Phoenix Corrosion Control Environmental Management Plan and if any discharge occurred would utilise the Emergency Response and Incident Management Procedures and notify DEC if required (refer to Appendix C – Part 2).

1.2 LOCATION OF PREMISES

Premises Location:

Lot 104 Diagram 53740, known as 217 Barrington Street, Bibra Lake (the “premises”) is located approximately 25 kilometres (kms) south of the Perth Central Business District and less than 5 kms west of Cockburn Central. The site is situated within the Swan Coastal Plain within a built up industrial area (refer to Figure 1 and Plates 1, 2-3). The site has a frontage of 25 metres (m) to Barrington Street and is approximately 106m in length comprising a total area of 3,710 square metres.

Surrounding features:

The premises is located on land (herein referred to as the “site”) surrounded by industrial land uses to the north, west and east. Immediately to the south vacant land is situated behind the premises. Residential land uses are located approximately 140 metres to the south of the site. The vacant land to the south and a railway line with reserve separates the industrial area (encompassing the site) and also the residential land uses (Figure 2 and Plates 4-12). It is noted that the railway is used by freight carriers to transport materials (Plates 13-15).

Figure 1: Regional Site Plan

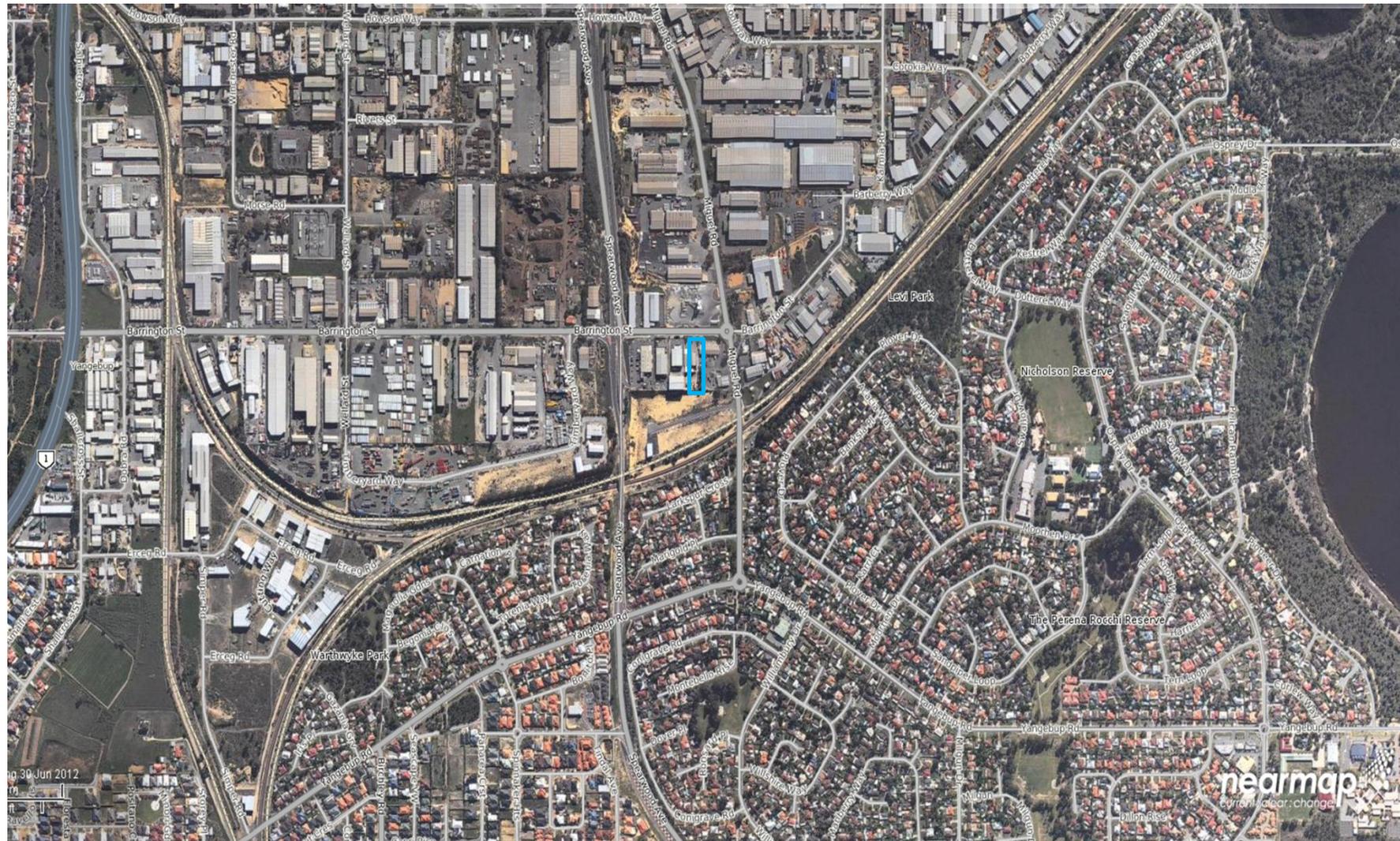


Figure 2: Local Site Plan





Land Zoning:

The land is zoned as:

- Metropolitan Region Scheme (MRS): “Industrial” (Map Sheet 23).
- City of Cockburn Town Planning Scheme No 3 (District Scheme): “Industry”.

In the Zoning Table General, Light and Service classes are permitted under the zoning.

The definition of the Industry Zone is *to provide for manufacturing industry, the storage and distribution of goods and associated uses, which by the nature of their operations should be separated from residential areas* (City of Cockburn, TPS No. 3 p20).

General (Licensed) is D – discretionary, that is, the use is not permitted unless the local government has exercised its discretion by granting planning approval (City of Cockburn, TPS No. 3 p21 and 26).

Industry – general (licensed) *means an industry which is a category of prescribed premises set out in Schedule 1 of the Environmental Protection Regulations, notwithstanding the production or design capacity for each category of prescribed premises specified in the Schedule, but where a prescribed premises is also included in Schedule 2 of the Health Act, the Health Act prevails for the purpose of the Scheme.* (City of Cockburn, TPS No. 3 p107). In this case, a Metal Coating industry requires approval under the Town Planning Scheme provisions. Abrasive Blasting is permitted under the Scheme as it is not listed as a prescribed premises under Schedule 1.

Previously, a Building Licence 9701926 was granted for the site on 11.12.1997 to construct a laboratory/factory on site. The Plans were for a Workshop (existing Workshop 1 currently used for metal coating i.e. spray painting) of 647m² and an additional Workshop of 610m² at the rear of the premises. The second Workshop has not been built and it is proposed that a new Workshop (Workshop 2) of 140m² for abrasive blasting activities be constructed. This is further discussed in section 1.4.5.

The vacant land to the south is zoned “Light and Service Industry” and acts as a buffer between the “Industry” area in which the premises is located and the zoned “Residential” land uses to the south. “Light and Service Industry” is defined as means:

an industry -

- (a) *in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises do not cause any injury to or adversely affect the amenity of the locality;*
- (b) *the establishment or conduct of which does not, or will not, impose an undue load on any existing or proposed service for the supply or provision of essential services.*

Other Industries

Other “General Industry” premises surround the site, such as Jagcor Pumping, Firesafe Group, MM Electrical, Truck Centre Spearwood (refer to Plates 2-3).



Contaminated Sites:

The site is registered with a Memorial on the site under the *Contaminated Sites Act 2003* according to the Certificate of Title Volume 1496 Folio 87 (Appendix A) and Memorial (Appendix D). The site classification under the *Contaminated Sites Act 2003* is *Possibly contaminated – investigation required*.

It is understood that the notice relates specifically to potential groundwater contamination issues and that if there is any proposed amalgamation/subdivision or change in land use then this would need to be addressed at that time. The proposed development of the site should not contribute to any possible contamination that may or may not exist.

Soil types

The site is located within the degraded surface of the eolian origin on the Spearwood Dunes (Davidson, 1995).

Waterways/Wetlands

There are no waterways adjacent to the property or in the immediate vicinity.

Groundwater

In general the site is located within the Jandakot Mound. The site is located in a built up area and does not access potential groundwater sources or emit pollution to any potential groundwater resources within the area.

Public drinking water

All public drinking water is mains supplied.

Aboriginal Sites

There are no Aboriginal sites located within the vicinity of the site (AHIS search conducted 28.08.12 and 05.09.12).

Topography

The generalised topography of the area is 25-50 metres Australian Height Datum (AHD) (Davidson, 1995).

The site ranges from 31-37m AHD from the north east in a south-westerly direction (Jeremy Falke Design date /12/2006 dwg 1140 – Appendix E).

Within the bounds of the property, the land slopes from the road/verge into the property and then is generally flat throughout to the rear of the site. The site's surface is asphalted in the car park, at the front of the premises and down the side to the rear of the property. The rear of the property is not sealed. Workshop 1 is sealed with a concrete surface internally. There are soakwells with drains located on site to dispel stormwater off site.



Nature corridors/reserves

The site is located in an established built up area and not located within the immediate vicinity to any nature corridors/reserves.

Vegetation

The site is located in an established built up area and not adjacent to any areas of flora/vegetation significance.

Fauna

The site is located in an established built up area and not adjacent to any areas of fauna significance.

EPP Policy Areas

The site is covered by other Environmental Protection Policy, regulations and Guidance Statement areas which are further discussed in section 1.4.5. These include:

- Environmental Protection Authority Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses 2005 (GS No. 3).
- Western Australian Planning Commission State Planning Policy 4.1 State Industrial Buffer (SPP 4.1.).
- *The Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992* (EP (K) (AW) Regs).
- Guidance Statement No. 47: Odour Impacts from New Proposals.
- *Environmental Protection (Noise) Regulations 1997* (EP (Noise) Regs).
- Code of Practice Abrasive Blasting 2000.
- Code of Practice Spray Painting Amended June 2009.

Other environmentally sensitive areas

The site is not within or located in close proximity to an environmentally sensitive area.

1.3 PROCESS DESCRIPTION (WORKS APPROVAL)

Main Purpose:

The proposal is to expand the operations at the site as per the Plans at Appendix E. The intent is to provide two separate enclosed areas: one to conduct abrasive blasting and one for metal coating (i.e. spray painting) on site.

The existing Workshop (refer to Appendix E for Plans) would continue to be utilised as the metal coating (i.e. spray painting) area. The newly proposed Workshop 2 would be an enclosed area for abrasive blasting replacing the existing temporary structure.



Site Plans/ Drawings

Refer to Figures 3 and 4 and Appendix E for plans of the proposed development of the existing facility.

Throughput in litres (paint)

The estimated throughput in paint per annum is >1000 litres.

Annual capacity of proposal in litres (paint)

The annual capacity of the proposal is >1000 litres per year.

Hours of operation

07:00 – 17:00 Monday to Friday.

Process of operation

Existing Process and Operation

Abrasive Blasting Operations

The existing process involves blasting in the rear section of the premises and is enclosed within a temporary structure comprising two sea containers with a temporary roof structure made of fabric/material and removable doors. The estimated area of the temporary structure is 120 square metres (m2) i.e. 10m x 12m. The surface of the floor of the area is comprised of steel plating.

There are two (2) ventilation fans located at each end (within each sea container) extracting dust and particles. The ventilation fans are Blastmaster with the following specifications (refer to Appendix F for the brochure and correspondence from Phoenix Corrosion Control):

Table 2: Blastmaster Blue Wizard Specifications

Parameter	Specification
Air Capacity	10,000 cubic feet per minute (cfm)

The estimated airflow rates are calculated as follows:

- A) Area of Workshop 1: 10m width x 12m length = 120 m2
- B) Volume Workshop 1: 120 x 11.206m height = 1,345 m3
- C) Blastmaster Specification: 10,000 cfm = 4.7m3/ sec
- D) Blastmaster Specification: 4.7 x 3,600 = 16,920 m3/hr
- E) Air Changes/Exchange rate (D/B) 16,920 / 1,345 = 12.6 air changes per hour (ACH)



F) Multiplied x 2 ventilation fans 12.6 x 2 = 25.2 ACH

The fans provide more than the recommended 20 Air Changes per Hour.

The socks which collect the particles are changed every 400-500 hours according to specifications dependent upon the nature of the surfaces blasted at the time. The ventilation fan filters are currently maintained every week or so dependent upon how much garnet is generated and within the period according to the industry and specification standards of the fan filters.

At present the temporary structure endeavours to mitigate against potential emissions off site. It is proposed to construct a new fully enclosed permanent structure acting as a chamber for abrasive blasting operations on site (Workshop 2).

Waste Disposal

The waste products generated are garnet and paint debris which is not recycled but collected and shipped by RMD Tankers, to an appropriately licensed facility. Waste tracking receipts for each collection are provided and held by Phoenix Corrosion Control (refer to Appendix G). This practice would continue with any newly proposed facility.

Metal Coating Operations

The metal coating (i.e. spray painting) of objects (such as machinery or large metal objects – refer to Plate 16) is conducted in the main Workshop 1 area. Workshop 1 is comprised of a metal shed with doors to the front and rear of the premises and smaller door to the side. The floor of the Workshop is comprised of concrete and sealed. The area of the Workshop is approximately 647 m².

The area is enclosed (front doors open) whilst conducting electrostatic spray painting (which minimises overspray) and an extraction fan is located to the rear. The air is moved through the cross flow horizontally from the open front doors through to the rear ventilation/extraction system where it is discharged. It acts as an open ended spray booth designed to draw fresh ambient air horizontally through the building from the north to the exhaust system in the south of the Workshop.

Figure 3, illustrates the operations within Workshop 1 overleaf. The extraction/ventilation fan is a FanTech with the following specifications (refer to Appendix F for brochure):



Table 3: FanTech Specifications

Parameter	Specification
Dimensions	1.170 m x 1.170 m
Air Flow (actual)	8,334 Litres/second (L/s)
Decibels (dB(A)) at 3 metres	66-67
Volume Flow cubic metres per second (m3/sec)	8
Static Pressure (Pascals)	90 Pa
Total Pressure (Pascals)	158 Pa
Construction Material	Metal
Filter Type	Smooth air flow

According to the *Environmental Protection (Metal Coating) Regulations 2001*, the following is required for metal coating operations:

Metal coating means a method used to coat metal products including spray painting, powder coating, and enamelling. A spray painting booth to be used if possible, that is, *an operator must carry on all spray painting in a spray painting booth unless such a booth cannot reasonably be used because the size, shape, position or location of the object being painted.*

A spray painting booth must be:

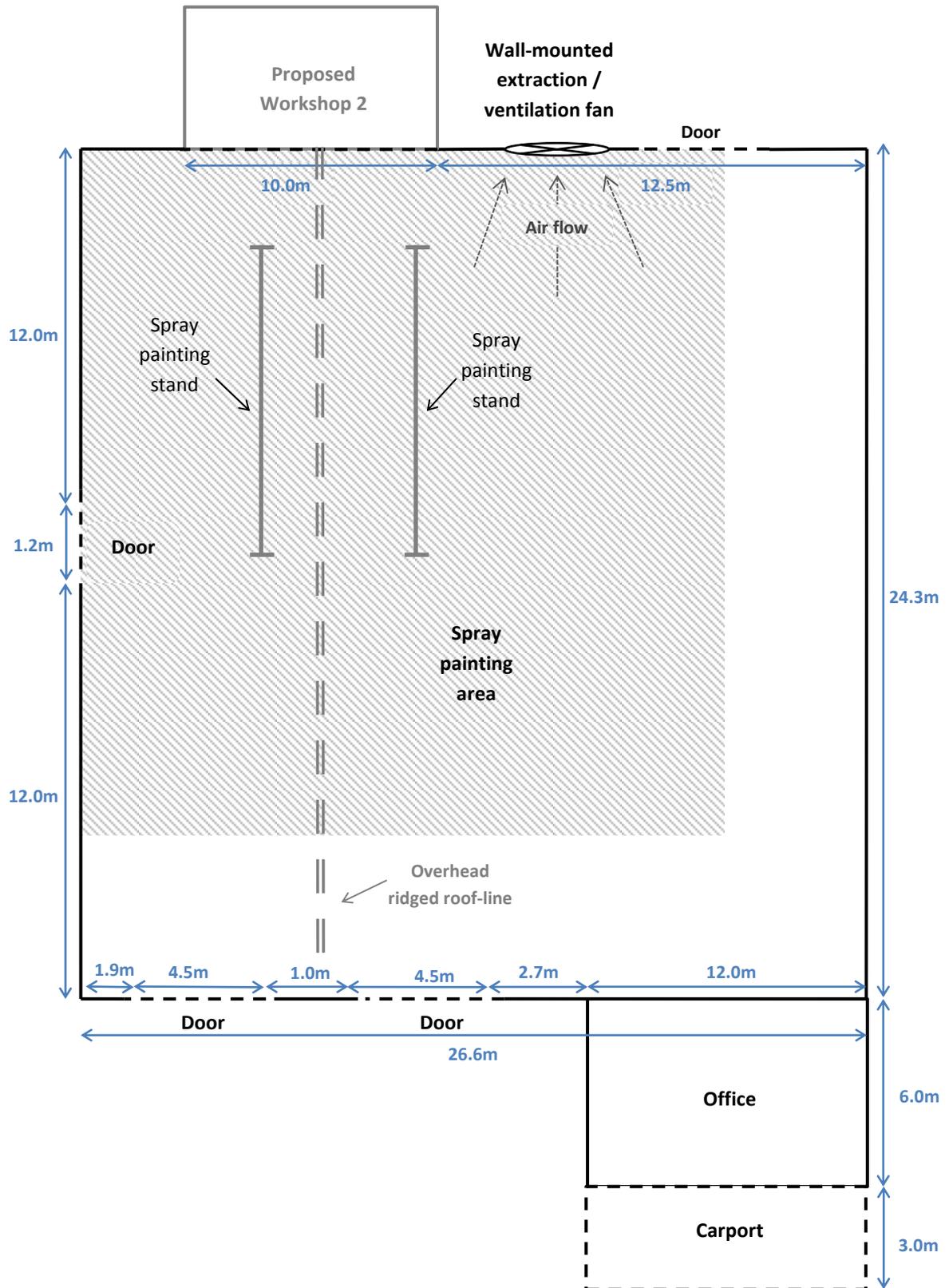
- *designed, constructed, installed, and maintained in accordance with AS/NZS 4114.1 – Spray painting booths*
- *fitted with an efficient mechanical ventilation and dust extraction system so that –*
 - no overspray escapes from the booth
 - all air goes through the ventilation and dust extraction system before being discharged to the environment
 - air being discharged doesn't contain substances that cause pollution

Other requirements include:

- No visible dust or powder should escape from the premises.
- Chemical Storage – all chemicals must be kept within a compound where walls, floor impervious to acid and tanks capable of holding 110% of the volume for the largest metal coating treatment tank; 25% total volume of tanks within compound. Compound *means area of land enclosed by a bund.*
- Ensure no stormwater enters the premises where metal coating treatment tanks are located.
- Metal coating treatment tanks if located on site are not capable of overflowing or discharging from the area.
- No liquids escape from the premises and no discharges to the environment.



Figure 3: Metal Coating operations in Workshop 1





Australian Standards - AS/NZS 4114.1 – Spray painting booths

Workshop 1 is a large area used for metal coating. The Workshop is large so that marine and mining machinery/objects which are oversized and of various shapes may be spray painted inside. The operator creates an enclosed area of space and extracts dust and other particles emitted from the metal coating processes through the FanTech system.

According to AS/NZ 4114.1 for Spray Painting Booths the minimum required velocity of cross draft extraction systems is 0.5m/sec and 0.4m/sec for electrostatic spray painting. The calculations for the area of Workshop 1 and the FanTech extraction systems are as follows:

A) Area of Workshop 1:	26.6m width x 24.3m length = 646.38 m ²
B) Volume Workshop 1:	646.38m ² x 11.206m height = 7,243 m ³
C) FanTech Specification:	8,334 litres per second
D) FanTech Specification:	(8,334 x 3600)/1000 = 30,002.4 m ³ per hour
E) Air Changes/Exchange rate (D/B):	30,002.4/7,243 = 4.14 (ACH)
F) AS/NZ 4114.1 requirement:	0.5m/sec (AS/NZS 4114.1 specific Requirement)
G) FanTech Flow Rate:	30,002.4/3,600 = 8.334m ³ /sec
H) FanTech fan dimensions:	1.17m x 1.17m =1.37 m ²
I) Fan Tech Velocity	8.334/1.37 = 6.08m/sec

Please note: the velocity rate exceeds the 0.4-0.5m/sec required for a spray painting booth according to AS/NZS 4144.1. It is noted, however, that DEC requires a three (3) metre (m) stack and ventilation system, as required under AS4114.1. Phoenix Corrosion Control has, therefore, obtained a quote for a Ventilation/Extraction system with 3m stack above the roofline of Workshop 1 and anticipates installing it within the next 6-12 months (refer to Appendix I for Quotation from UniVent).

Also, the fan's filter is changed weekly when accumulation reaches the trigger point to ensure optimal performance.

Waste Disposal

Only 20 litre cans of paint are utilised on site. Currently any leftover paint and overspray is collected and disposed of. Tox Free collects all liquid controlled waste products that Phoenix Corrosion Control generates and transports it to an appropriately licensed facility. Phoenix Corrosion Control receives waste tracking receipts (refer to Appendix G for examples of dockets) for all waste materials. This practice would continue in the future. There are no tanks located on site, therefore no possibility of overflowing or discharging on site or into the environment.



Stormwater Management

All controlled wastes are collected and disposed off site. The Emergency Response and Incident Management Plan would be implemented if there were any spills on site and a paint spill kit is available to ameliorate small spills. As only 20 litre cans of paint are utilised potential spills may be considered minimal impact and would be managed internally within Workshop 1. Therefore the possibility of any materials being emitted into stormwater is very unlikely on site. The site has soakwells to drain surface water off site and prevent flooding within the Workshops.

Proposed Process and Operation

Abrasive Blasting Operations

It is proposed to construct a new enclosed area (Workshop 2) as a permanent structure at the rear of the property (refer to Plans at Appendix E) to conduct abrasive blasting operations on site. Workshop 2 would be 140 m² (an increase of 20m² on the existing temporary structure). This would also be serviced by a new larger capacity fan (Torit DFT 4-32) which would be installed at that time. This would provide more efficient and effective ventilation of the area and prevent any emissions externally and off site.

The structure would also comprise a vented ridged roofline. The proposed operations of Workshop 2 are illustrated in Figure 4.

The enclosed space (Workshop 2) would act as a blasting chamber as defined under the *Environmental Protection (Abrasive Blasting) Regulations 1998* (EP (AB) Regs), that is, *a fully enclosed structure in which abrasive blasting is carried on*. According to clause 4 of the EP (AB) Regs: *An operator must carry on all abrasive blasting in a blasting chamber unless such a chamber cannot be reasonably be used because the size, shape, position or location of the object being blasted*.

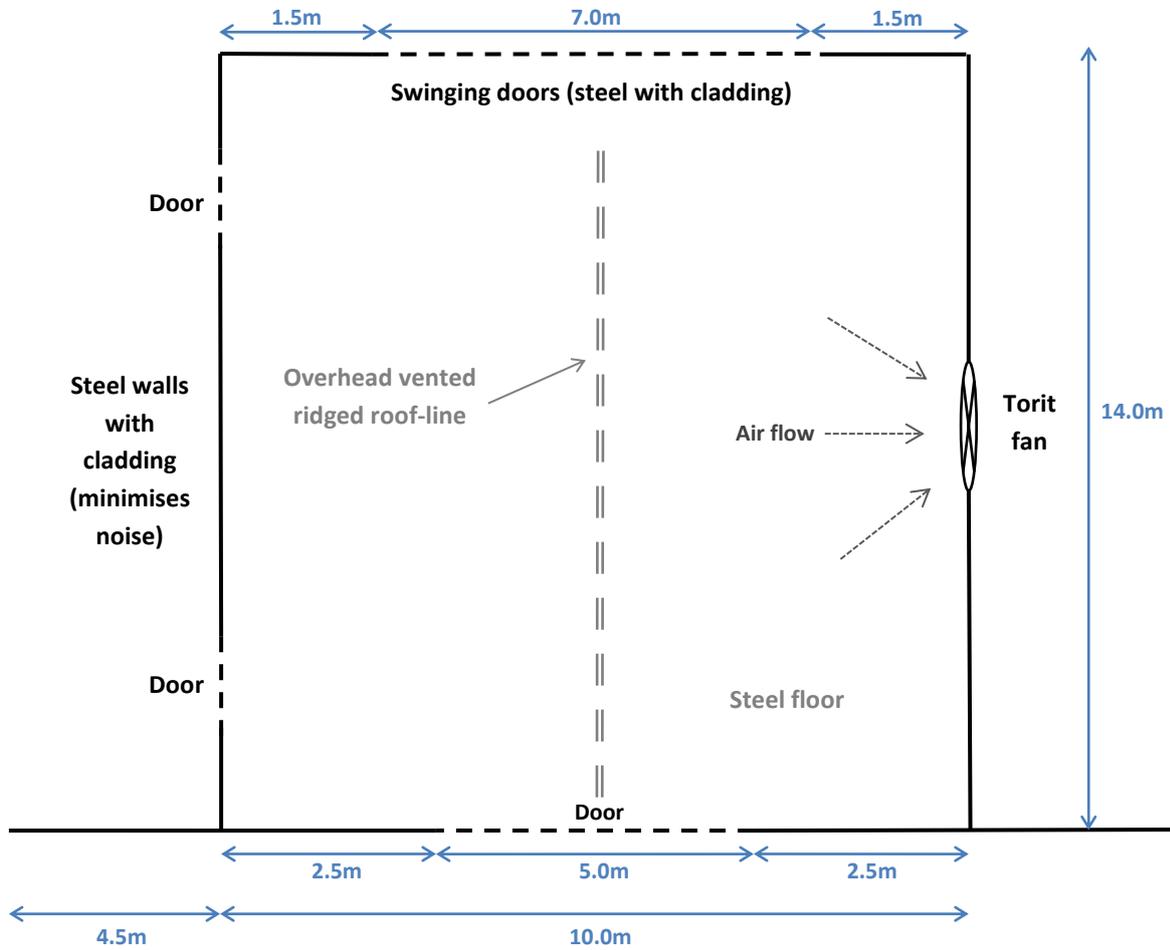
The blasting chamber must be:

- Completely sealed
- Fitted with mechanical ventilation and dust extraction system so:
 - there is no visible dust escaping
 - all air from the chamber passes through the ventilation/dust extraction system prior to being discharged into the environment
 - air discharged doesn't contain visible dust or > 50 milligrams particulate matter per cubic metre (m³).

The new Workshop proposed will be sealed, fitted with improved ventilation and dust extraction system, ensuring that any air is filtered and no visible dust (or greater than 50 milligrams particulate matter per cubic metre) is emitted to the environment. The size of the chamber will accommodate marine, mining and other industrial scale metal items.



Figure 4: Proposed Abrasive Blasting operations in Workshop 2





The new ventilation/ dust extraction system – a Torit Downflo II DFT 4-32 system will be installed within the abrasive blasting chamber to extract dust and particles. The Torit Downflo II DFT 4-32 has the following specifications (also refer to Appendix F for brochure):

Table 4: Torit DFT 4-32 Specifications

Parameter	Specification
Air Capacity (cfm)	25,200 (maximum – optimal performance)
AMPs	7.5 - 9.8
Dimensions of Fan	490 mm

- A) Area of Workshop 1: 10m length x 14m width = 140 m²
- B) Volume Workshop 1: 140 x 11.206m height = 1,569 m³
- C) Torit DFT 4-32 Specifications: 11.89 m³/ sec
- D) Torit DFT 4-32 Specifications: 11.89 x 3,600 = 42,804 m³ per hour (m³/hr)
- E) Air Changes/Exchange rate (D/B) 42,804 / 1,569 = 27.28 ACH

From the above it is expected that the fan will provide more than the recommended 20 Air Changes per Hour.

The proposed abatement system, the Torit DFT 4-32 cartridge system will reduce any particulate matter to below the 50mg/m³ limit, with no visible plume.

No wet scrubber is utilised and the premises is not located near an aquatic environment.

Waste Disposal

Waste material (garnet and paint debris) is cleaned up on site after each abrasive blasting event and is collected and transported away to an appropriately licensed facility by for example, RMD Tankers (refer to Appendix G for example of dockets).

Metal Coating Operations

It is proposed to maintain the existing Workshop 1 for metal coating (spray painting) at the front of the property. The operator is undertaking to meet the AS/NZS 4114.1 requirements by proposing to install a new ventilation/extraction system with 3 metre stack from the roofline that exceeds the AS 4114.1 standards (as per Quote at Appendix I) to ensure compliance, replacing the exiting FanTech system in the same location.



1.4 REGULATORY CONTEXT

1.4.1 Part IV *Environmental Protection Act 1986*, Environmental Impact Assessment

Not required.

1.4.2 Part V *Environmental Protection Act 1986*, Environmental Management

The premises is being assessed as a “Prescribed premises” under the *Environmental Protection Regulations 1987* and as such an Operational Works Approval is required for construction and/or alteration of operations on site. The activities under Schedule 1 that requires assessment is Category 81: Metal Coating.

The premises has a current registration for both Abrasive Blasting and Metal Coating (R1982/2008/1). Abrasive blasting has also been addressed within this application as a new Workshop for operations is proposed.

No other activities which may or may not be prescribed will be conducted on site. The following regulations administered by DEC are also addressed as follows:

Environmental Protection (Metal Coating) Regulations 2001

Refer to section 1.3.

Environmental Protection (Abrasive Blasting) Regulations 1998

Refer to section 1.3.

Environmental Protection (Noise) Regulations 1997

Refer to section 1.4.5.

1.4.3 Other DMA’s legislation which applies (e.g. DoCEP, Dept Ag, DoH, DoIR, DPI) Not applicable

Please refer to section 1.4.5 for all DMA requirements.

1.4.4 *Rights in Water Irrigation Act 1914*

The Property owners do not hold a Groundwater Licence (GWL) under the *Rights in Water Irrigation Act 1914*.



1.4.5 Local Government Authority

City of Cockburn

The premises is not required to be registered as an offensive trade/noxious industry under Schedule 2 of the *Health Act 1911*.

The operator is submitting this report to Cockburn City Council to address environmental concerns particularly complaints in relation to dust.

Previously a Building Licence 9701926 was granted on the site to construct a Laboratory/Factory on site. The Plan approved is provided at Appendix H. The Plans were for a Workshop of 647m² (existing Workshop 1) and an additional Workshop of 610m² (Workshop 2) at the rear of Workshop 1. The new proposal is for Workshop 2 of 140m² for abrasive blasting, superseding the existing Building Licence proposed for Workshop 2. Abrasive blasting is permitted under the "Industry" zoning.

The following additional requirements are addressed separately for the City of Cockburn:

Western Australian Planning Commission State Planning Policy 4.1 State Industrial Buffer (SPP 4.1.)

Environmental Protection Authority Guidance Statement No. 3 Separation Distances between Industrial and Sensitive Land Uses 2005 (GS No. 3)

Both the SPP 4.1 and GS No. 3 have been considered together. The separation distances between the industrial area (the site) and residential will remain as both are established areas.

The separation distance of 200 metres or more stipulated under SPP 4.1 cannot be achieved. The buffer, however, of the railway line /reserve and light industry (in the future to be developed on the existing vacant land) provides a separation of the residential land uses and general industry land use areas. Cumulative noise, air quality (dust and odour) issues would require examination together to ascertain the operator's potential contribution to the emissions within the area. The operator is providing chambers (enclosed Workshops 1 and 2) as containment to minimise noise, odour and dust within the site, prevent any emissions off site and ensure the prevention of any potential adverse effects upon the environment and community.

Vehicle noise is managed on site with very few vehicles entering and leaving the premises each day. An approximate estimation of traffic is:

- 5 vehicles staff parked on site
- 2-3 vehicles clients dropping off/picking up metal items
- 2-3 vehicles visitors – e.g. deliveries



The Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992 (EP (K) (AW) Regs)

The amount of potential dust (air) emissions and particularly the emission of Sulphur Dioxide would be zero to minute according to the EP (K) (AW) Regs and therefore is not considered of significance to the overall Kwinana air shed.

Guidance Statement No. 47: Odour Impacts from New Proposals

These are only applicable to new or expansion of existing proposals and would mainly be applicable to metal coating activities on site. Odour is currently contained within the site (Workshop 1) and not emitted externally and it is not proposed to expand the existing metal coating activities.

Environmental Protection (Noise) Regulations 1997 (EP (Noise) Regs)

Abrasive blasting and metal coating operations are undertaken within the hours of 7:00am to 5:00pm Mondays to Fridays within an industrial area. The noise is contained within the relevant workshops to minimise noise being emitted externally. It is unlikely that the operational noise emitted from the premises would exceed the relevant screening criterion nor contribute significantly to the overall cumulative noise emissions for the area.

Code of Practice Spray Painting

The Code of Practice is based on requirements to ensure the occupational health and safety of persons on site and also protect the environment. With regards to the environment, it aims to ensure minimal overspray being emitted.

It requires that a Spray Painting Booth to AS/NZS 4114.1, with construction of structural steel, heavy bulky equipment. A ventilation system is required *to provide a continuous, uniform and evenly distributed supply of air flow throughout the spray painting area to the exhaust outlets* (Government of Western Australia, 2009, p24). The source of air supply also needs to ensure an acceptable quality of air at all times.

AS 1668.2 Part 2: Mechanical ventilation for acceptable air quality provides requirements in relation to air handling systems ventilating enclosures by mechanical means and minimum standards for preventing excess accumulation of airborne contaminants. The standards specified are that mechanical ventilation acceptable for indoor air quality – with air velocity not less than 0.5 linear metres per second (m/sec) in side draught booths; not less than 0.3m/sec in down draught booths; and not less than 0.4m/sec where done by electrostatic process; with fresh air drawn from uncontaminated sources. This is addressed at section 1.3 of this document. The existing ventilation system for spray painting exceeds the 0.4 and 0.5m/sec requirements.

AS 4114.2 Spray Painting Booths – Part 2 selection, installation and maintenance - which requires inspections at least once every 12 months, maintenance of equipment, cleaning of overspray and air filters managed according to the manufacturer's instructions. Phoenix Corrosion Control regularly maintains their extraction systems, filters and



equipment as per the use and manufacturer's requirements to ensure optimal performance.

Other provisions include Storage and Handling of materials according to the *Dangerous Goods Regulations 1992* and AS1940: the Storage and Handling of Flammable and Combustible Liquids; provisions to manage lead in accordance with the National Code of Practice for the Control and Safe Use of Inorganic Lead at Work (NOHSC: 2015 (1994)).

In relation to noise it refers to the requirements of the National Code of Practice Noise Manual and Protection of Hearing at Work NOHSC 2009 (Government of Western Australia, 2000).

The provisions of the Code of Practice are also addressed within Phoenix Corrosion Control's Occupation Health and Safety Plan and EMP.

Code of Practice Abrasive Blasting

The Code of Practice is based on requirements to ensure the occupational health and safety of persons on site and also protect the environment. With regards to the environment, it aims to ensure no atmospheric contamination especially dust being emitted.

It requires that a Blasting Chamber maintain a minimum air flow of 0.3 linear metres per second for downdraft air flow and 0.4 linear metres per second when cross draft air flow blasting is used.

For occupational health and safety in relation to noise it refers to the requirements of the National Code of Practice Noise Manual and Protection of Hearing at Work NOHSC 2009 (Government of Western Australia, 2009). It also recommends that noise be addressed by using blasting chambers, be conducted during normal working hours, be conducted away from other workers, stopping other work and/or clearing the area during a blasting event, soundproofing if applicable, lowering pressures produced, maintaining filters (and silencers) of air supply, creating noise exclusion zones.

It also recommends that noise be monitored according to AS1269 Occupational noise management. Phoenix Corrosion Control conducts this in practice by maintaining its equipment to manufacturer's standards, conducting work within the hours of 7:00-17:00 Monday to Friday etc.

The provisions of the Code of Practice are also addressed within Phoenix Corrosion Control's Occupation Health and Safety Plan and EMP.

2.0 STAKEHOLDER AND COMMUNITY CONSULTATION

It is understood that the application for an Operational Works Approval will be advertised for 21 days to advise stakeholders and seek public comment.

Public Consultation is currently being undertaken by Phoenix Corrosion Control with regards to this proposal and the results will be forwarded to DEC.



Main environmental issues raised

The main environmental issue raised to date is dust (particularly spray paint). It is understood that several complaints have been received by the City of Cockburn and/or DEC from a party in close proximity to the premises. The occupier of the premises has endeavoured to ensure that no emissions particularly of dust leaves the property and is contained within the existing structures and proposes to prevent any issues with the improvements to Workshop 1 for metal coating and Workshop 2 - a new fully enclosed permanent structure for abrasive blasting.

3.0 GENERAL SUMMARY AND COMMENTS

The proposed works are to:

- continue operations of the metal coating facility to comply with the *Environmental Protection (Metal Coating) Regulations 2001*. Potential emissions are overspray and odour. Continued operation requires alteration of existing procedures to operate within the regulations and achieve AS/NZS 4114.1 to minimise the potential for emissions potentially having off site impacts with installation of a new ventilation/extraction system and 3 metre stack above the roofline.
- Construct a chamber (Workshop 2) for abrasive blasting. The potential emissions are dust and noise. The construction of the booth according to the *Environmental Protection (Abrasive Blasting) Regulations 1998* would achieve this and minimise any impacts upon the environment and the community.



5 REFERENCES

- City of Cockburn (2002) Town Planning Scheme No. 3 with amendments to 24/07/12.
- Davidson W.A. (1995) Geological Survey of Western Australia.
- Environmental Protection Authority (2002) Guidance Statement No. 47. Guidance Statement for Assessment of Odour Impacts from new proposals 2002 (GS No. 47).
- Environmental Protection Authority (2005) Guidance Statement for the Assessment of Environmental Factors No. 3. Separation Distances between Industrial and Sensitive Land Uses 2005 (GS No. 3).
- Environmental Protection Authority (2007) Guidance Statement No. 8 - Guidance Statement for Assessment of Environmental Factors. Environmental Noise No. 8 May 2007 (GS No. 47)
- Government of Western Australia (1992) *The Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992* (EP (K) (AW) Regs).
- Government of Western Australia (1997) *Environmental Protection (Noise) Regulations 1997* (EP (Noise) Regs).
- Government of Western Australia (2000) Code of Practice Abrasive Blasting June 2000 Worksafe WA Commission.
- Government of Western Australia (2009) Code of Spray Painting Amended June 2009 Worksafe WA Commission.
- Standards Australia (2003) AS/NZS 4114.1:2003 Australian/New Zealand Standard Spray Painting booths, designated spray painting areas and paint mixing rooms. Part 1: Design, construction and testing.
- Western Australian Planning Commission (1977) Statement of Planning Policy No. 4.1 State Industrial Buffer Policy Government Gazette No. 66 05/05/1997 (SPP 4.1.).
- Western Australian Planning Commission (2009) Draft State Planning Policy 4.1 State Industrial Buffer (Amended).



PLATES



Plate 1: 217 Barrington Street, Bibra Lake (premises front view).



Plates 2-3: Surrounding Industries (views of Barrington Street, Bibra Lake).



Plates 4: Buffer Area - Vacant land to the rear of the Site





Plates 5-7: Buffer Area - Vacant land to the south (westerly views).





Plates 8-12: Buffer Area - Vacant land to residential area (southerly and south easterly views)



Plate 13: Rail Line between rear of property and residential area



Plates 14-15: Freight Train



Plate 16: Type of Object undergoing metal plating



APPENDIX A

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 104/D53740	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 13/7/2010

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1496** FOLIO **87**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 104 ON DIAGRAM 53740

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

STRATHAN PTY LTD OF 7 CHESTERTON STREET, SPEARWOOD
(T G414641) REGISTERED 7 MARCH 1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. L356607 THIS EDITION WAS ISSUED PURSUANT TO SECTION 75 OF THE TLA. REGISTERED 25.6.2010.
2. *L837521 MEMORIAL. CONTAMINATED SITES ACT 2003 REGISTERED 20.1.2012.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1496-87 (104/D53740).
PREVIOUS TITLE: 1131-273.
PROPERTY STREET ADDRESS: 217 BARRINGTON ST, BIBRA LAKE.
LOCAL GOVERNMENT AREA: CITY OF COCKBURN.



APPENDIX B

Registration of Premises under Schedule 1 of E P Act 1986



Department of
Environment and Conservation

Your ref: R1982/2008/1
Our ref: DEC7593
Enquiries: Sara McAllister
Phone: 9411 1777
Fax: 9419 5897
Email: Sara.mcallister@dec.wa.gov.au

Mr Philip Siljeg
Strathan Pty Ltd
PO BOX 453
HAMILTON HILL WA 6163

Dear Mr Siljeg

ENVIRONMENTAL PROTECTION ACT 1986
REGISTRATION NUMBER R1982/2008/1

Phoenix Corrosion Control
Lot 104 on Diagram 53740 (217) Barrington Street
BIBRA LAKE WA 6163

Please find enclosed your Registration, under the *Environmental Protection Regulations 1987* for the above premises. Enclosed is your registration. The receipt for the prescribed fee was sent you on the 14 May 2008.

Should any details of the Registration be incorrect, please advise the corrected details as soon as possible. You should also note that a person who becomes the new occupier of a registered premises must notify the Department of Environment and Conservation of that fact within 30 days. Failure to do so is an offence under the Regulations.

Where a change of occupier occurs, an administration fee of two fee units (currently \$40) is payable. Forms to transfer the Registration are available from the Department of Environment and Conservation website at www.dec.wa.gov.au

Please note, the granting of this Registration does not remove the need to obtain necessary approvals from other authorities before operation commences.

If you have any questions relating to your Registration or the above information, please contact Sara McAllister of the Department of Environment and Conservation, Kwinana Region on 9411 1777.

Yours faithfully

Paul Byrnes
A/Principal Environmental Officer

Thursday, 4 September 2008

enc:

copy to: Local Government Authority: City of Cockburn

DIRECTOR GENERAL AND ENVIRONMENTAL SERVICES DIVISIONS: The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000
Phone: (08) 6467 5000 Fax: (08) 6467 5562 TTY: 1880 555 630

PARKS AND CONSERVATION SERVICES DIVISIONS: Executive: Corner of Australia II Drive and Hackett Drive, Crawley, Western Australia 6009
Phone: (08) 9442 0300 Fax: (08) 9386 1578 Operations: 17 Dick Perry Avenue, Technology Park, Kensington, Western Australia 6151
Phone: (08) 9334 0333 Fax: (08) 9334 0498 TTY: 9334 0546

POSTAL ADDRESS FOR ALL DIVISIONS: Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
www.dec.wa.gov.au

XDDECL001

WESTERN AUSTRALIA

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Environmental Protection Act 1986

REGISTRATION

REGISTRATION NUMBER: R1982/2008/1

FILE NUMBER: DEC7593

NAME OF OCCUPIER:

Strathan Pty Ltd

ADDRESS OF OCCUPIER:

PO BOX 453
HAMILTON HILL WA 6163

NAME AND LOCATION OF PREMISES:

Phoenix Corrosion Control
Lot 104 on Diagram 53740 Barrington St
BIBRA LAKE WA 6163

Environmental Protection Regulations 1987

CLASSIFICATION(S) OF PREMISES:

Schedule 1, Category 81: Metal Coating
Schedule 2, Category 5: Abrasive Blasting Operations

COMMENCEMENT DATE OF REGISTRATION: 4 September 2008

Receipt No: 053093
Receipt Date: 08 May 2008
Registration Fee: \$480.00



.....
Officer delegated under Section 20
of the *Environmental Protection Act 1986*

Date of Issue: Thursday, 4 September 2008



APPENDIX C

Phoenix Corrosion Control – Environmental Management Plan

**ABRASIVE BLASTING & PAINTING
ENVIRONMENTAL MANAGEMENT PLAN**

CONTENTS

1 ENVIRONMENTAL MANAGEMENT PLAN

- 1.1 Introduction
- 1.2 Abrasive Blasting & Painting Works
- 1.3 Waste Management
- 1.4 Air Quality
- 1.5 Water Quality
- 1.6 Noise and Vibration
- 1.7 Erosion Control
- 1.8 Flora and Fauna Protection
- 1.9 Archaeology and Heritage
- 1.10 Storage and Handling of Dangerous Substances
- 1.11 Storage and Maintenance of Machinery and Equipment
- 1.12 Public Health and Safety

2 EMERGENCY RESPONSE AND INCIDENT MANAGEMENT PLAN

- 2.1 Introduction
- 2.2 Preparation of the Plan
- 2.3 Responsibilities
- 2.4 Monitoring & Reporting
- 2.5 Emergency Procedures
- 2.6 Summary

Contact Names & Numbers
References
Environmental Incident Report (PCC)

PART 1

ENVIRONMENTAL MANAGEMENT PLAN

1.1 INTRODUCTION

This Environmental Management Plan relates to the issues associated with minimising the environmental impacts of Abrasive Blasting and Surface Painting. The issues include:

- Water or watercourse contamination;
- Air quality;
- Erosion of watercourse banks;
- Flora and fauna;
- Noise and vibration;
- Archaeology and heritage;
- Land contamination by waste;
- Storage and handling of chemicals;
- Storage and maintenance of machinery and equipment;
- Public health and safety.

For each of the issues, the EMP specifies:

- the nature of the issue identified;
- management objectives in addressing the issue;
- management action necessary to achieve the objective;
- recording of corrective action.

The Phoenix Corrosion Control **Objectives** on these works are:

1. To target a “zero impact” on the natural environment;
2. To provide a framework, during the course of the works, to restrict the impact of the works to a level that does not lower the amenity of the area to users.

The Phoenix Corrosion Control **Performance Targets** for these works are:

1. No impact on Flora and Fauna;
2. Zero discharge of Paint Products;
3. No release of liquid hydrocarbon products or waste;
4. No complaints from the public.

1.2 ABRASIVE BLASTING & PAINTING WORKS

Undertaking abrasive blasting and painting works forethought and management. The objective of this environmental management plan is to ensure that the works conducted are performed in a manner to minimise any potential impact on the local ecologies. In order to achieve this objective, this environmental management system requires:

The preparation of this Environmental Management Plan.

The preparation of an Emergency Response and Incident Management Plan.

The development of a monitoring and record-keeping system to ensure that records of works performance are maintained.

1.3 WASTE MANAGEMENT

Issue: Use, Storage and disposal of waste materials	
Goal: Ensure that waste is stored and disposed of appropriately, with minimum impacts on the environment	
Objective:	Actions:
1.3.1 Minimise the generation of waste	<p>Plan works to minimise the waste of materials</p> <p>Reuse old materials suitable for other uses where possible</p> <p>Recycle waste where possible</p>
1.3.2 Store waste with minimum impact on the environment	<p>Store waste from ablation facilities appropriately (e.g. in tanks)</p> <p>Store waste in enclosed bins with no exposure to the elements</p> <p>Store waste in accordance with Australian Standards, Codes of Practice and relevant legislation</p> <p>Avoid large stockpiles of materials on site</p> <p>Avoid overloading bins</p> <p>Avoid storing waste on site for long periods of time</p> <p>Provide sufficient recycling and waste bins on site</p>
1.3.3 Disposal of waste with minimum impacts on the environment	<p>Use licenced contractors for the disposal of waste</p> <p>Dispose waste in accordance with Australian Standards, Codes of Practice and relevant legislation</p> <p>Dispose of waste on a regular basis or as needed</p> <p>Maintain records of disposal times and contractors</p>

IMPORTANT REQUIREMENT

Reference: **AS 4361 Guide to Lead Paint Management, Part 1, Industrial Applications**

If works might generate waste product which is a mixture of the abrasive medium (garnet) and flakes of the removed paint, and small iron particles. The removed paint flakes may contain lead salts. All spent abrasive medium and removed paint flakes and rust particles will be collected, packed into containments, and disposed of in accordance with the requirements of AS 4361.

AS 4361 Step 1 – Assessment of the Presence of lead

For the purposes of AS4361 a paint film is considered to be lead containing if it has lead compounds in excess of 1 per cent (w/w) of the dried film. If the paint contains more than this amount the project should comply with the Standard.

However the Standard also proposes that if the paint film has less than 1 per cent lead compounds it may still be appropriate to adopt the AS 4361 work practices and measures to control the debris from the works and to protect the workers from dust and other hazards.

The work practices and measures to control the works, and to protect the workers from the dust of AS 4361 will be followed for this project, on the understanding it is prudent to do so.

AS 4361 Step 4 – Control Level for Emissions

By virtue of the remote location and the small scale of the works risks to the environment and to the public from lead emissions are low and Emission Control Level C appropriate.

Accordingly the scaffolding will include floor and curtain enclosures which will contain emissions and allow clean up, including vacuuming if necessary, of all debris from the abrasive blasting. The debris will be packed into suitable containers for collection and disposal by the accredited sub-contractor, ToxFree, and in accordance with the requirements of Appendix J of AS 4361. Consumable supplies such as disposable clothing, rags, brushes, as well as worn out reusable items which may be contaminated with lead will be treated as hazardous materials and disposed of accordingly.

AS 4361- Appendix G, Soil sampling and Analysis

Soil samples will be collected prior to the works to establish a baseline for pre-existing levels of lead in the ground, and after completion of the works to monitor the impact of the works. Sample collection, laboratory analysis and reporting and record keeping will be done in accordance with Appendix g of AS 4361.

1.4 AIR QUALITY

Issue: Reduction of Potential Air Pollution	
Goal: Ensure that the pollution of air is minimised	
Objective:	Actions:
1.4.1 Minimise the creation of dust and other air-born particles	<p>Minimise the clearance of areas</p> <p>Develop appropriate standards for levels of air-born particle creation and dust</p> <p>Maintain levels of dust and air-born particles to a level lower than those specified by relevant standards and legislation</p> <p>Water access tracks in summer when needed Minimise vehicle traffic on unsealed areas</p> <p>Undertake activities with a potential to cause excessive amounts of dust or air-born particles only during appropriate weather conditions</p> <p>Cover or enclose materials with the potential to become air-born</p>
1.4.2 Minimise the pollution of air and emission of gases	<p>Store materials and chemicals in sealed containers</p> <p>Select materials, paints and chemicals which have minimal potential to contaminate air</p> <p>Develop appropriate standards for levels of air pollution and emissions</p> <p>Equip machinery and equipment with adequate emission controls</p> <p>Maintain machinery and equipment regularly</p> <p>Seal all paint and chemical containers when not in use</p> <p>Maintain levels of emissions in accordance with EPA standards and relevant legislation</p>
1.4.3 Minimise the impacts of odour	<p>Develop appropriate standards for levels of odour</p> <p>Undertake activities with a potential to cause excessive amounts of odour only during appropriate weather conditions</p> <p>Select materials, paints and chemicals which have minimal potential to cause a nuisance by way of odour</p> <p>Seal all paint and chemical containers when not in use</p> <p>Store all waste in bins</p>

1.5 WATER QUALITY

Issue: Reduction potential contamination of water	
Goal: Ensure that impacts on and threats to water quality are minimised	
Objective	Actions
1.5.1 Minimise disturbance to watercourse	<p>Avoid placing plant in the watercourse</p> <p>Do not dispose of sediments into the watercourse</p>
1.5.2 Avoid loss of construction materials to water	<p>Adopt work practices which minimise work over water</p> <p>Prefabricate off-site as far as is practicable</p> <p>Prevent the deposition of materials to water through wind action by maintaining a clean site, fixing materials down where necessary and recovering debris</p> <p>Recover any debris that falls into water</p>
1.5.3 Avoid loss of demolition materials and debris into water	<p>Retrieve all demolition materials for reuse, recycling or disposal</p> <p>Use tarpaulins or similar to catch debris from cutting, grinding etc</p> <p>Install floating trash booms around work site where necessary</p>
1.5.4 Avoid spills of liquids into water	<p>Store liquids on land where possible</p> <p>Store all liquids in sealed containers</p> <p>Minimise liquid container sizes</p> <p>Install tarpaulins or similar to catch materials and drippings</p> <p>Minimise plant use above water, e.g.: compressors and generators should be kept on land wherever possible</p> <p>Applications of protective coatings, paint or other substances to be applied off site as far as is practicable</p> <p>Install booms around work site where necessary</p>

1.6 NOISE AND VIBRATION

Issue: Reduction of noise and vibration	
Goal: Ensure that impacts of noise and vibration are minimised	
Objective:	Actions:
1.6.1 Management of equipment and machinery	<p>Use machinery and equipment with minimal noise output levels</p> <p>Fit all machinery with appropriate noise reduction equipment</p>
1.6.2 Avoid disturbance to local residents, workers and recreational users	<p>Restrict access to the site during works which cause high level noise impacts</p> <p>Notify residents of the times of expected high noise levels</p> <p>Notify all nearby dive centres of the times of works likely to cause underwater vibration and noise (e.g. explosions)</p> <p>Post warnings around the site during times of high levels of noise</p> <p>Maintain levels of noise and vibration in accordance with Environment Protection Act, Occupational Health and Safety Standards and Australian Standards</p>
1.6.3 Minimisation of the impacts of explosives and other works likely to cause noise and vibration	Not applicable

1.7 EROSION CONTROL

Issue: Reduction of potential erosion of sand, soil and waterways	
Goal: Ensure that works are managed to minimise risk of erosion	
Objective	Actions
1.7.1 Minimise disturbance to watercourse bed	Avoid drainage of wastes directly into the watercourse
1.7.2 Manage stormwater appropriately	<p>Establish sediment and erosion controls around stockpiles where appropriate</p> <p>Minimise size of stockpiles</p> <p>Minimise the creation of hard, impervious surfaces</p> <p>Establish diversion drains around disturbed areas</p>
1.7.3 Minimise the risk of erosion caused by vegetation clearance	<p>Minimise extent of clearance required</p> <p>Progressively mulch and revegetate areas cleared as part of works</p> <p>Prepare revegetation plan for larger operations</p> <p>Use drift fencing to control sand movement created by vegetation clearance</p> <p>Restrict access to areas of high erosion potential</p>
1.7.4 Minimise the risk of erosion caused by machinery and disturbance to soils/land	<p>Control access points to a limited number</p> <p>Fence off and restrict access to areas with a high potential for erosion (e.g. waterway outlets)</p> <p>Minimise the use of large machinery</p> <p>Store machinery and construction materials away from sensitive areas</p>

1.8 FLORA AND FAUNA PROTECTION

Issue: The protection of terrestrial flora and fauna	
Goal: Ensure that impacts on flora and fauna are minimised	
Objective:	Actions:
1.8.1 Minimise disturbance to sea grasses and communities	Not Applicable
1.8.2 Minimise disturbance to sand dune ecologies	Fence and restrict access to dune areas Avoid clearance of dune species Use drift fencing to control sand drift caused by clearance or other works
1.8.3 Minimise disturbance to land based fauna	Where applicable: Identify potential issues prior to commencement of works Identify local communities of endangered species and establish mechanisms for their protection
1.8.4 Minimise disturbance to land based habitats	Avoid stockpiles of waste or other materials for long periods of time Store all waste in enclosed bins Dispose of waste regularly Do not bury habitats with waste, sediment or other material Restrict access to sensitive areas by using fencing
IMPORTANT REQUIREMENT	

1.9 ARCHAEOLOGY AND HERITAGE

Issue: The protection of items of archaeology and Heritage	
Goal: Ensure that impacts on items and places of heritage and archaeological significance are minimised.	
Objective:	Actions:
1.9.1 Minimise disturbance to sites of archaeological significance	Not Applicable
1.9.2 Minimise disturbance to Shipwrecks	Not applicable
1.9.3 Minimise disturbance to geologically significant features	Not Applicable
1.9.4 Minimise disturbance to places of Aboriginal cultural significance	Identify location of significant places of Aboriginal cultural heritage significance Isolate areas of Aboriginal significance Cease works immediately and contact Customer if artefacts or features of significance are located

1.10 STORAGE AND HANDLING OF DANGEROUS SUBSTANCES

Issue: The use and storage of dangerous substances on site	
Goal: Ensure that the risk associated with the storage and use of dangerous substances is minimised	
Objective:	Actions:
1.10.1 Reduce the potential for spillage of chemicals	<p>Store chemicals and dangerous substances in sealed containers (e.g. portable bunding)</p> <p>Minimise the amount of dangerous substances and chemicals stored on site</p> <p>Store chemicals and dangerous substances in accordance with Environmental Protection Act and relevant Australian Standards</p> <p>Inspect for leakages regularly and replace/fix</p>
1.10.2 Dispose of dangerous chemicals and substances appropriately	<p>Use licensed contractors</p> <p>Dispose of chemicals and substances off site</p>
1.10.3 Ensure safe procedures in the event of an emergency	<p>Prepare and implement an Emergency and Incident Response Plan in case of emergency spillage</p> <p>Contact appropriate agency (EPA)</p> <p>Implement immediate clean up procedures</p>
1.10.4 Ensure the safe storage of chemicals and dangerous substances	<p>Store chemicals and dangerous substances in sealed containers</p> <p>Manage works practices to reduce risk of unsafe conditions</p> <p>Maintain records of all dangerous substances and chemicals on site</p> <p>Identify each container of chemicals or dangerous substances by use of labels and correct identification</p>

1.11 STORAGE AND HANDLING OF MACHINERY AND EQUIPMENT

Issue: The use and storage of machinery and equipment on site	
Goal: Ensure that the risk associated with the storage and use of machinery and equipment is minimised	
Objective:	Actions:
1.11.1 Reduce the potential for spillage of chemicals and fuel	<p>Store fuel and oil in sealed containers (e.g. portable bunding) Minimise the amount of fuel stored on site</p> <p>Store fuel in accordance with Environmental Protection Act and relevant Australian Standards</p> <p>Inspect for leakages regularly and replace/fix</p> <p>Inspect machinery and equipment regularly for leaks</p>
1.11.2 Maintain and clean machinery and equipment without damage to the environment	<p>Establish wash-down areas off-site wherever possible</p> <p>Establish on-site wash-down areas under cover in bunded areas with concrete floors draining to silt and oil traps</p> <p>Maintain machinery and equipment off site wherever possible</p>
1.11.3 Reduce the potential for damage caused by machinery and equipment emissions	<p>Equip all machinery and equipment with emission controls wherever possible</p> <p>Inspect machinery and equipment regularly for defects</p>

1.12 PUBLIC HEALTH AND SAFETY

Issue: The protection of the health and safety of the public	
Goal: Ensure that the hazards and risk to public health and safety is minimised	
Objective:	Actions:
1.12.1 Reduce the potential for risk to the health and safety of the public	Restrict access to the site through use of temporary fencing Use signage to notify the public of works and nature of potential danger Notification of residents of works

PART 2

EMERGENCY RESPONSE AND INCIDENT MANAGEMENT PLAN

2.1 INTRODUCTION

An Emergency Response and Incident Management Plan must be prepared in conjunction with the Environmental Management Implementation Plan prior to the commencement of works. The key objective of this Plan is to provide a process of immediate and appropriate emergency and incident response with clear areas of responsibility. Such a process will enable effective response to emergencies to minimise adverse impacts on the environment.

2.2 PREPARATION OF THE PLAN

The preparation of the Emergency Response and Incident Management Plan should be undertaken as part of the Environmental Management Implementation Plan and should:

- A. involve consultation with the State Emergency Service, Police, Ambulance, CFA, and office of the EPA;
- B. provide criteria which would trigger the Plan;
- C. define clear areas of responsibility;
- D. define clear avenues of response to emergencies.

2.3 RESPONSIBILITIES

The Phoenix Director, Philip Siljeg, will have overall responsibility for the works. The Phoenix Site Supervisor, Antoni Elezovich, has responsibility for the day to day management and reporting of safety and environmental incidents and for undertaking all measures necessary to mitigate environmental impacts.

2.7 MONITORING AND REPORTING

Phoenix will establish a baseline pictorial record of the works area. Phoenix will provide continuous visual inspection and record of the area adjacent to the works as the most appropriate way to monitor for the presence of any environmental impact and/or release of waste products. Reporting of any such release of waste products, or incident that may have an impact on the environment will be by telephone followed by an email of a written incident record.

2.8 EMERGENCY PROCEDURES

Phoenix consider that the only cause for commencement of emergency measures in relation to the impact on the environment would be that of a minor petro-chemical spill (maximum 4 litres of paint) and in that case the following will apply:

- A. Immediate use of hydrocarbon containment equipment;
- B. Notification of the Superintendent;
- C. Clean up and binnage of the spilled hydrocarbon and contaminated soil etc;
- D. Await advice on how to make good polluted area.

2.6 SUMMARY

The project works are uncomplicated and should have no particular or significant environmental risk that cannot be managed effectively:

- ✓ By personnel being well inducted, cooperative and vigilant;
- ✓ By willing use of procedures and control measures;
- ✓ By daily meetings to provide a group focus on and communication of safety, environment, and quality matters;
- ✓ By attendance to housekeeping tasks promptly and enthusiastically;
- ✓ By the removal of waste packaging, containers, and abrasive blasting waste from the site on a frequent and programmed basis;
- ✓ By the secure storage of work tools, coating materials, cleaning materials in a properly fitted shipping container at the work site;
- ✓ By the recording and reporting of incidents, including near misses;
- ✓ By the intention to do "What's Right" rather than be concerned by "Who's Right".

Contact Names & Numbers

Philip Siljeg, Phoenix Corrosion Control, 0418 449 171, phil@phoenixcc.com.au

Antoni Elezovich, Phoenix Corrosion Control, 0409 085 916, antoni@phoenixcc.com.au

Home Office, Phoenix Corrosion Control, 08 9434 1134

REFERENCES

Special Condition of Contract SCC 1.0

Evidence of the Following qualifications must be carried at all times:

- **Industry Induction WHITE Card**

All personnel **must abide** by:

- **Safe working Rules and Procedures**
- **Requirement of the Occupational Health and Safety Act**
- **Safety and Environmental Signage**

Australian Standards

- **AS1576: Code of Practice for Metal Scaffolding**
- **AS1627 Part 4: Abrasive Blast Cleaning of Steel Surfaces**
- **AS1627 Part7: Hand Tool Cleaning of Metal Surfaces**
- **AS1716: Respiratory Protective Devices**
- **AS 3895: Site Testing of Protective Coatings**
- **AS 3903: Quality Systems for Final Inspection and Test**

ENVIRONMENTAL INCIDENT REPORT
ABRASIVE BLASTING & PAINTING

« _____ »

Project: _____

Incident Date:..... **Time:**.....

Description of Event and Pollutant:

.....
.....
.....
.....
.....
.....
.....

Remedial Action Taken:

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.....
.....
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.....
.....
.....

Persons Notified:

.....
.....
.....
.....

Further Actions Required:

.....
.....
.....
.....

Report Prepared by

Report noted by *Date:* *Time:*



APPENDIX C

Memorial under the *Contaminated Sites Act 2003*



Your ref:
Our ref: 2010/3380
Enquiries: Registrar
Phone: 1300 762982
Fax:
Email:

STRATHAN PTY LTD
7 Chesterton St
Spearwood WA 6163

Dear Sir/Madam

**NOTIFICATION OF REGISTRATION OF MEMORIAL
SECTION 59 OF THE CONTAMINATED SITES ACT 2003**

In accordance with section 59 of the *Contaminated Sites Act 2003* (the Act), please be advised that, on instruction by Department of Environment and Conservation (DEC), a memorial has been registered against the Certificate(s) of Title listed below, under section 58 of the Act, for the site consisting of 1 parcel(s) of land including the following:

- Memorial L837521 ML, LOT 104 ON DIAGRAM 53740 as shown on certificate of title 1496/87 known as 217 Barrington St, Bibra Lake WA 6163

The memorial records the site classification as Possibly contaminated - investigation required'.

Given that a memorial has been registered against the site, under section 58(b) of the Act, the Western Australian Planning Commission may not approve the subdivision of the land under Section 35 of the *Planning and Development Act 2005*, or the amalgamation of that land with any other land without seeking, and taking into account, the advice of DEC as to the suitability of the land for subdivision or amalgamation. Furthermore, a responsible authority (e.g. Local Government Authorities) may not grant approval under a scheme for any proposed development of the land without seeking, and taking into account, advice from DEC as to the suitability of the proposed development.

A memorial registered under the Act has effect until it is formally withdrawn. A copy of the memorial is attached for your information.

For further information, please contact the Registrar on 1300 762 982.

DIRECTOR GENERAL AND ENVIRONMENTAL SERVICES DIVISIONS: The Atrium, 168 St Georges Terrace, Perth, Western Australia 6000

Phone: (08) 6467 5000 Fax: (08) 6467 5562

PARKS AND CONSERVATION SERVICES DIVISIONS: Executive: Corner of Australia II Drive and Hackett Drive, Crawley, Western Australia 6009

Phone: (08) 9442 0300 Fax: (08) 9386 1578 Operations: 17 Dick Perry Avenue, Technology Park, Kensington, Western Australia 6151

Phone: (08) 9219 8000 Fax: (08) 9334 0498

Owner
CSSID = 5575

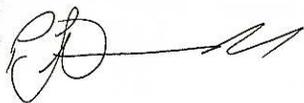
POSTAL ADDRESS FOR ALL DIVISIONS: Locked Bag 104, Bentley Delivery Centre, Western Australia 6983

www.dec.wa.gov.au

wa.gov.au

XDECL001

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Newell', with a long horizontal stroke extending to the right.

Paul Newell, A/Section Manager

CONTAMINATED SITES BRANCH
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

18/04/2012

Enc: Copy of Memorial(s)

APPROVAL NUMBER

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

Client ID 5575

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

MEMORIAL

CONTAMINATED SITES ACT 2003

SECTION 58(1) (a) (i) (I) (II) (III) (IV)

DESCRIPTION OF LAND (Note 1)

LOT 104 ON DIAGRAM 53740

EXTENT

Whole

VOLUME

1496

FOLIO

87

REGISTERED PROPRIETOR (Note 2)

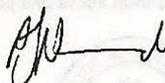
STRATHAN PTY LTD OF 7 CHESTERTON STREET, SPEARWOOD

INFORMATION CONCERNING SITE CLASSIFICATION (Note 3)

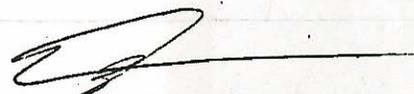
Under the Contaminated Sites Act 2003, this site has been classified as "possibly contaminated - investigation required". For further information on the contamination status of this site, please contact the Contaminated Sites Branch of the Department of Environment & Conservation.

Dated this Fifth day of January Year 2012

CHIEF EXECUTIVE OFFICER'S ATTESTATION (Note 4)

 Paul Newell
SECTION MANAGER

DELEGATE OF THE CHIEF EXECUTIVE OFFICER
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
UNDER SECTION 91 OF THE
CONTAMINATED SITES ACT 2003



SIGNATURE OF WITNESS

FULL NAME: Triin-Liis Harma
ADDRESS: 168 St Georges Tce PERTH WA 6000
OCCUPATION: Data Management Officer

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary. The volume and folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future notices can be sent.
3. **INFORMATION CONCERNING SITE CLASSIFICATION**
Include information concerning site classification as either: contaminated - restricted use, contamination - remediation required, remediated for restricted use or possibly contaminated - investigation required.
4. **CHIEF EXECUTIVE OFFICER'S ATTESTATION**
This document must be signed by or on behalf of the Chief Executive Officer, Department of Environment and Conservation under Section 91 of Contaminated Sites Act 2003. An Adult Person should witness this signature. The address and occupation of the witness must be stated.

EXAMINED

L837521 ML

20 Jan 2012 09:07:30 Perth



REG \$ 160.00

**MEMORIAL
CONTAMINATED SITES ACT 2003**

LODGED BY
Department of Environment and Conservation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6842

PHONE No. 1300 762 982

FAX No. (08) 9333 7575

REFERENCE No. 33313

ISSUING BOX No. 888V

PREPARED BY
Contaminated Sites Branch
Department of Environment and Conservation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6842

PHONE No. 1300 762 982 FAX No. (08) 9333 7575

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

6/10/09

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

1.	_____	Received Items
2.	_____	Nos. 0
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.



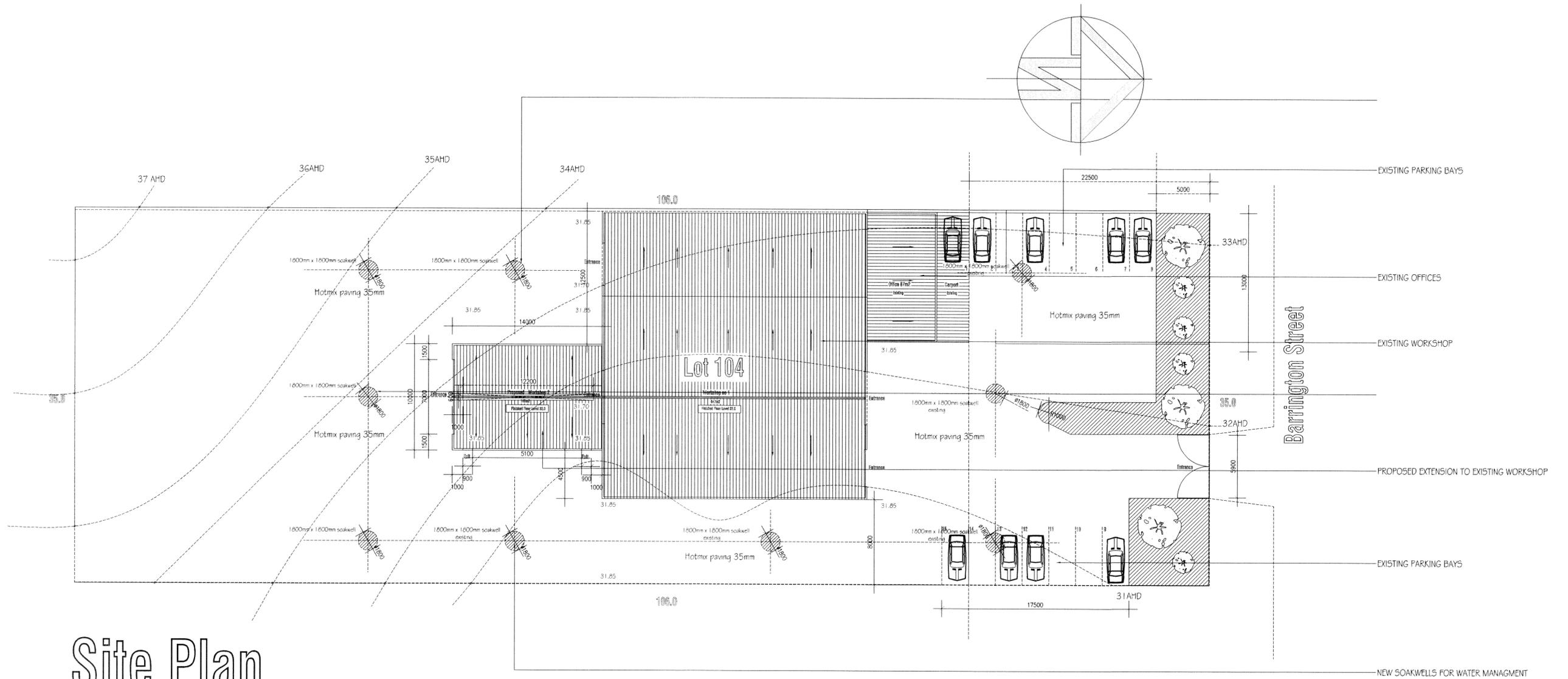


APPENDIX E

Plans for Proposed Operations

Site Plan

Scale 1:200



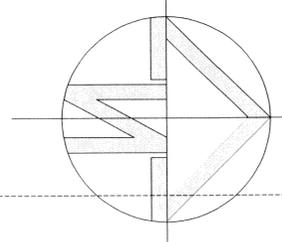
JEREMY FALCKE DESIGN
BUILDING & INTERIOR

33B CRESSBROOK WAY TEL 9448 1432
CARINE W.A.
date 4/12/2006
dwg 1140

PROJECT

PHOENIX corrosion control
Lot 104
No 217 Barrington Street
Bibra Lake

THE DRAWING IS NOT TO BE
SCALED, CONTRACTORS ARE TO
CHECK ALL DIMENSIONS BEFORE
WORK
COMMENCES AND TO REFER ANY
DISCREPANCIES TO THE
DESIGNER



Barrington Street

Proposed Plan Of Workshop 2

Scale 1: 100

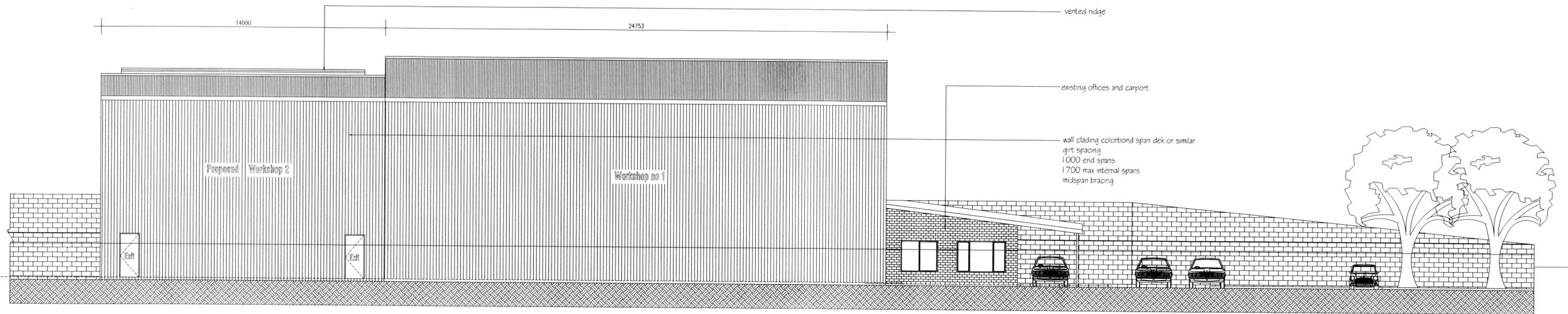
PROJECT

PHOENIX corrosion control
Lot 104
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DESIGNER

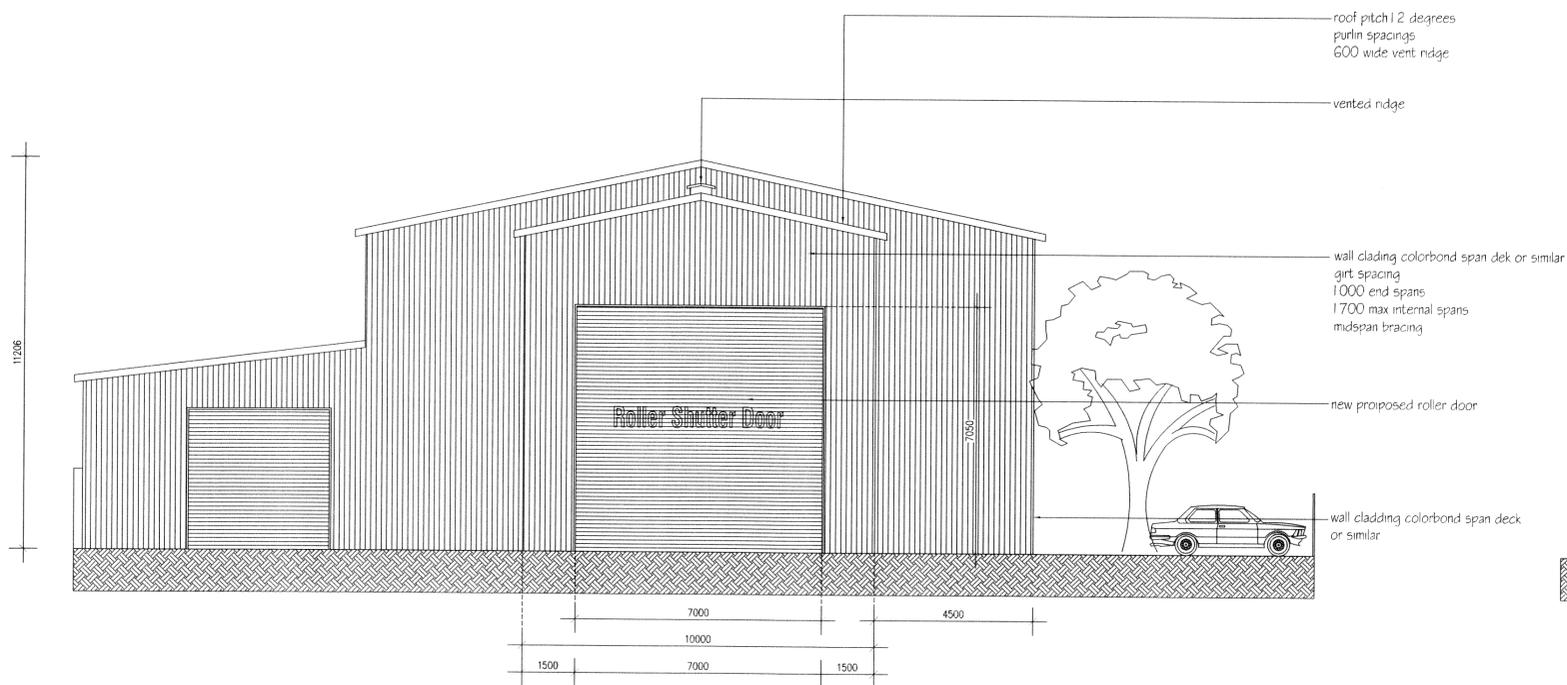
JEREMY FALCKE DESIGN
BUILDING & INTERIOR

33B CRESSBROOK WAY TEL 9448 1432
CARINE W.A
date 4/12/2006
dwg 1141



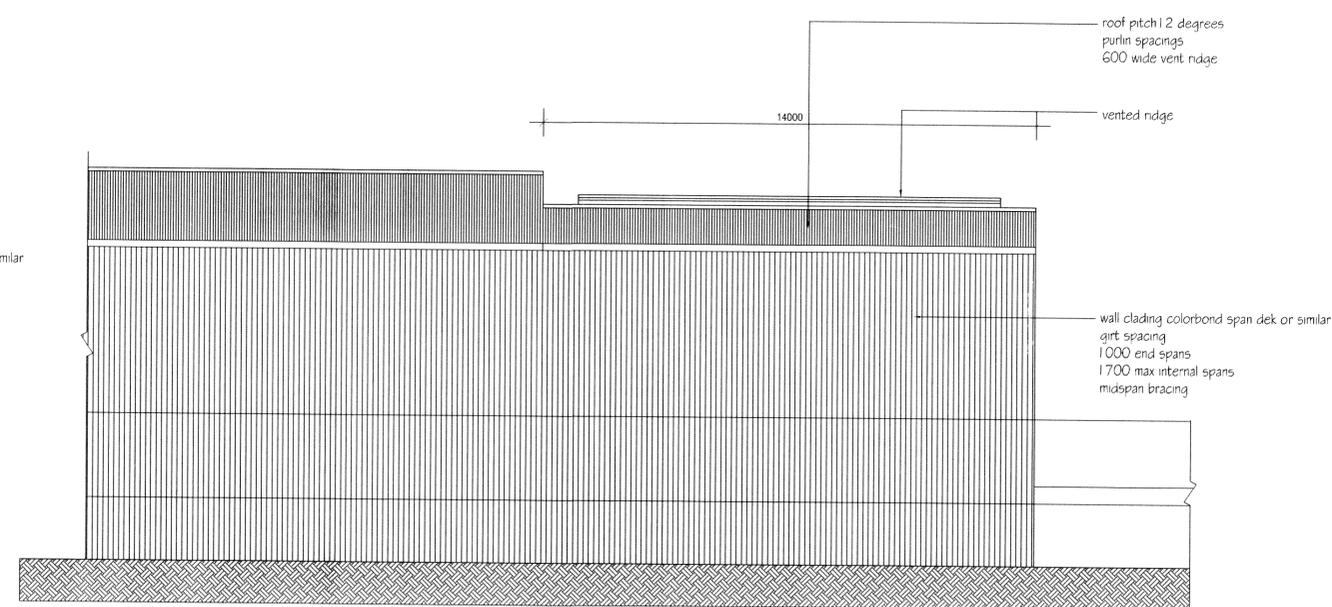
East Elevation

Scale 1:100



South Elevation

Scale 1:100



West Elevation

Scale 1:100

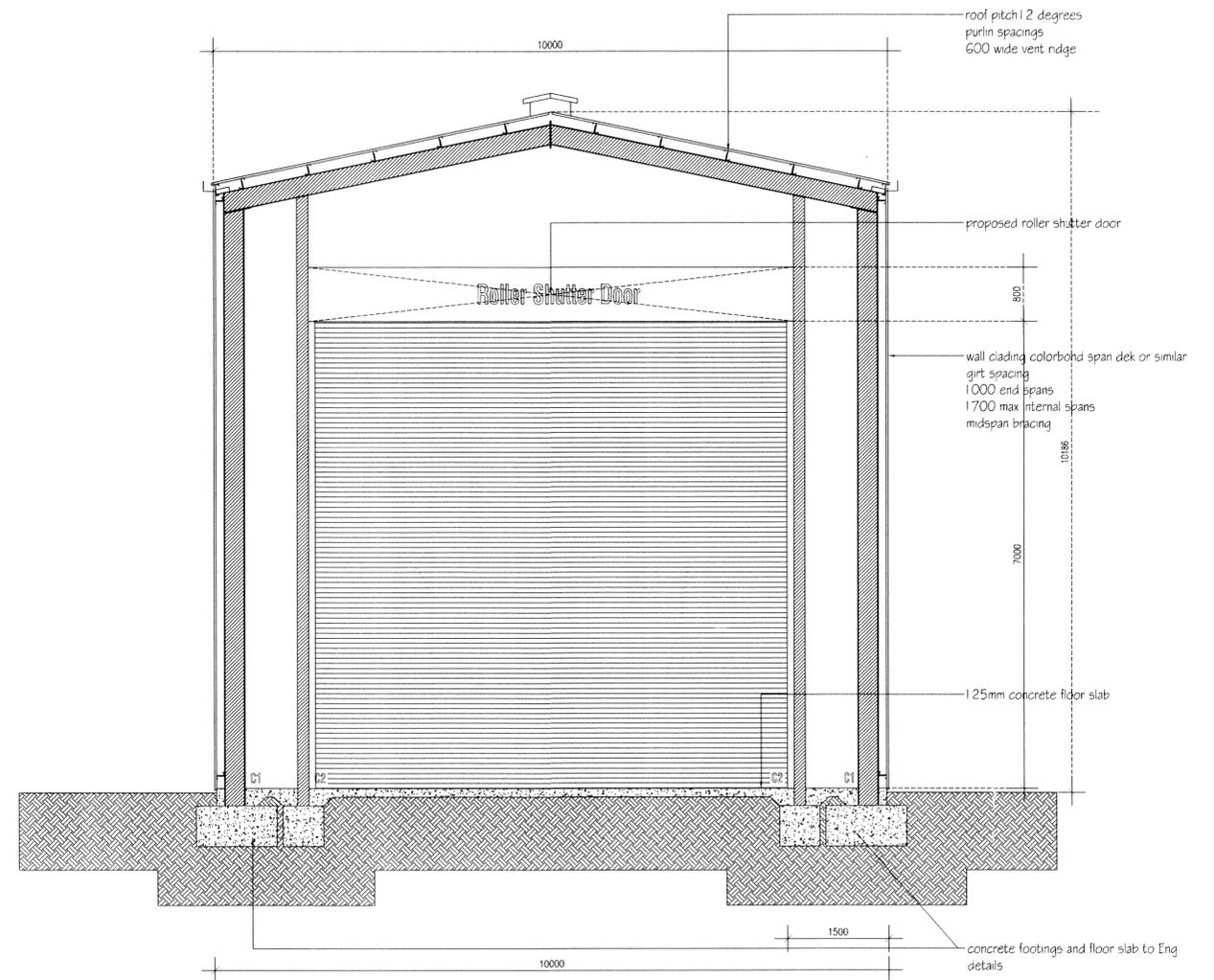
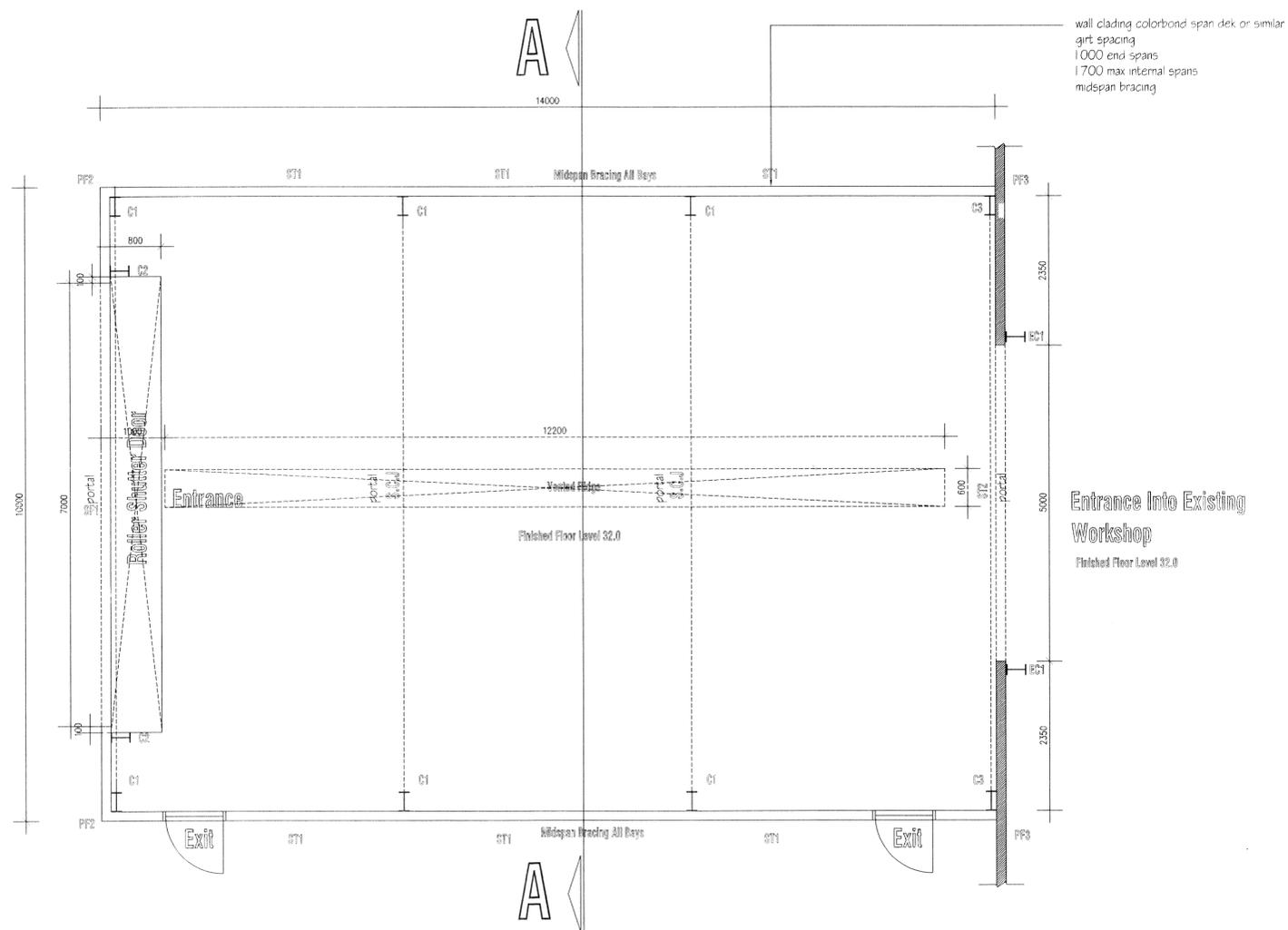
JEREMY FALCKE DESIGN
BUILDING & INTERIOR

33B CRESSBROOK WAY TEL 9448 1432
CARINE W.A.
date 4/12/2006
dep 1142

PROJECT

PHOENIX corrosion control
Lot 104
No 217 Barrington Street
Bibra Lake

THE DRAWING IS NOT TO BE
SCALED. CONTRACTORS ARE TO
CHECK ALL DIMENSIONS BEFORE
WORK
COMMENCES AND TO REFER ANY
DISCREPANCIES TO THE
DESIGNER



Proposed Floor Plan Of Extension To Existing Workshop

Scale 1:50

Section A-A

Scale 1:50

JEREMY FALCKE DESIGN
BUILDING & INTERIOR

33B CRESSBROOK WAY
CARINE W.A.
date 4/12/2006
dwg 1143

TEL 9448 1432

PROJECT

PHOENIX corrosion control
Lot 104
No 217 Barrington Street
Bibra Lake

THE DRAWING IS NOT TO BE
SCALED. CONTRACTORS ARE TO
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WORK COMMENCES AND TO REFER ANY
DISCREPANCIES TO THE
DESIGNER



APPENDIX F

Brochures for Extraction/Ventilation Fans

Blue Wizard Extraction Fan



Designed to assist in the ventilation of specific confined work areas.

In confined environments, good ventilation is essential for safety and productivity. Blue Wizard Fans can be used to blow fresh air into a work space or to extract air from it.

During abrasive blasting, ventilation is critical to maintain good visibility for operators. Airborne Dust can be extracted from confined spaces and discharged through the fan to a disposal area.

Electric Blue Wizard Fans are not to be used to extract fumes, solvents or other flammable airborne contaminants.

Flexible uses with maximum airflow.

Blue Wizard Fans have a selected extraction impeller, pitched to draw the maximum airflow from a ventilation zone.

Ductwork or dust socks can be attached to the integral 500mm duct adaptors. Ducting can be used both before and after the fan, or alternatively a dust sock can be attached to the discharged side of the fan. Dust socks are not for use with hazardous dusts like lead paint, coal tar etc.

Built to last.

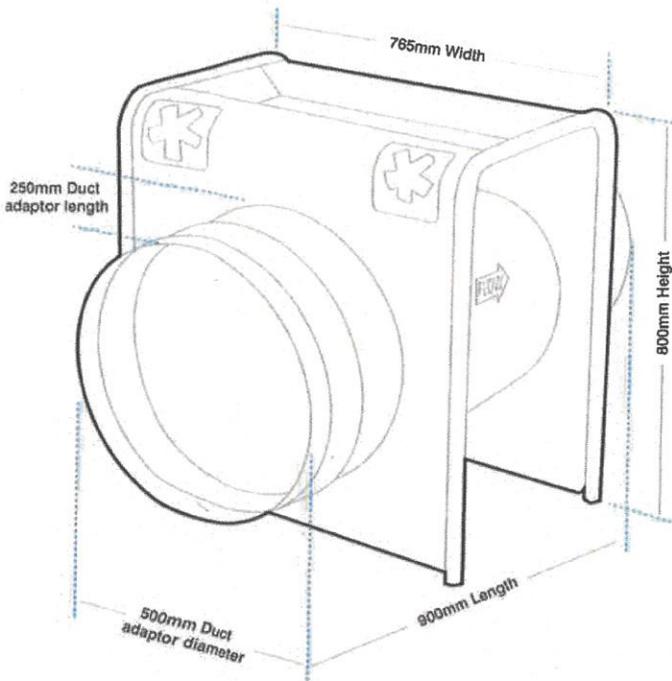
Units can be supplied with electric or pneumatic powered motors.

Built for rugged on-site use, the long life, powder coated construction incorporates carry handles as part of its heavy duty frame which encloses and protects all controls.

Where your job requires more than the Blue Wizard ventilation fans can offer, simply call us and we will be glad to discuss with you the system that best suits your requirements.



Blue Wizard Extraction Fan



Electric Powered

Single phase and three phase units can be safely used for inorganic mineral dusts, however they can not be used in hazardous areas containing combustible dust or flammable fumes.

Should you require an electric unit with flameproof motor, a special unit can be assembled at your request.

A weather proof switch is mounted on the casing and a six metre lead with a 10 amp plug is included. All electric units have a "cord tidy" to prevent damage to the lead.

The standard units have a motor rating of IP55.

Pneumatic Powered

The pneumatic units are powered by a heavy duty air motor. This gives it a distinct advantage over the electric units. No site electrical power supply is required. Each unit uses a quality moisture separator and lubricator to ensure extended life and hassle free operation.

Accessories

Dust Sock - For the collection of non-hazardous visible dusts, the Dust sock is attached to the discharge side of the Blue Wizard Fan. Sock inflates on fan start up and will capture most visible dusts. Incorporates a clean out access opening. Size: 6 metres long x 1.5 metres diameter.

Part number BMX 1000

Should you require any information on high efficiency filtration and lead containment, please contact your Blastmaster representative.

Duct Joiners - Heavy duty 500mm duct joiner.

Part number DC BMA20J

Duct Clamp - Quick release clamp for 500mm ducting, designed to clamp ducting to duct joiner or fan duct adaptor.

Part number DC BMA20C

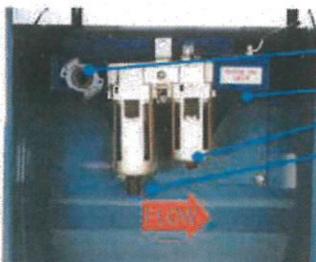
Flexible Ducting - Blastmaster 500mm Flexible Ducting is ideal for on-site use when a fast set up is required. Manufactured from wire reinforced durable materials designed to take high vacuum conditions.

Electric



- Fan 'ON/OFF' Switch
- Electric cord Hanger
- Six Metre lead with plug

Pneumatic



- Air inlet connector
- ON/OFF Switch
- Lubricator
- Moisture separator

Blue Wizard Extractor Fan Specifications

Model	Motor	Amps	Energy Requirements	Fan Ø (mm)	No of Blades	Air Capacity*	Weight (kg)
DC BMX20E1	2.2kW 1Ø	9.8	240V 50Hz	490	5	6,800 cfm	100
DC BMX20E3	4kW 3Ø	7.5	415V 50Hz	490	5	9,200 cfm	120
DC BMX20P	5hp Air Motor	-	175 cfm 100psi	490	5	9,500 cfm	90

*Nominal

BLASTMASTER®

3 Bruce Avenue, Marlestone
South Australia 5033

P 08 8292 2000 Free Call 1800 882 229

F 08 8292 2001

E sales@blastmaster.com.au



Represented by:
Systemaire Pty. Ltd.
 A.B.N. 23 837 517 065
 63 - 65 Boulder Rd
 Malaga WA 6090
 Telephone: +61 (08) 9209 4999
 Facsimile: +61 (08) 9209 4900
 E-mail: sysaire@systemaire.com.au
 Copyright © 2010-12 Elta Group

Technical Data for Fan Model SQA1006CE6/22

Location:

Designation:

Performance - Required

Air Flow: 8333 L/s
 Static Pressure: 90 Pa
 Selection Pressure: 90 Pa
 Installation Type: TYPE A
 Air Density: 1.204 kg/m³
 Atmos. Temp.: 20 °C
 Altitude: m
 Humidity: 0.0 %

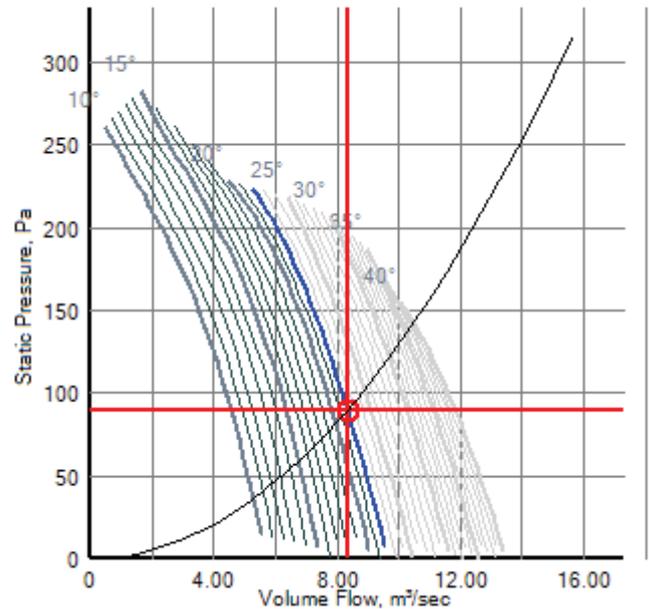
Actual

Air Flow: 8334 L/s
 Static Pressure: 90 Pa
 Total Pressure: 158 Pa

Fan Data

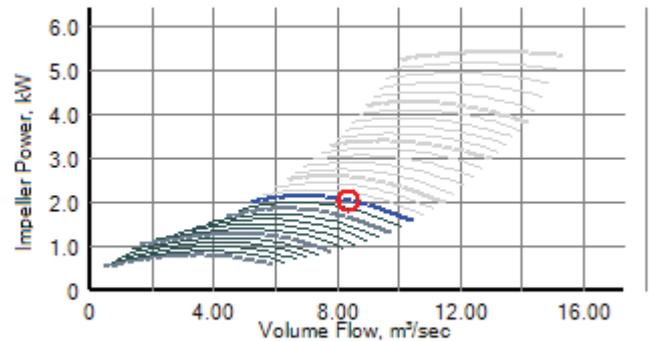
Catalogue Code: SQA1006CE6/22 (SQA1006CE6B022)
 Description: Square Plate A

Diameter:	1000 mm	Hub:	350 mm
Impeller Type:	Axial	Pitch:	22°
Blade Material:	GRP Anti-Static	Blades:	6
Speed:	960 RPM	Running:	50 Hz
Power, Abs:	2.05	Peak:	2.15
Efficiency, Total:	64.0%	Static:	36.5%
Fan Weight:	111.6 kg		



Motor Data (at STP)

Motor Type: Standard
 Electrical Supply: 3ph 415V 50Hz
 Motor Frame: D112M
 Motor Power: 2.2 kW
 Motor FLC/Start: 5.2 / 32.76
 Motor Speed: 6 pole



Sound Data

Spectrum (Hz):	63	125	250	500	1K	2K	4K	8K	dBW	dBA @ 3m
Inlet (dB):	87	88	85	86	82	80	76	70	93	67
Outlet (dB):	88	89	84	84	81	79	76	70	93	66

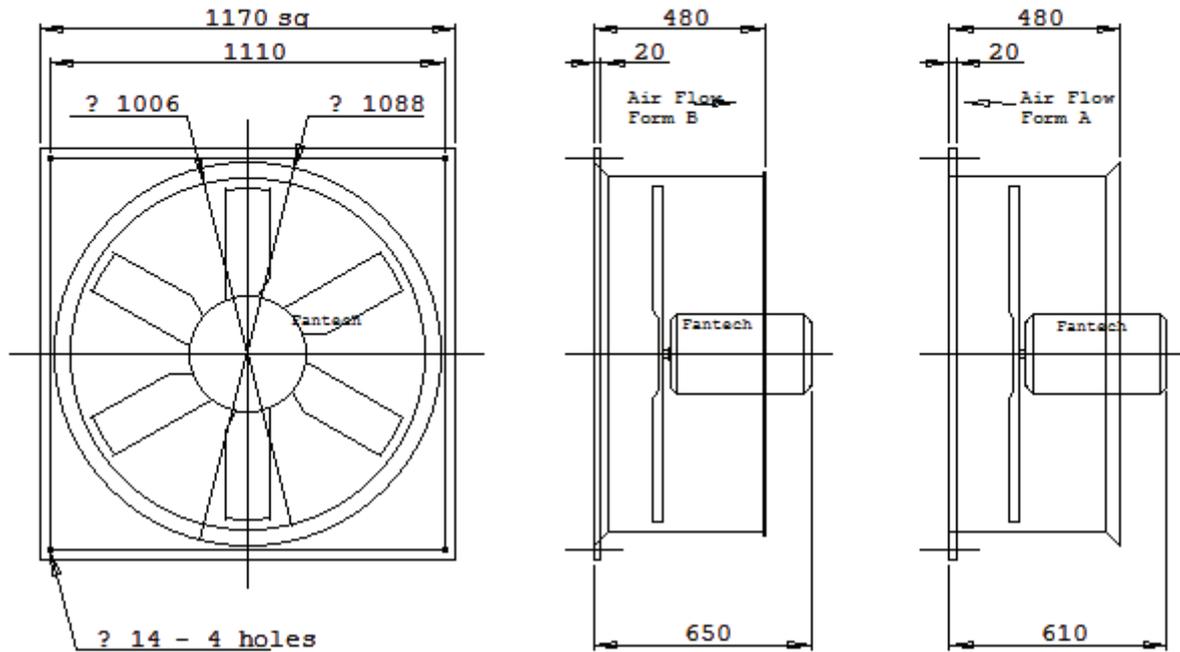


Represented by:
Systemaire Pty. Ltd.
A.B.N. 23 837 517 065
63 - 65 Boulder Rd
Malaga WA 6090
Telephone: +61 (08) 9209 4999
Facsimile: +61 (08) 9209 4900
E-mail: sysaire@systemaire.com.au
Copyright © 2010-12 Elta Group

Drawing for Fan Model SQA1006CE6/22

Location:

Designation:



On-going product improvements may result in dimensional changes without notice.

Donaldson[®]
Torit[®]

**DOWNFLO[®] II
DUST COLLECTORS**



ULTRA-WEB[®]
High Efficiency **Nanofiber Filters** Built to Last

ENGINEERED FOR RELIABLE PERFORMANCE

The long-standing, most influential cartridge collector in industrial air filtration history, the Donaldson® Torit® Downflo® II (DFT), delivers optimum performance and is one of the best values available in today's marketplace. A leader in the industry for over 20 years with thousands of successful installations in place, DFT dust collectors ensure steadfast, trouble-free operation.

The DFT advantages can be found in the collector's proprietary design and components. Now featuring a ledgeless design in combination with proprietary Ultra-Web® filter media and proprietary cleaning technology, the DFT continues its strong performance in traditional applications such as metalworking. It also generates interest and respect in process applications where ledgeless construction is often a requirement. Providing higher efficiency and smaller footprints than any baghouse collector or even other cartridge collectors, DFT adds up to long-term savings and improved performance in many applications.



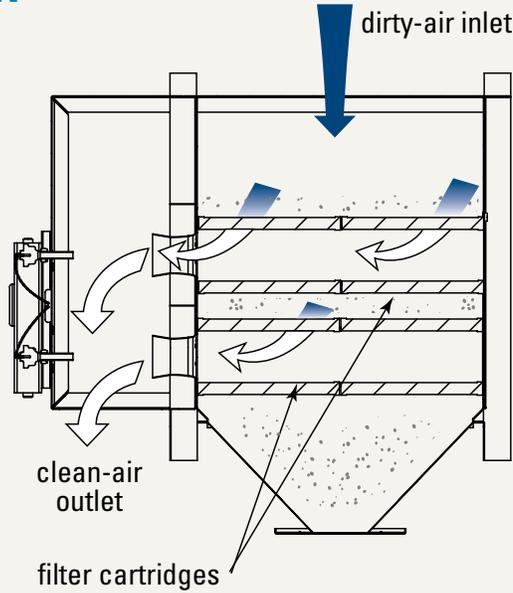
DFT offers:

- **LEDGELESS CONSTRUCTION**
Eliminates dust build-up and accommodates wash down environments.
- **COMPACT DESIGN**
Minimizes floor space.
- **POWERFUL PERFORMANCE**
Proprietary ExtraLife™ Filter Cleaning System provides 30% more cleaning energy.
- **COST SAVINGS**
Fewer filter changeouts, reduced filter disposal costs, less energy usage.
- **RELIABILITY**
Exceptional results for over 20 years and counting.
- **EASY SYSTEM SETUP**
- **EASY MAINTENANCE**
- **10-YEAR WARRANTY**

A **LEADER**
IN THE INDUSTRY
FOR OVER **20** YEARS

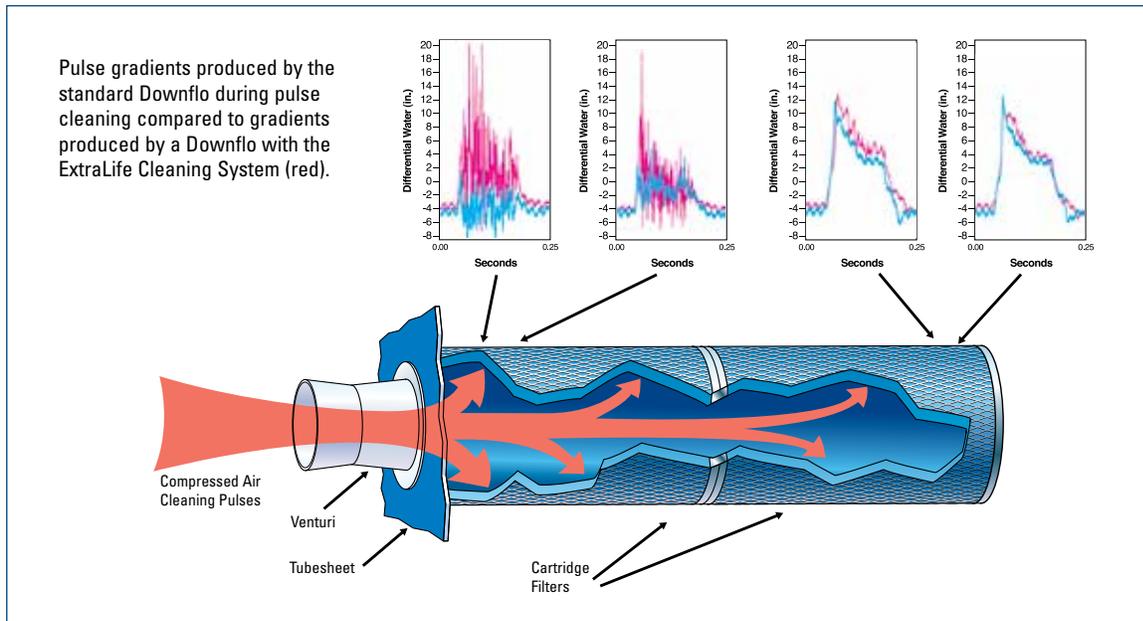
SIZES & OPERATIONS

NORMAL OPERATION



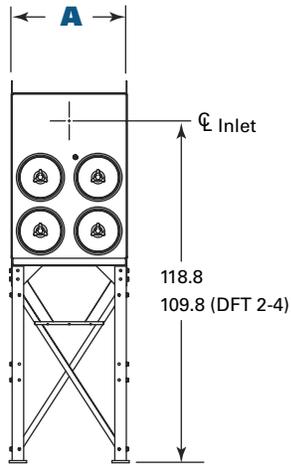
PULSE CLEANING TECHNOLOGY

ExtraLife Filter Cleaning System uses proprietary, computer-modeled pulse cleaning technology to easily “pulse off” dust from the surface of the filter, improving filtration efficiency and prolonging filter life. The red lines in the illustration show the increased pressure at the front of the Downflo filter generated by the ExtraLife system. The blue line shows the pulse signature of a standard cartridge collector.

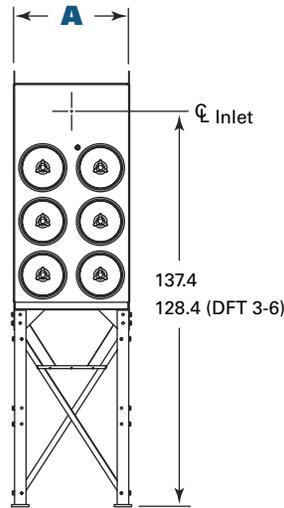


DOWNFLO PULSE PRESSURE GRADIENTS

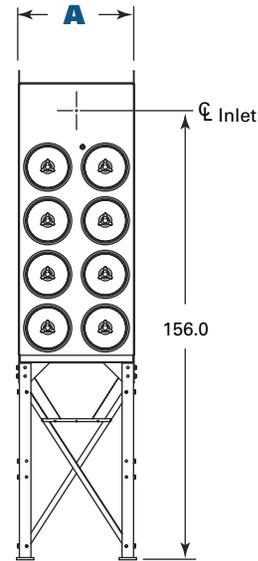
DIMENSIONS & SPECIFICATIONS



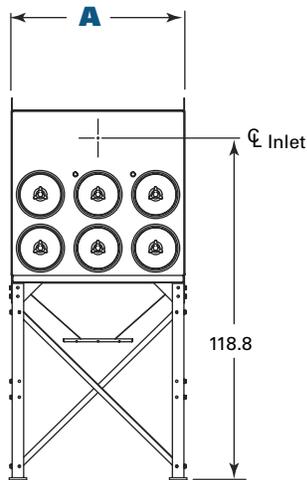
Front View
DFT 2-Models



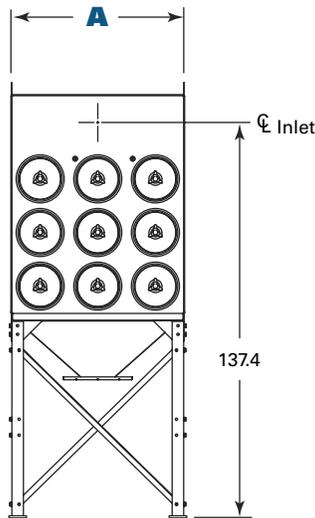
Front View
DFT 3-Models



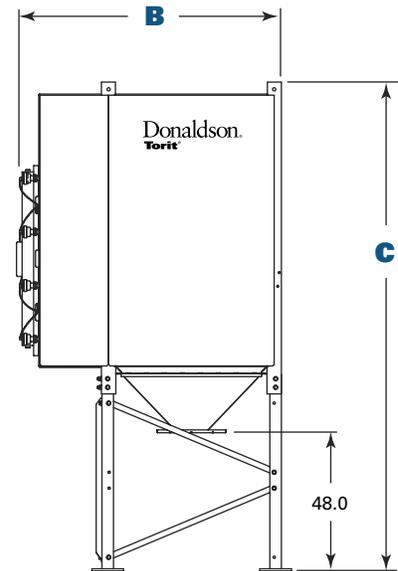
Front View
DFT 4-Models



Front View
DFT 2-12
(3-Wide Models)



Front View
DFT 3-18
(3-Wide Models)



Left Side View
All Models

DFT STANDARD OPERATING CONDITIONS

Seismic Rating (zone)	4	Compressed Air Required (psig)	90-100
Wind Load Rating (mph)	100	Valves and Controls	50/60 KHz
Housing Rating ("wg)	+15 / -20		

DIMENSIONS & SPECIFICATIONS

DFT Model*	Nominal Airflow Range** (cfm)	No. of Filters	Ultra-Web Filter Area (ft ²)	No. of Valves	Approx. Shipping Weight (lbs)***	Dimensions (inches)		
						A	B	C
2-4	500-3,150	4	760	4	1,700	40.0	67.8	117.3
2-8	1,020-6,300	8	1,520	4	1,700	40.0	94.5	132.7
2-12	1,525-9,450	12	2,280	6	2,400	60.0	94.5	132.7
2-16	2,030-12,600	16	3,040	8	3,300	80.0	94.5	132.7
2-24	3,050-18,900	24	4,560	12	4,600	120.0	94.5	132.7
2-36	4,570-28,350	36	6,840	18	7,000	180.0	94.5	132.7
3-6	760-4,720	6	1,140	6	1,700	40.0	64.5	136.0
3-12	1,525-9,450	12	2,280	6	2,100	40.0	94.5	151.3
3-18	2,285-14,175	18	3,420	9	2,900	60.0	94.5	151.3
3-24	3,050-18,900	24	4,560	12	4,200	80.0	94.5	151.3
3-36	4,570-28,350	36	6,840	18	6,100	120.0	94.5	151.3
3-48	6,100-37,800	48	9,120	24	8,000	160.0	94.5	151.3
3-54	6,850-42,520	54	10,260	27	8,500	180.0	94.5	151.3
3-60	7,620-47,240	60	11,400	30	10,100	200.0	94.5	151.3
3-72	9,140-56,700	72	13,680	36	12,000	240.0	94.5	151.3
4-16	2,030-12,600	16	3,040	8	2,500	40.0	94.5	169.9
4-32	4,060-25,200	32	6,080	16	4,600	80.0	94.5	169.9
4-48	6,100-37,800	48	9,120	24	6,500	120.0	94.5	169.9
4-64	8,130-50,390	64	12,160	32	8,500	160.0	94.5	169.9
4-80	10,160-62,990	80	15,200	40	10,300	200.0	94.5	169.9
4-96	12,190-75,590	96	18,240	48	12,100	240.0	94.5	169.9
4-112	14,220-88,190	112	21,280	56	14,500	280.0	94.5	169.9
4-128	16,260-100,790	128	24,320	64	16,000	320.0	94.5	169.9

* The first number indicates number of filter rows, and the second number indicates number of cartridges.

** Based on clean filters.

*** Without accessories or optional equipment.

CARTRIDGE FILTER TECHNOLOGY

ULTRA-WEB® NANOFIBER FILTER MEDIA

Donaldson leverages almost 100 years of air filtration experience in the development of filtration media, providing tremendous value to our customers. Ultra-Web® media incorporates a durable layer of premium nanofiber designed to intercept the smallest dust particles at the surface of the media.

Independent laboratory testing determined that Ultra-Web media has a Minimum Efficiency Reporting Value (MERV) of 13 based on the ASHRAE 52.2-2007 test standard. Ultra-Web media rated MERV 13 is the most optimized, balanced and cost-effective media in the marketplace, providing higher efficiency without compromising pressure drop and filter life. For more information on Ultra-Web and MERV ratings, please visit www.ultrawebisalwaysbetter.com.



Nanofiber Media
(600x)

Nanofiber surface loading technology is available in all Ultra-Web and Fibra-Web cartridge filters.

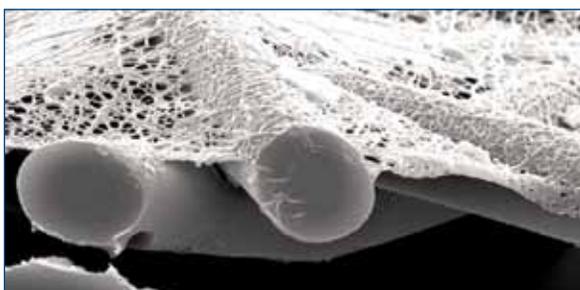


Commodity Filter Media
(600x)

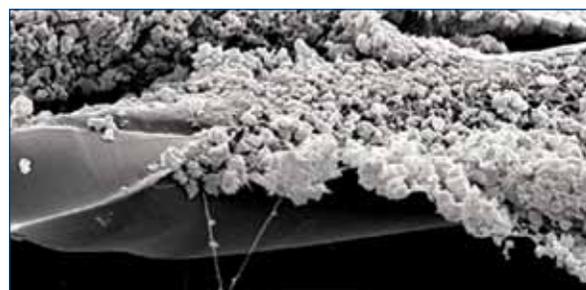
Conventional media has spaces of up to 60 µm between fibers, allowing dust to become deeply embedded.

SYSTEM ENERGY EFFICIENCY, SAVINGS, AND NOISE CONTROL

Surface loading is a key characteristic of Donaldson's Ultra-Web media. This surface loading capability improves the effectiveness of pulse cleaning, which minimizes system pressure differential; thereby conserving compressed air usage and brake horsepower requirements of the system fan.



Clean Ultra-Web Filter



**Surface-Loaded Ultra-Web Filter
(substrate still clean)**

Ultra-Web nanofiber media is loaded with ISO fine dust. Dust particles collect on the surface of the media and clean off easily while the substrate stays clean. A depth-loading filter would allow dust particles to penetrate deeply into the substrate where they build up and choke off the airflow.

DFT CARTRIDGE FILTERS

DFT dust collectors' proprietary downward airflow design delivers highest filtration performance while using less energy. The DFT collector, its proprietary ExtraLife Filter Cleaning System, and Donaldson Torit's cartridge filters together are an unbeatable system. Choose from our superior line of filters to complete the most powerful dust collection solution available.

STANDARD FEATURES & AVAILABLE OPTIONS

Collector Design	Std	Opt
Mild Steel Construction	X	
ExtraLife™ Filter Cleaning System	X	
Inlets	X	
Ledge-Free Hopper	X	
Sprinkler Taps	X	
Stainless Steel Construction		X
High Temperature Construction		X
Direct Drive Fans		X
Chamber and Exhaust Silencers		X
Abrasion Resistant (AR) Inlet		X
Air Management Modules		X
Extended Dirty Air Plenum		X
Steep-Sided Hopper		X
2-Mod Hopper		X
Explosion Relief Vents		X
Sprinkler Heads		X
Service Platform (OSHA compliant)		X
Damper Pack		X
Drum Sentry™ Drum-Full Indicator		X
Lined Clean Air Plenum		X
Bag-Out Kit (Filter & Discharge)		X
Bag-In/Bag-Out Kit (Filter & Discharge)		X
Cartridge Filters		
Ultra-Web® (MERV* 13)	X	
Ultra-Tek® (MERV 12)		X
Thermo-Tek® (MERV 12)		
Fibra-Web® (MERV 14)		
Ultra-Web SB (MERV 15)		
Torit-Tex™ (MERV 16)		
HEPA/ASHRAE Afterfilters		X

Paint System	Std	Opt
Prime Coated Interior	X	
Acrylic urethane finish over alkyd enamel primer. Paint system passes a 350-hr. salt spray test.	X	
Custom Color		X
Hostile Environment Coating		X
Epoxy Coating		X
Hopper Discharge		
Drum Cover and Hose		X
Slide Gates		X
Rotary Valves and Transitions		X
Screw Conveyors		X
Electrical Controls, Gauges & Enclosures		
Solid State Timer in NEMA 4 Enclosure	X	
Magnehelic®** Gauge	X	
Delta P Control, Delta P Plus Control		X
Custom Panels		X
Photohelic®** Gauge Standard & Weatherproof		X
Basic Cold Climate Kit		X
Heavy-Duty Cold Climate Kit		X
Solenoid Enclosure (NEMA 7 & 9)		X
Warranty		
10-Year Warranty	X	

* The Minimum Efficiency Reporting Value (MERV) of this filter cartridge has been determined through independent laboratory testing using ASHRAE 52.2 (2007) test standards. The MERV rating was determined at a face velocity of 118 feet per minute and loading up to four inches water gauge. Actual efficiency of any filter cartridge will vary according to the specific application parameters. Dust concentration, airflow, particle characteristics, and pulse cleaning methods all affect filtration efficiency.

** Magnehelic and Photohelic are registered trademarks of Dwyer Instruments, Inc.



GLOBAL SUPPORT



- Facilities in 37 countries
- 40 manufacturing plants and 14 distribution centers
- Sales offices worldwide

LEADING TECHNOLOGY



- Over 1,000 engineers and scientists worldwide
- Broad range of innovative collectors and filters
- 100s of filter media formulations

EXPERIENCE & SERVICE



- Technical expertise and support
- Ready-to-ship filters and parts within 24 hours
- 1,000,000+ dust, fume, and mist collectors installed



**Call Donaldson Torit
to get Cleaner Air today
800-365-1331
donaldson.com**



APPENDIX G

Examples of Waste Tracking Dockets/ Receipts



- Tank Cleaning
- Liquid Waste Transport & Removal
- Diesel Transport & Storage
- Gas Freeing
- No Job Too Large or Small

24 Hurrell Way
 Rockingham WA 6168
 P.O. Box 512
 Rockingham WA 6168

Mob: 0402 104 512
 Ph: (08) 6461 6332
 Fax: (08) 9527 7500
 Email: rmdtankers@bigpond.com

ABN 20 108 532 565

TAX INVOICE / RECEIPT

No: 2760

Client PHOENIX CORROSION CONTROL

Date 27/02/2012

Address

No. 4229

Phone

DESCRIPTION

TOTAL

DISPOSAL OF 24 TONNE OF USED GARNET
@ \$70.00 / TONNE.

1680 00

RECEIVED

SUB TOTAL	1,680	00
GST	168	00
(includes GST) TOTAL	1,848	00

(includes GST) TOTAL 451 00

.B.N. 34071329765

TAX INVOICE PKWS02837

INVOICE TO:

PHOENIX CORROSION CONTROL
PO BOX 453

HAMILTON HILL 6163

Date: 08/06/11
Due Date: 08/07/11
Account No.: C0358
Quote No. SQKW03076
Order No.: JSKW02844
External Doc No. 4496

CWTF No. 5370850
Treatment and Disposal of Flammable Thinners Waste

Service Narrative	Quantity	Unit	Unit Cost	Amount
Treatment & Disposal of Flammable Thinners Waste (Includes transport to Port Hedland for Incineration)	4	Drum 200L	295.00	1,180.00
Collection via Controlled Waste Licensed Flatbed	2	Hours	95.00	190.00
Administration, Documentation & Controlled Waste Permit	1	Load	85.00	85.00

Received on 03/06/11

PAID

ENTERED



EFT
+ 1,600.50
1-9-2011

Amount 1,455.00
GST 145.50

Total AUD Incl. GST 1,600.50

Payment Terms: 30 days

Remittance To:

Tox Free (Kwinana) Pty Ltd
PO Box 108
KWINANA WA 6966
Email : Kwinana.accounts@toxfree.com.au
Fax : +61 8 9439 2363

EFT DETAILS

Westpac Banking Corporation
BSB : 036-000
Account No. : 793957

TAX INVOICE PKWS02837

Tox Free (Kwinana) Pty Ltd
ABN 34071329765

PO Box 108
KWINANA WA 6966

Lot 4 Mason Road
KWINANA BEACH WA 6167

T: +61 8 9439 2362
F: +61 8 9439 2363

E: info@toxfree.com.au
W: www.toxfree.com.au

Trenchbusters Pty Ltd

*Mini Excavators * Bobcats * Rock Breaking * Various Size Buckets & Attachments

21 Rockingham Road
NAVAL BASE WA 6165

Tel: (08) 9437 1999 * Fax: (08) 9410 1264

Email Address: accounts@trenchbusters.com.au

Hirer:

TAX INVOICE

Phoenix Corrosion
PO Box 453
HAMILTON HILL WA 6163

A.B.N. Number: 87 106 297 250

Invoice #: 00115762

Order No.:		TERMS	Date:		
4822		Net 7	16/08/2012		
HOURS	DESCRIPTION	PRICE	UNIT	EXTENDED PRICE	
1	217 Barrington Street, Bibra Lake Callout	\$78.00		\$78.00	
2	Bobcat - Hours	\$78.00	hour	\$156.00	
1	8 Wheeler load	\$85.00		\$85.00	
1	Tip Fees - 1 load garnet 12m3 Gr1	\$360.00		\$360.00	
EFT Payments can be made to: Trenchbusters Pty Ltd/Invoice No: BSB 086 136 ACC 56 216 8913 Please fax remittance to (08) 9410 1264		SALE AMOUNT		\$679.00	
Credit Card Facilities now available 1.5% Surcharge to apply.		GST		\$67.90	
		TOTAL INC GST		\$746.90	

Fax: 9410 1264
 ABN: 87 106 297 250



- Rock Breaking • Augers
- Various Size Buckets

21 Rockingham Rd (cnr Link Rd)
 Naval Base WA 6165

Date: 16/8/12

Hirer's Name: PHOENIX CORROSION

HIRE DOCKET
 TAX INVOICE
 115762

Address: _____

Machine No. 17 B/C 18
 Client's Order No. 4822

Location of Job 217 BARRINGTON ST BERRA LAKE

DATE		RATE		AMOUNT
Callout	1	78.00		78.00
Hours	2	78.00	START FINISH	156.00
Loads Away	1	85.00	8:30 10:30	85.00
Tip Fees	1x12m G1	GARNET		360.00
Soils				
Attachments				
Others				
SUB TOTAL				679.00

CONDITIONS OF HIRE: The hirer will be responsible for setting up the job and for locating any underground services such as: Water, Gas, Electricity, Telecommunications Cables, etc. The owner accepts no liability nor responsibility for any consequential loss or damage due to, or lasting from, the breakdown or stoppage of plant through any cause whatsoever, or through non-arrival arising from a breakdown, accident or circumstances beyond the control of the owner.

GST 67.90
 TOTAL INC GST 746.90

I/We have read and accepted the **CONDITIONS OF HIRE** as above.

MINIMUM HIRE CHARGE: 3 HOURS

Hirer's Signature: _____

Operator's Signature: _____



APPENDIX H

Previous Plans Approved BL 9701926

SITE WORKS

CLEAR TREES AND SCRUB, BURN AND REMOVE STUMPS ETC FROM SITE

AV. CUT LEVEL 32.70 APPROX.
BUILDING PAD 32.90 APPROX.

COMPACT ALL OF SITE TO MIN. 7 BLOWS PER 300 MM USING STD. PENETROMETER (70% RELATIVE DENSITY)

RETAINING WALL TO BE INSPECTED BY COUNCIL. BACK FILL AFTER 7 DAYS WITH CLEAN SAND AND COMPACT

PAVED AREAS

HARDSTAND
MIN 150MM THICK COMPACTED AND WATER BOUND CRUSHED LIMESTONE.
PAVING AREA
MIN 35MM HOTMIX BITUMEN

SITE DRAINAGE

STAGE 1:
BUILDING - 735 M²
PAVING - 1096 M² TOTAL 1803 M²
CONTAINMENT 1803 x 0.0125 = 23 M³
PROVIDE 23 / 4.8 = 5 SUMPS (1800x1800)

HARDSTAND 1704 M² x 0.0125 = 21.3 M³
PROVIDE 21.3 M³ = 5 SUMPS (1800x1800)

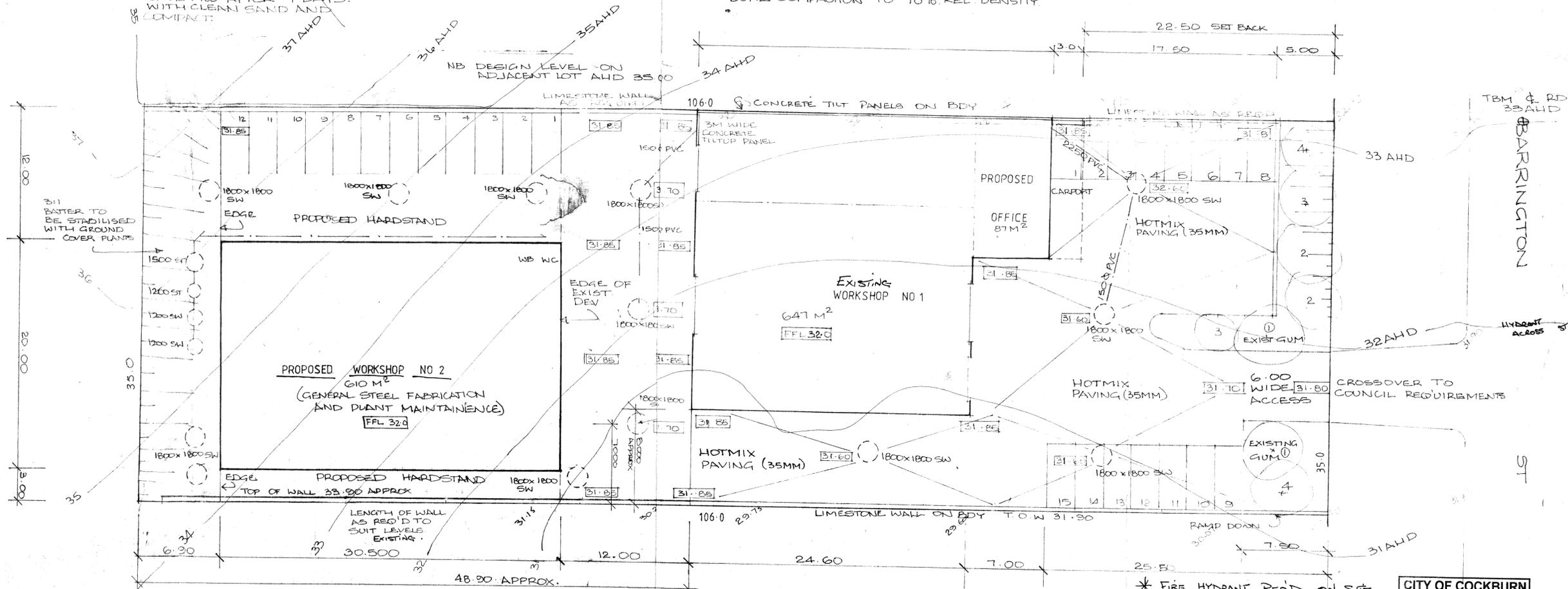
TOTAL 10 SUMPS

* DRAINER TO BACKFILL SUMPS AND ENSURE COMPACTION TO 70% REL DENSITY

LANDSCAPING

TREE TYPES

- 1 NATURAL GUM TREES
- 2 ACACIA ACULEATISSIMA
- 3 WESTINGHA COASTAL ROSEMARY
- 4 MELALEUCA HUEGELII CHENILLE HONEY MYRTLE



REAR DEVELOPMENT (WORKSHOP NO 2) = 610 M²
CARPARKING - 12 2 BAYS
LANDSCAPING
SITE DRAINAGE - AREA: 1309 M² x 0.0125 = 16.4 M³ (CONTAINMENT = 4 SUMPS (1800x1800))

- * FIRE HYDRANT REQ'D ON SITE AS PER BCA E4.3
- * EMERGENCY LUMINAIRES REQ'D AS PER BCA E4.4 & AS 2293.1

CITY OF COCKBURN
BUILDING LICENCE NUMBER 9701926
V. GREEN
BUILDING SURVEYOR

K.D. SHERLOCK DRAFTING SYSTEMS	client: STRATHAN PTY. LTD	DRAWN: KDS	DATE: AUG 97
	job: LOT 104 BARRINGTON ST BIBRA LAKE PROPOSED OFFICE & WORKSHOP	SCALE: 1:200	TITLE: SITE PLAN
MOBILE: 045 981792		SHEET: 1	DATE: 5088

REVC AUG 1997 WORKSHOP NO 2, CLIENT'S NAME
REVB JULY 1996 REVISED LEVELS + WALL
REVA MAY 1996 FINISHED PAVING LEVELS



APPENDIX I

Quote for New Extraction/Ventilation System - Metal Coating

Ref No: SB2738B

2nd October 2012

Attn Philip Siljeg
C/o Phoenix Corrosion Control



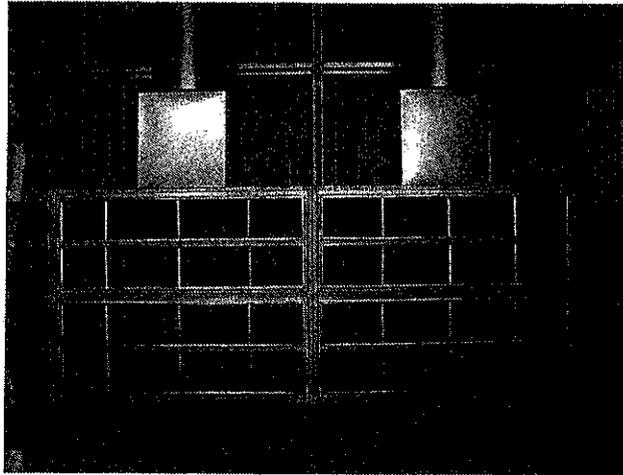
217 Barrington Street

Bibra Lake WA 6163

Dear Philip,

It gives me pleasure to submit to you our quotation to supply and install a two fan Univent exhaust systems for your company as discussed.

Univent Unit



(Picture for illustration only)

SPECIFICATIONS

- Dimensions:** 1 of 5360mm wide x 1100mm deep x 1710mm high
- Construction:** This proposed Univent system would be constructed as a plenum box unit using 50mm galvanised box tubing and clad with 1.0mm Galvanised sheet metal, the front of the unit would be mesh so as to house the exhaust filters.
- Exhaust fans:** 2 x 960mm 12-blade adjustable pitch fans, powered by 3.0kw Exe (flame proof) rated motors, which will give good airflow over the paint area making the paint area a safe environment.
- Exhaust Filtration:** "Paint Stop" glass fibre exhaust filter material to minimise particles of paint from being drawn into the flues.
- Exhaust Ducting:** 960mm round flues to a distance of 3.0mtrs above building roof.

Exhaust Cowl: One (1) SpraySafe weatherproof vertical discharge cowl per fan

Control System: In order to comply fully with Australian Standards, this unit should be equipped with a 5 minute post purge operation to allow the exhaust fans to continue operation for 5 minutes after switching off to allow for expulsion of drying fumes and overspray before fans switch off.

I have offered this control system as an option in this quotation.

Pricing: For this Univent extraction system as described above, your company's investment would be [REDACTED] G.S.T

For the optional post purge controls as described above, your company's investment would be [REDACTED] + G.S.T

Inclusions: Supply and install above mentioned Univent system
Supply and install flues as specified
Transport to site
Cherry picker hire for flue installation

Exclusions: Clearing or preparation of installation area
Electrical connection or contactors
Flue diversions due to Univent placement
Compressed air connections

This quote is valid for 60 days from above date.

We would like to take this opportunity to thank you for allowing us to quote on the above installation and we look forward to receiving your further instructions.

On acceptance of the quotation and placing an order, we require a 25% deposit before commencing manufacture of the unit. Your deposit would be refunded if the total amount were being financed on arrival of the cheque from the finance company.

If you require any further information, please do not hesitate to contact me on 0423 471 586 at any time.

Best Regards

Ron Siroen
Spray Booth Consultant
0423 471 586

[REDACTED]

[REDACTED]



APPENDIX J

DEC – Emissions and Discharges of Significance Checklist



Appendix J: EMISSIONS AND DISCHARGES OF SIGNIFICANCE

CONSTRUCTION:

1.1 AIR EMISSIONS

- Identify source(s) and discharge point(s)
Possible dust from constructing Workshop 2 and sealing the rear of the premises with asphalt.
- Determine composition and quantity
Not quantified but expected to be small and not of significance.
- Variability of the emission (continuous, random, planned)
Planned.
- Treatment method/emission reduction/management
Minimise emissions and conduct construction activities whilst there are no winds if possible; watering as a last resort if required.
- Monitoring technology employed
Visual inspections and supervision of activities.
- Contingency plans
Delay works if required.
- Identify environmental receptor and pathway
Atmosphere – visual evidence of dust/emissions.
- Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable as expected to be short construction time and little dust/air emissions.
- Consider cumulative impacts of multiple air emission sources (other industry) within the airshed
Activities unlikely to contribute significantly to the overall cumulative impacts of air emissions upon the environment and/or community.
- Derivation of targets and limits
Not applicable.

1.2 DUST EMISSIONS

- Identify source(s) and discharge point(s)
Possible dust from constructing Workshop 2.
 - Determine composition and quantity
Not known but expected to be small and not significant.
 - Variability of the emission (continuous, random, planned)
Planned.
-



-
- Treatment method/emission reduction/management
Minimise emissions and conduct construction activities whilst there are no winds if possible; watering as a last resort if required.
 - Monitoring technology employed
Visual inspections and supervision of activities.
 - Contingency plans
Delay works if required (e.g. if windy).
 - Identify environmental receptor and pathway
Atmosphere –visual evidence of any dust.
 - Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable as expected to be short construction time and little dust/air emissions.
 - Consider cumulative impacts of multiple air emission sources (other industry) within the airshed
Activities unlikely to contribute significantly to the overall cumulative impacts of air emissions upon the environment and/or community.
 - Derivation of targets and limits
Not applicable.

1.3 ODOUR EMISSIONS

- Identify source(s) and discharge point(s)
None expected.
 - Determine composition and quantity
Not applicable.
 - Variability of the emission (continuous, random, planned)
Not applicable.
 - Treatment method/emission reduction/management
Not applicable.
 - Monitoring technology employed
Not applicable.
 - Contingency plans
Not applicable.
 - Identify environmental receptor and pathway
Not applicable.
 - Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable.
 - Consider cumulative impacts of multiple air emission sources (other industry) within the airshed
-



Not applicable.

- Derivation of targets and limits
Not applicable.

1.4 LIGHT EMISSIONS

- When? Sources?
Not applicable as construction activities only being conducted within hours of 07:00 to 17:00 Monday to Friday.
- Treatment method/emission reduction/management
Not applicable.
- Monitoring technology employed
Not applicable.
- Contingency plans
Not applicable.
- Identify environmental receptor and pathway
Not applicable.
- Community risk /environmental impact
Not applicable.
- Comparison of emissions with relevant standard/guideline
Not applicable.
- Consider cumulative impacts of multiple light emission sources (other industry) on amenity
Not applicable.
- Derivation of targets and limits
Not applicable.
- Plans to manage / reduce
Not applicable.

1.5 DISCHARGES TO WATER (direct discharges to waterways, wetlands or groundwater)

- Identify source(s) and discharge point(s)
Not applicable.
 - Determine composition and quantity
Not applicable.
 - Variability of the emission (continuous, random, planned)
Not applicable.
 - Treatment method/emission reduction/management
-



Not applicable.

- Monitoring technology employed
Not applicable.
- Contingency plans
Not applicable.
- Identify environmental receptor and pathway
Not applicable.
- Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable.
- Consider cumulative impacts of multiple discharge sources (other industry) within the watershed
Not applicable.
- Derivation of targets and limits
Not applicable

1.6 DISCHARGES TO LAND

- Identify source(s) and discharge point(s)
Not applicable.
 - Determine composition and quantity
Not applicable.
 - Variability of the emission (continuous, random, planned)
Not applicable.
 - Treatment method/emission reduction/management
Not applicable.
 - Monitoring technology employed
Not applicable.
 - Contingency plans
Not applicable.
 - Identify environmental receptor and pathway
Not applicable.
 - Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable.
 - Consider cumulative impacts of multiple discharge sources (other industry) within the watershed
Not applicable.
 - Derivation of targets and limits
-



Not applicable.

1.7 SOLID/LIQUID WASTE (Tailings, Slurries, screenings etc.)

- Identify source(s) and discharge point(s)
No tailings, slurries, screening expected to be generated on site. Only waste anticipated are possible offcuts, construction and demolition etc. materials. All of these would be collected, separated, reused, reprocessed/recycled, transported and/or disposed of at an appropriate licensed facility.
- Determine composition and quantity
Not known – minimal.
- Variability of the emission (continuous, random, planned)
Planned.
- Treatment method/emission reduction/management
All waste products to be collected and transported to an appropriately licensed facility.
- What, transporters, volumes, travel routes, end destination
To be determined at time of construction.
- Monitoring technology employed
Visual assessment and management.
- Contingency plans
Ensure all waste is contained within the site and tied down or placed within receptacle to prevent any materials from being loose on site.
- Identify environmental receptor and pathway
No environmental impact expected.
- Comparison of discharge with relevant standard/guideline
Not applicable as amount of waste will be minimal on site.
- Consider cumulative impacts of multiple discharge sources (other industry) on soil /groundwater quality
None expected.
- Waste reuse
Minimal water use expected on site. Watering for dust used as a last resort.
- Derivation of targets and limits
Not applicable.

1.8 HYDROCARBON/CHEMICAL STORAGE

- Volume /types
No hydrocarbons or chemical storage expected for construction activities.
-



-
- storage location
Not applicable.
 - storage and construction compliance with *Explosives and Dangerous Goods (Dangerous Goods Storage and Handling) Regulations 1992* and Australian Standard 1940.2004.
Approval from DoCEP
Not required for construction activities.
 - Construction/ infrastructure requirements for management of potential discharges/emissions. If compliance is not achieved with the DG Regs and AS, what actions are currently being undertaken by proponent/DoCEP/DEC to ensure compliance?
Not applicable.

1.9 NATIVE VEGETATION

- Area to be cleared
No native vegetation exists on site. The site has already been cleared for development.
- Neighbouring or other local native vegetation areas
Not applicable.
- Flora/Fauna
Not applicable.
- Impacts on land/soil/salinity/waterways
Not applicable.
- Sustainability
Not applicable.
- Exemptions/Permits
Not applicable.
- Rehabilitation/Post Closure Management
Not applicable.

1.10 CONTAMINATED SITE IDENTIFICATION

- Area identified –
The site is registered with a Memorial on the site under the *Contaminated Sites Act 2003* according to the Certificate of Title Volume 1496 Folio 87 and Memorial (Appendix D). The site classification under the *Contaminated Sites Act 2003* is *Possibly contaminated – investigation required*.

It is understood that the notice relates specifically to potential groundwater contamination issues. The proposed development of the site should not contribute to any possible contamination that may or may not exist in the future.



-
- Plume issues
None identified on site.
 - Stable / unstable
Not known.
 - Community risk
Unlikely to be of any risk to the community.
 - Environmental risk
Unlikely to be of any risk to the environment.
 - Recovery/ site restoration
Not applicable.
 - Closure planning
Not applicable.

OPERATIONS:

Please refer to Appendix C for the Phoenix Corrosion Control EMP which supports the following.

1.11 AIR EMISSIONS

- Identify source(s) and discharge point(s)
Possible overspray from metal coating. Phoenix Corrosion Control aims to ensure zero impact upon the environment and also zero emissions as per the EMP (Appendix C). With improved operations in Workshops 1, this will ensure that there is minimal risk of emissions from the site.
 - Determine composition and quantity
Not quantified.
 - Variability of the emission (continuous, random, planned)
Planned activities with the aim of no emissions.
 - Treatment method/emission reduction/management
Conduct metal coating within chamber (Workshop 1) so no emissions occur.
 - Monitoring technology employed
Visual inspections and supervision of activities daily.
 - Contingency plans
Refer to Phoenix Corrosion Control's EMP for Emergency Response and Incident Management Procedures (Appendix C).
 - Identify environmental receptor and pathway
Atmosphere.
 - Comparison of point source/ambient emissions with relevant standard/guideline
Operations and maintenance procedures implemented and monitored. Difference between chamber (Workshop 1) and air outside not exceeding 50Pa.
-



-
- Consider cumulative impacts of multiple air emission sources (other industry) within the airshed
Activities unlikely to contribute to the overall cumulative impacts of air emissions upon the environment and/or community.
 - Derivation of targets and limits
Not applicable.

1.12 DUST EMISSIONS

- Identify source(s) and discharge point(s)
Possible dust from Abrasive Blasting (proposed Workshop 2) and Metal Coating (Workshop 1). Phoenix Corrosion Control aims to ensure zero impact upon the environment and also zero emissions as per the EMP (Appendix C). With improved operations in Workshops 1 and 2, this will ensure that there is minimal risk of emissions from the site.
- Determine composition and quantity
Not quantified.
- Variability of the emission (continuous, random, planned)
Planned activities with the aim of no emissions.
- Treatment method/emission reduction/management
Conduct operations within chambers (Workshops 1 and 2) and implement operations and maintenance procedures.
- Monitoring technology employed
Visual inspections and supervision of activities daily.
- Contingency plans
Refer to Phoenix Corrosion Control's EMP for Emergency Response and Incident Management Procedures (Appendix C).
- Identify environmental receptor and pathway
Atmosphere.
- Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable. Emissions to be contained within the site.
- Consider cumulative impacts of multiple dust sources (other industry) within the airshed
Activities unlikely to contribute significantly to the overall cumulative impacts of dust upon the environment and/or community.
- Derivation of targets and limits
Not applicable.

1.13 ODOUR EMISSIONS



-
- Identify source(s) and discharge point(s)
None expected – possible odour from metal coating activities (i.e. spray painting) – to be contained within chamber (Workshop 1).
 - Determine composition and quantity
Not applicable.
 - Variability of the emission (continuous, random, planned)
Not applicable.
 - Treatment method/emission reduction/management
Not applicable, all odours to be contained within chamber (Workshop 1)
 - Monitoring technology employed
Not applicable.
 - Contingency plans
Not applicable.
 - Identify environmental receptor and pathway
Not applicable.
 - Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable.
 - Consider cumulative impacts of multiple odour sources (other industry) within the airshed
Activities unlikely to contribute to the overall cumulative impacts of odour emissions upon the environment and/or community.
 - Derivation of targets and limits
Not applicable

1.14 LIGHT EMISSIONS

- When? Sources?
Not applicable as operations only conducted within hours of 07:00 to 17:00 Monday to Friday.
 - Treatment method/emission reduction/management
Not applicable.
 - Monitoring technology employed
Not applicable.
 - Contingency plans
Not applicable.
 - Identify environmental receptor and pathway
Not applicable.
 - Community risk /environmental impact
-



Not applicable.

- Comparison of emissions with relevant standard/guideline
Not applicable.
- Consider cumulative impacts of multiple light emission sources (other industry) on amenity
Not applicable.
- Derivation of targets and limits
Not applicable.
- Plans to manage / reduce
Not applicable.

1.15 DISCHARGES TO WATER (direct discharges to waterways, wetlands or groundwater)

- Identify source(s) and discharge point(s)
Not applicable.
- Determine composition and quantity
Not applicable.
- Variability of the emission (continuous, random, planned)
Not applicable.
- Treatment method/emission reduction/management
Not applicable.
- Monitoring technology employed
Not applicable.
- Contingency plans
Not applicable.
- Identify environmental receptor and pathway
Not applicable.
- Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable.
- Consider cumulative impacts of multiple discharge sources (other industry) within the watershed
Not applicable.
- Derivation of targets and limits
Not applicable.

1.16 DISCHARGES TO LAND

- Identify source(s) and discharge point(s)
-



Not applicable.

- Determine composition and quantity
Not applicable.
- Variability of the emission (continuous, random, planned)
Not applicable.
- Treatment method/emission reduction/management
Not applicable.
- Monitoring technology employed
Not applicable.
- Contingency plans
Not applicable.
- Identify environmental receptor and pathway
Not applicable.
- Comparison of point source/ambient emissions with relevant standard/guideline
Not applicable.
- Consider cumulative impacts of multiple discharge sources (other industry) within the watershed
Not applicable.
- Derivation of targets and limits
Not applicable.

1.17 SOLID/LIQUID WASTE (Tailings, Slurries, screenings etc.)

- Identify source(s) and discharge point(s)
No tailings, slurries, screening expected to be generated on site. Wastes generated on site include paint, thinners etc. and garnet from metal coating and abrasive blasting operations.
 - Determine composition and quantity
>1000 litres of paint per annum and approximately 210 tonnes of garnet per annum.
 - Variability of the emission (continuous, random, planned)
Planned.
 - Treatment method/emission reduction/management
All waste products to be collected and transported to an appropriately licensed facility.
 - What, transporters, volumes, travel routes, end destination
Garnet collected and transported by RMD Tankers and Trenchbusters.
Paint and thinners etc. transported by Tox Free (refer to Appendix G for receipt examples).
 - Monitoring technology employed
Visual assessment and management.
-



-
- Contingency plans
Ensure all waste is contained within the site and then collected, transported to an appropriately licensed facility.
 - Identify environmental receptor and pathway
Atmosphere and land – no impact expected as management procedures actively implemented.
 - Comparison of discharge with relevant standard/guideline
Not applicable as amount of waste is minimal on site as it is collected regularly, transported to an appropriately licensed facility.
 - Consider cumulative impacts of multiple discharge sources (other industry) on soil /groundwater quality
None expected.
 - Waste reuse
Minimal water use on site.
 - Derivation of targets and limits
Not applicable.

1.18 HYDROCARBON/CHEMICAL STORAGE

- volume /types
Hydrocarbons or chemical storage as per the EMP (Appendix C).
- storage location
If required within Workshop 1.
- storage and construction compliance with *Explosives and Dangerous Goods (Dangerous Goods Storage and Handling) Regulations 1992* and Australian Standard 1940.2004.
Approval from DoCEP
Not applicable as small amounts stored on site.
- Construction/ infrastructure requirements for management of potential discharges/emissions. If compliance is not achieved with the DG Regs and AS, what actions are currently being undertaken by proponent/DoCEP/DEC to ensure compliance?
Follow existing protocols as per the EMP.

1.19 NATIVE VEGETATION

- Area to be cleared
No native vegetation exists on site. The site has already been cleared for development.
 - Neighbouring or other local native vegetation areas
Not applicable.
-



-
- Flora/Fauna
Not applicable.
 - Impacts on land/soil/salinity/waterways
Not applicable.
 - Sustainability
Not applicable.
 - Exemptions/Permits
Not applicable.
 - Rehabilitation/Post Closure Management
Not applicable.

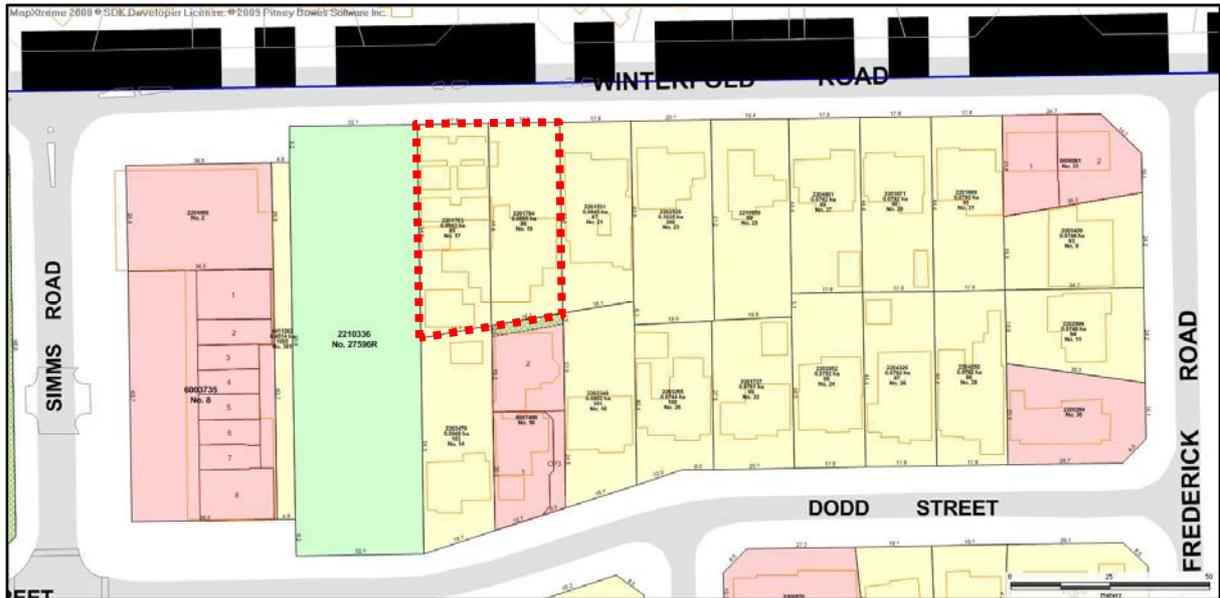
1.20 CONTAMINATED SITE IDENTIFICATION

- Area identified –
The site is registered with a Memorial on the site under the *Contaminated Sites Act 2003* according to the Certificate of Title Volume 1496 Folio 87 and Memorial (Appendix D). The site classification under the *Contaminated Sites Act 2003* is *Possibly contaminated – investigation required*.

It is understood that the notice relates specifically to potential groundwater contamination issues. The operations (existing or proposed) on the site should not contribute to any possible contamination that may or may not exist in the future.

- Plume issues
None identified on site.
 - Stable / unstable
Not known.
 - Community risk
Unlikely to be of any risk to the community.
 - Environmental risk
Unlikely to be of any risk to the environment.
 - Recovery/ site restoration
To be further investigated long term with DEC.
 - Closure planning
Not anticipated. The operator expects to occupy and operate on the site long term.
-

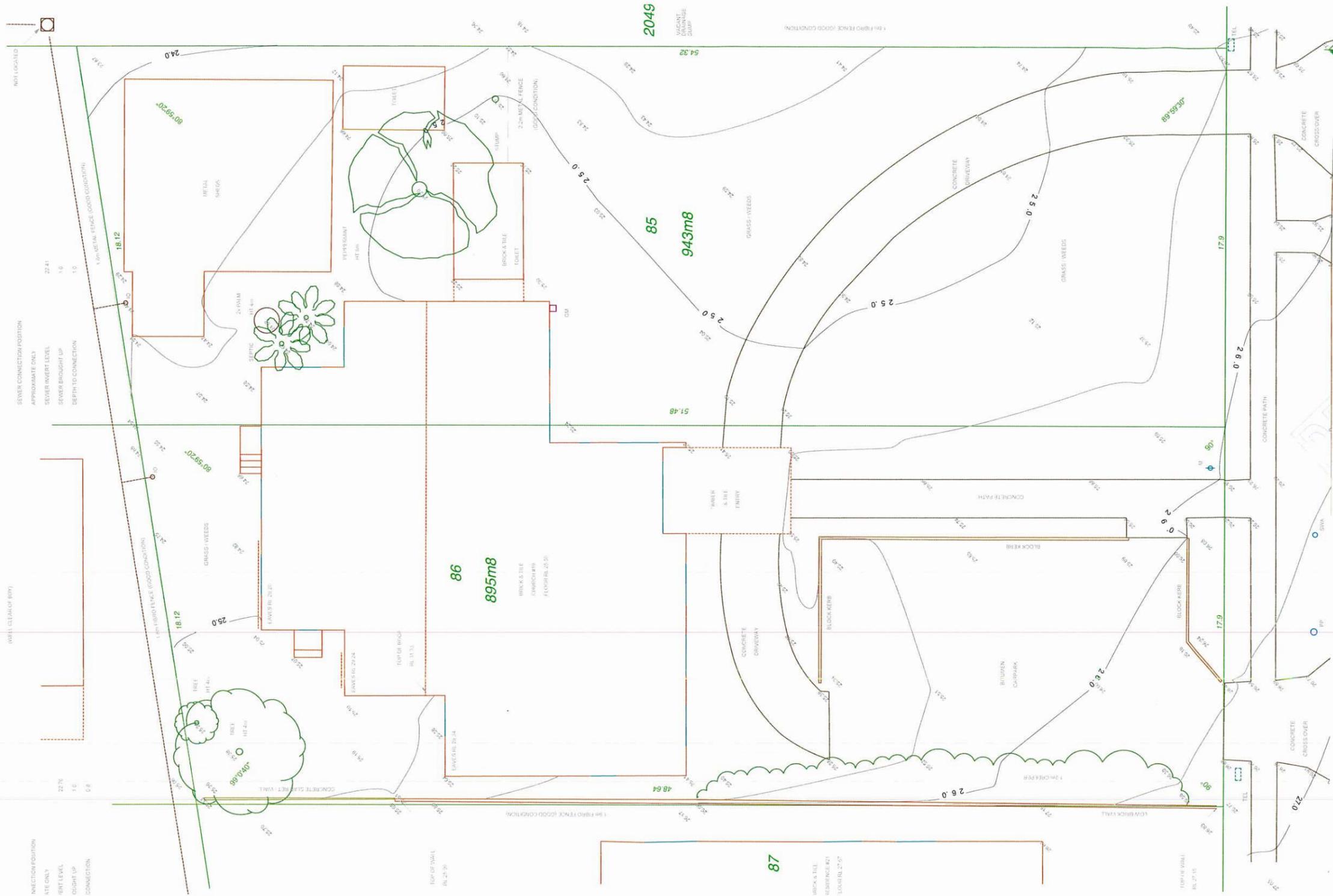
ATTACHMENT 1: LOCATION PLAN FOR 17-19 WINTERFOLD ROAD, HAMILTON HILL



LOCATION PLAN



AERIAL PHOTOGRAPH



-9 OCT 2012

Winterfold House
urbanfabric
 modern living solutions

NORTH POINT



BERNARD SEEBER PTY LTD
 ARCHITECT'S REGISTRATION NUMBER 1195

CONTENT
 Site Survey

SCALE
 1:200 @ A3

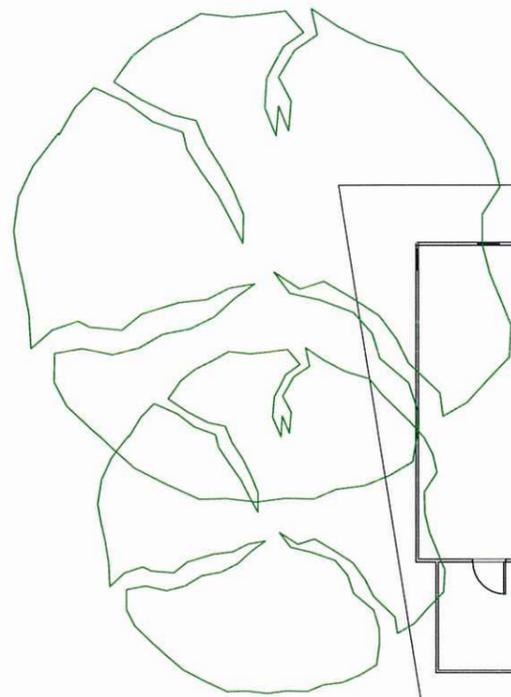
NUMBER & NAME
455_WINTERFOLD

DRAWING ISSUE REVISION
A100 121009 _

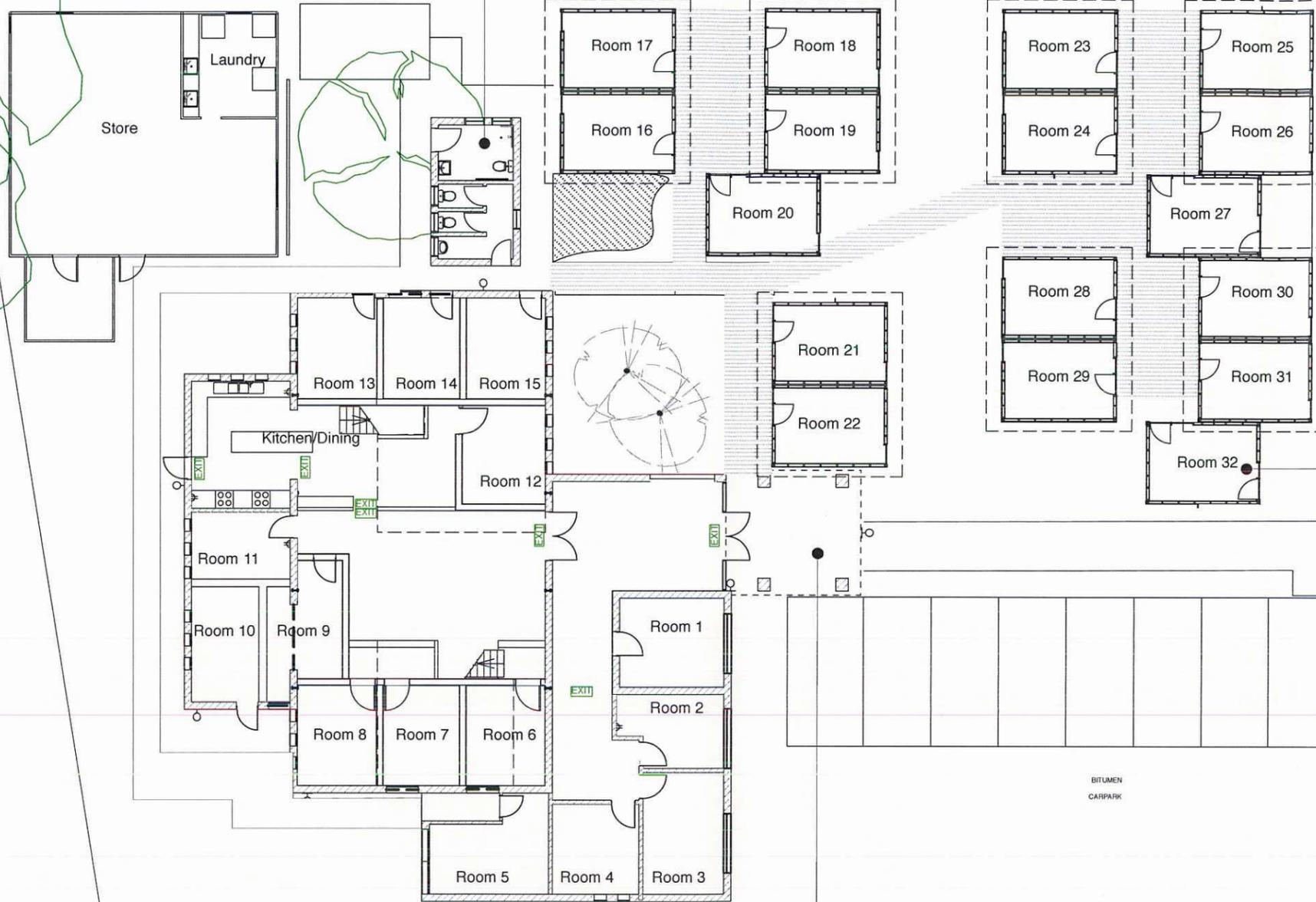
**BERNARD
 SEEBER.COM**

1 Site Survey
 A100 1:200

ATTACHMENT 2



Existing toilet block to be demolished



Existing room to be removed

Existing entrance canopy to be removed

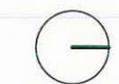
CONCRETE PATH

CONCRETE CROSSOVER

Winterfold House



NORTH POINT



BERNARD SEEBER PTY LTD
ARCHITECTS REGISTRATION NUMBER 1195

CONTENT
Existing Ground Floor Plan

SCALE
1:200 @ A3

NUMBER & NAME
455_WINTERFOLD

DRAWING ISSUE REVISION
A101 121009 _

**BERNARD
SEEBER.COM**

1 Existing Ground Floor Plan
A101 1:200



1 Existing First Floor Plan
1:200

Winterfold House



NORTH POINT



BERNARD SEEBER PTY LTD
ARCHITECTS REGISTRATION NUMBER 1195

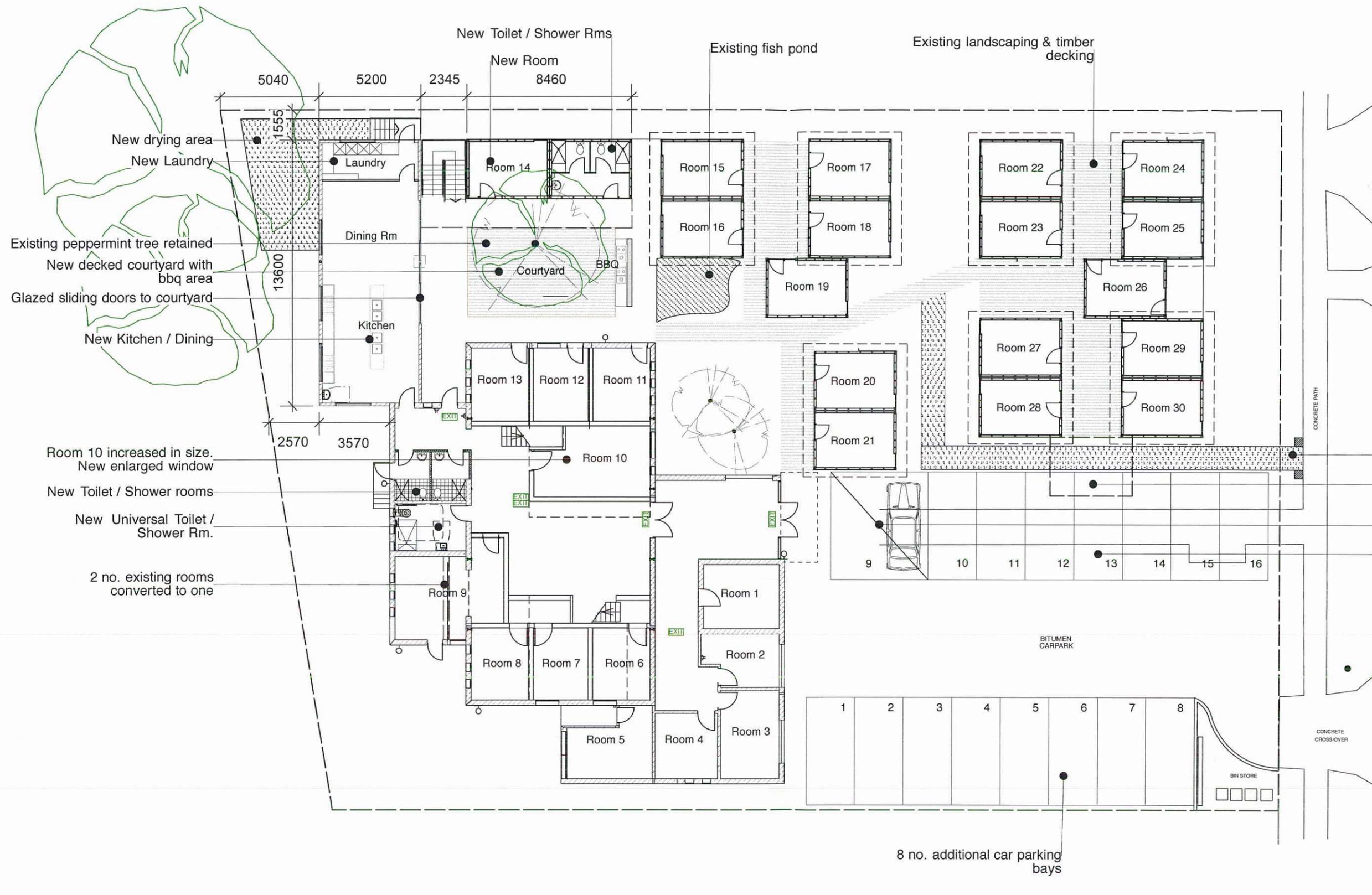
CONTENT
Existing First Floor Plan

SCALE
1:200 @ A3

NUMBER & NAME
455_WINTERFOLD

DRAWING ISSUE REVISION
A103 121009 _

**BERNARD
SEEBER**.COM



New drying area
 New Laundry
 Existing peppermint tree retained
 New decked courtyard with bbq area
 Glazed sliding doors to courtyard
 New Kitchen / Dining
 Room 10 increased in size.
 New enlarged window
 New Toilet / Shower rooms
 New Universal Toilet / Shower Rm.
 2 no. existing rooms converted to one

New Toilet / Shower Rms
 New Room 8460

Existing fish pond

Existing landscaping & timber decking

-9 OCT 2012

New pedestrian gate and walkway
 Existing room to be removed
 New universal car bay
 Existing car parking bays repositioned

8 no. additional car parking bays

Winterfold House
 urbanfabric
 modern living solutions
 NORTH POINT

BERNARD SEEBER PTY LTD
 ARCHITECTS REGISTRATION NUMBER 1195

CONTENT
 Proposed Ground Floor Plan
 SCALE
 1:200 @ A3
 NUMBER & NAME
455_WINTERFOLD
 DRAWING ISSUE REVISION
A102 121009 _

BERNARD SEEBER.COM

1 Proposed Ground Floor Plan
 A102 1:200



RECEIVED
-9 OCT 2012

Winterfold House

 modern living solutions
 NORTH POINT



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 ARCHITECTS REGISTRATION NUMBER 1195

CONTENT
 Proposed First Floor Plan

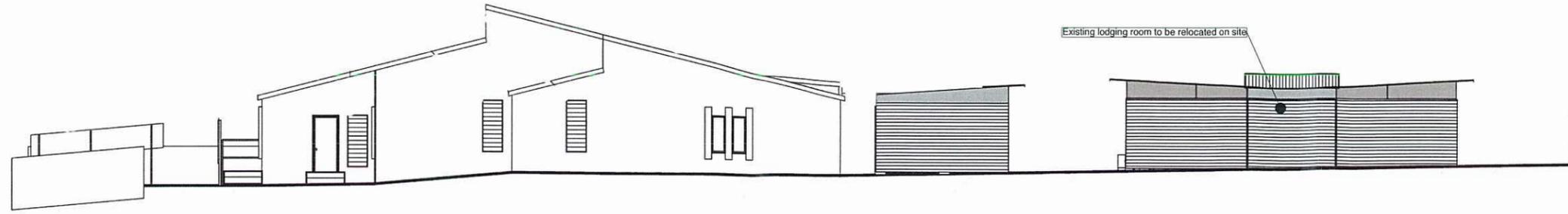
SCALE
 1:200 @ A3

NUMBER & NAME
455_WINTERFOLD

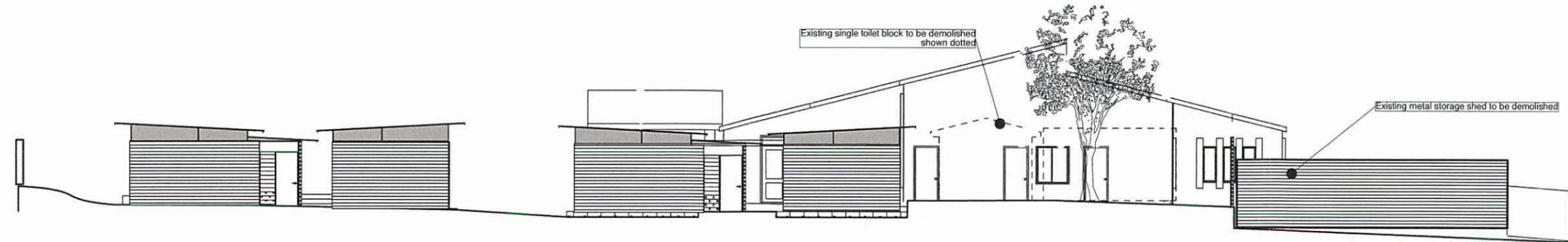
DRAWING	ISSUE	REVISION
A104	121009	_

**BERNARD
 SEEBER.COM**

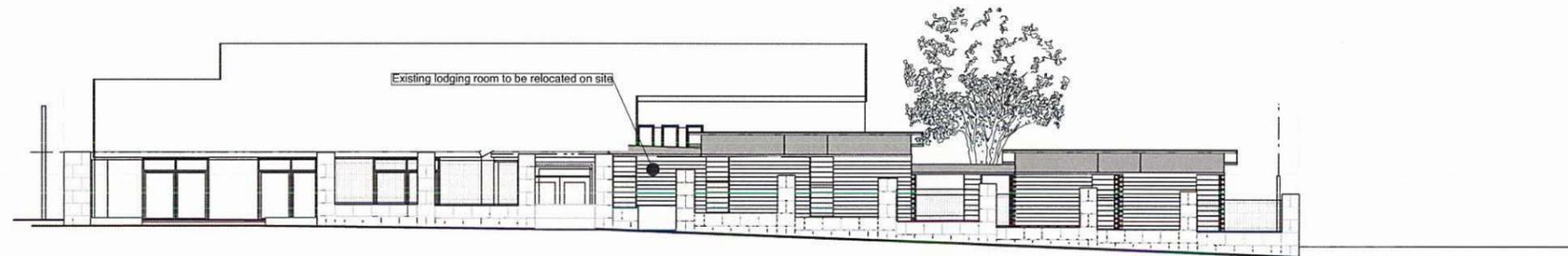
1 Proposed First Floor Plan
 A104 1:200



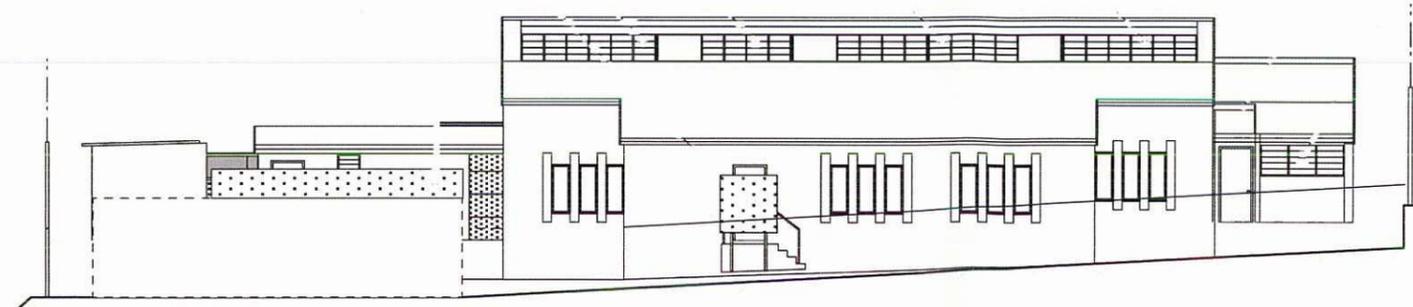
East Elevation



West Elevation



North Elevation



South Elevation

- Top of Roof 31.33
- EAVES 29.24
- EAVES 28.34
- FFL 25.50

RECEIVED
- 9 OCT 2012

Winterfold House



NORTH POINT



BERNARD SEEBER PTY LTD
ARCHITECTS REGISTRATION NUMBER 1195

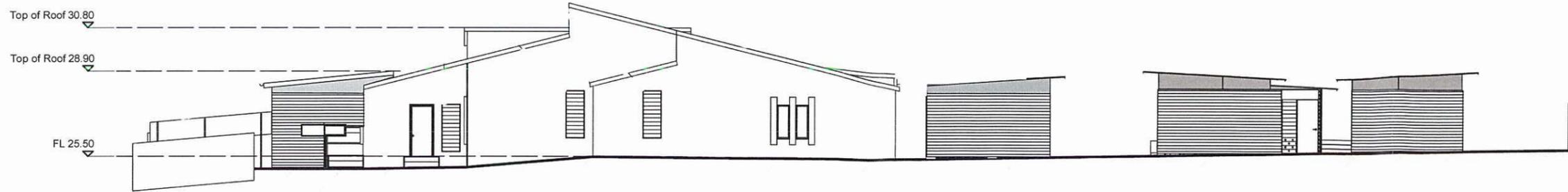
CONTENT
Existing Elevations

SCALE
1:200 @ A3

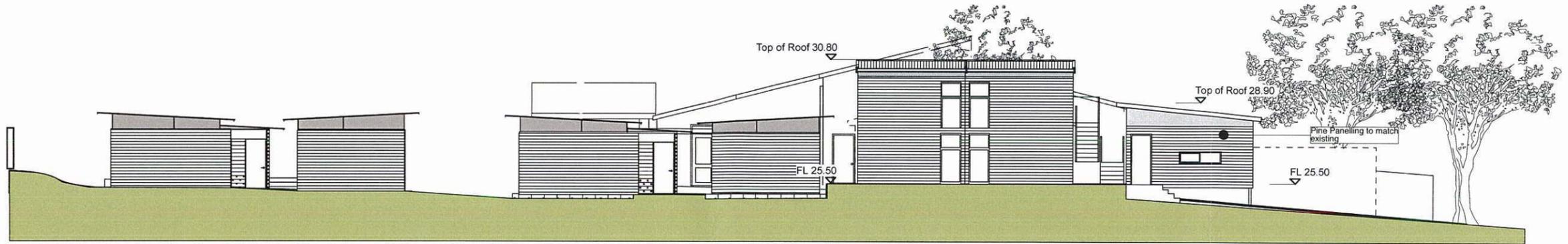
NUMBER & NAME
455_WINTERFOLD

DRAWING ISSUE REVISION
A105 121009 _

**BERNARD
SEEBER.COM**



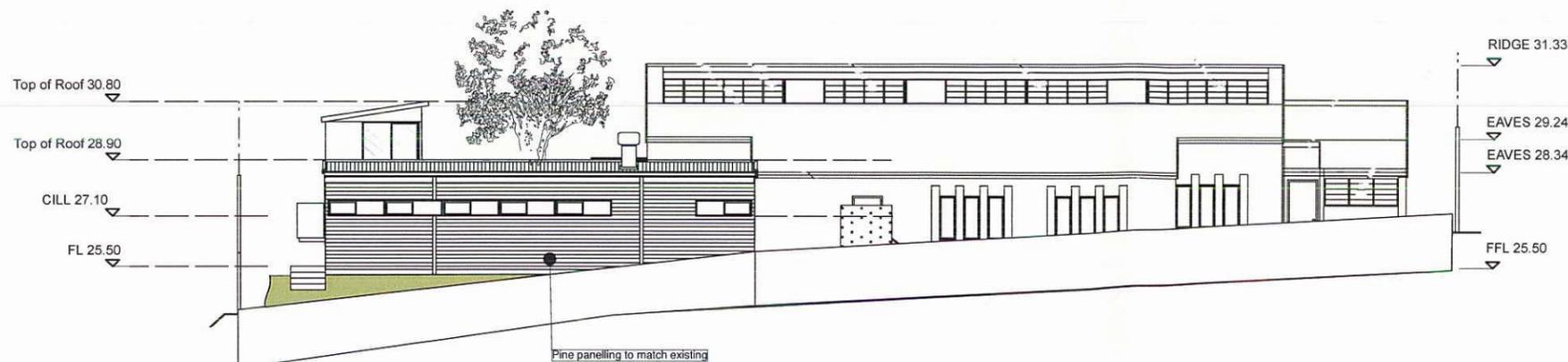
East Elevation



West Elevation



North Elevation



South Elevation

Winterfold House

 modern living solutions

BERNARD SEEBER PTY LTD
 ARCHITECTS REGISTRATION NUMBER 1195

CONTENT
 Proposed Elevations

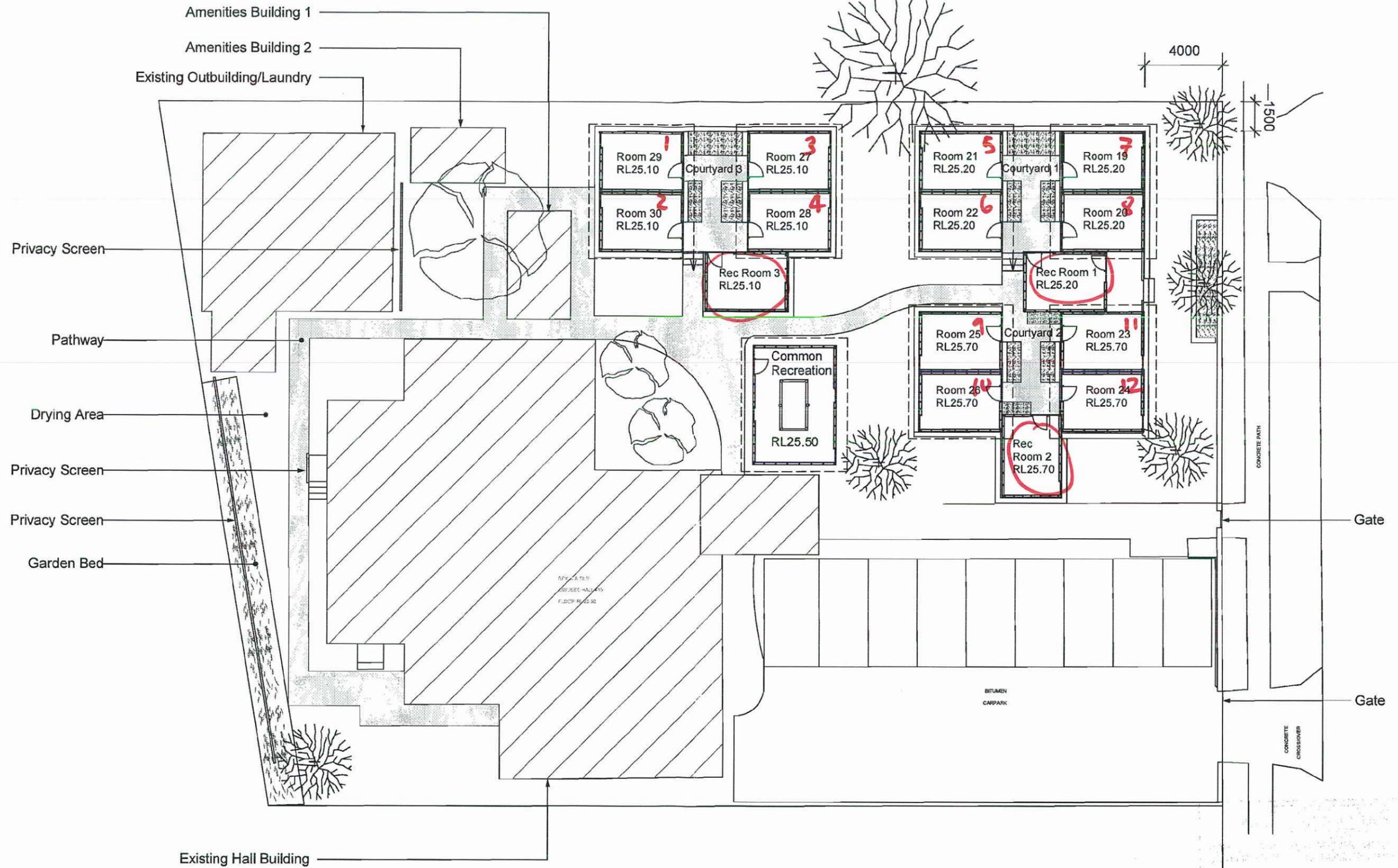
SCALE
 1:200 @ A3

NUMBER & NAME
455_WINTERFOLD

DRAWING ISSUE REVISION
A106 121009

**BERNARD
 SEEBER**.COM

APPROVED
 -9 OCT 2012



ATTACHMENT 3

Smith
2201783
2 7

Notes  Existing Building

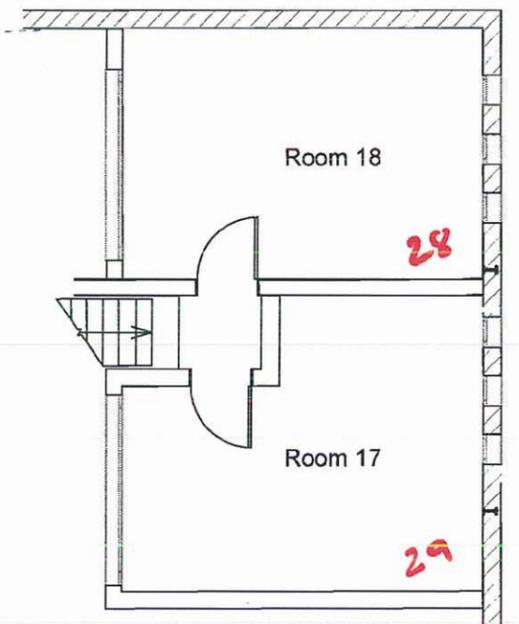
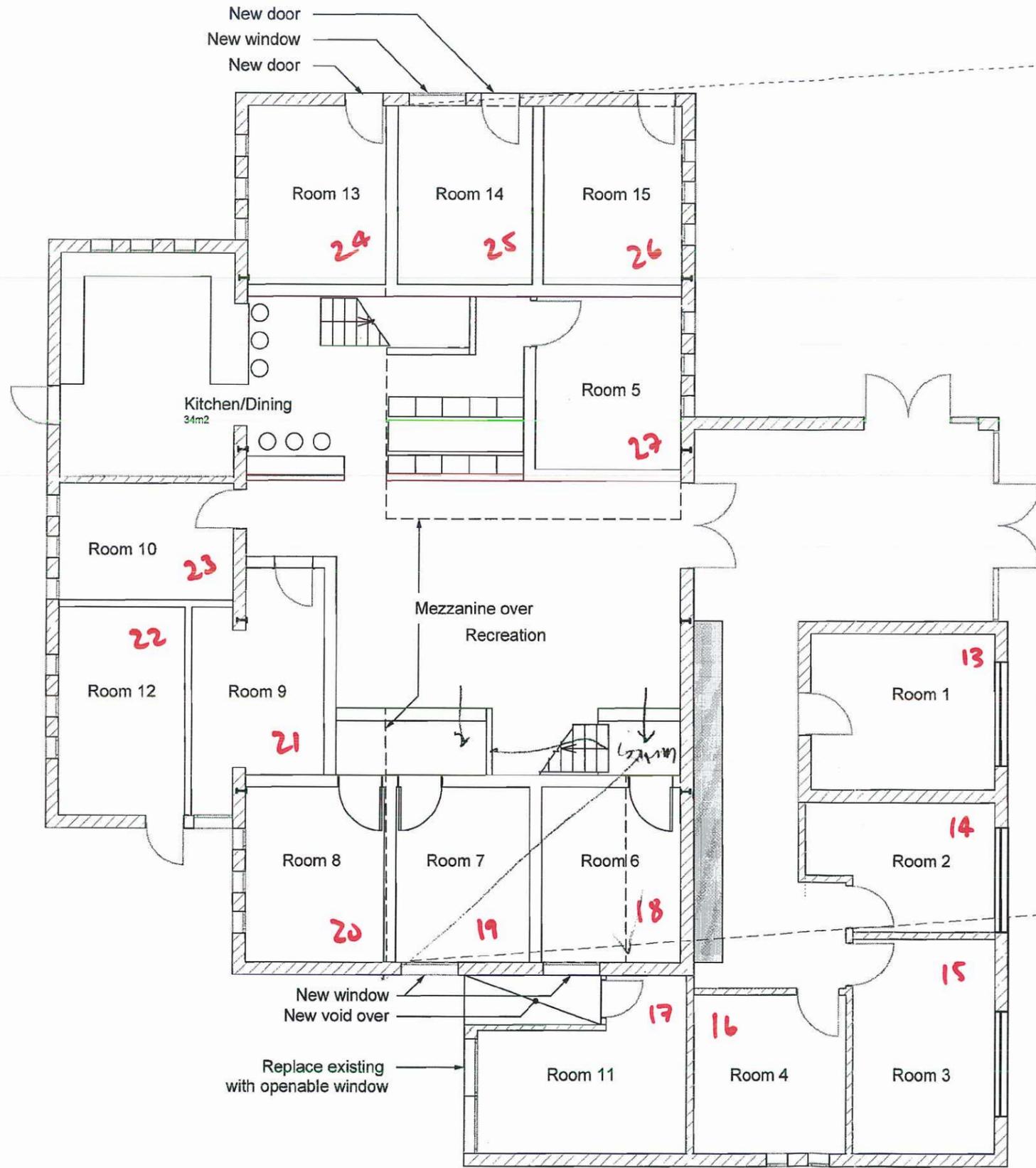
B	18.04.07	Discussion	FL
A	13.02.07	For Council submission	FL

Winterfold House

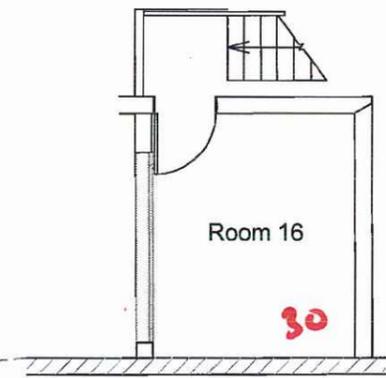
Site Plan, 1:200

006-AR01

Rev B



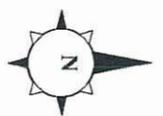
Mezzanine Plan West



Mezzanine Plan East

Floor Plan

Smith
2201783
3 7

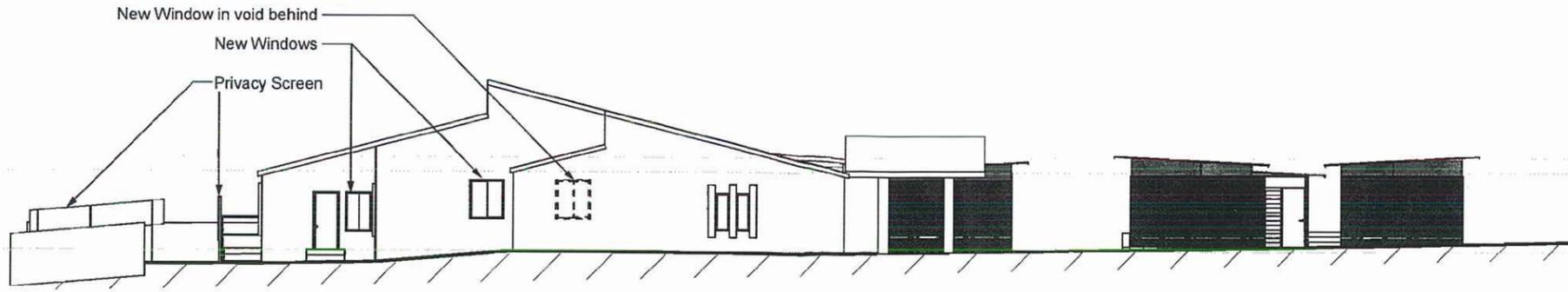


Notes

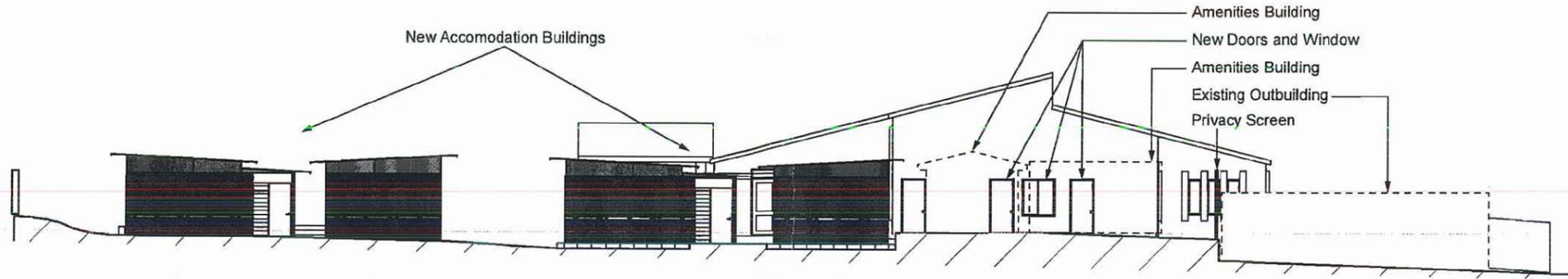
	Existing Wall
	New Wall

B	30.04.07	Revised For Council submission - Kitchen/Dining	FL
A	13.02.07	For Council submission	

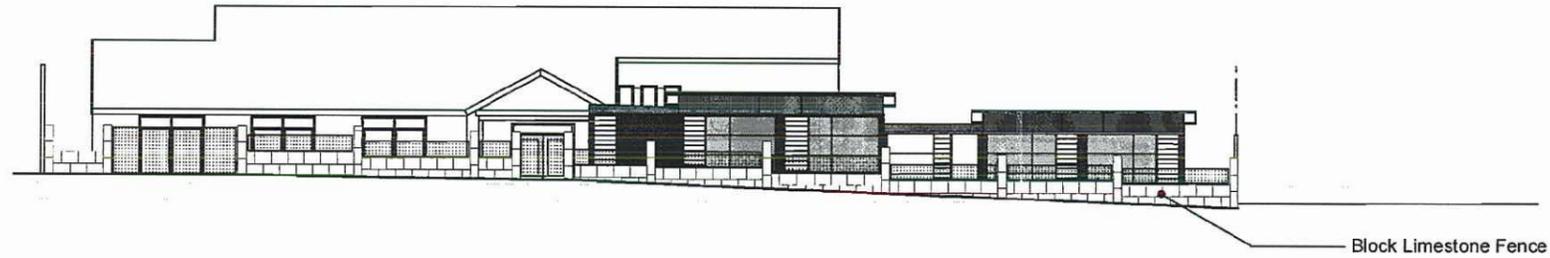
Winterfold House			
Existing Hall Plans 1, 1:100	006-AR02	Rev B	



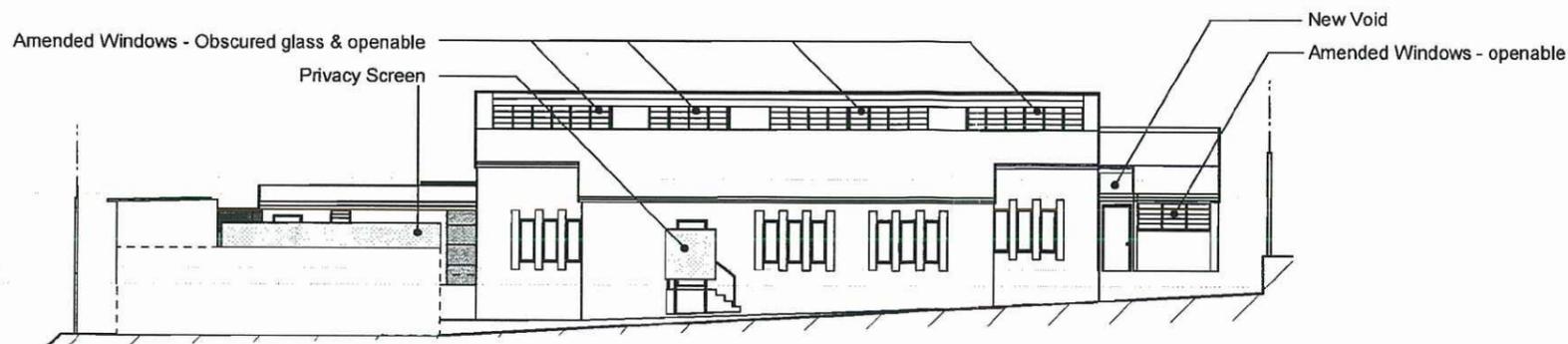
East Elevation



West Elevation



North Elevation



South Elevation

Smith
2201783
6
7

Notes

B	30.04.07	For Council submission	FL
A	13.02.07	For Council submission	FL

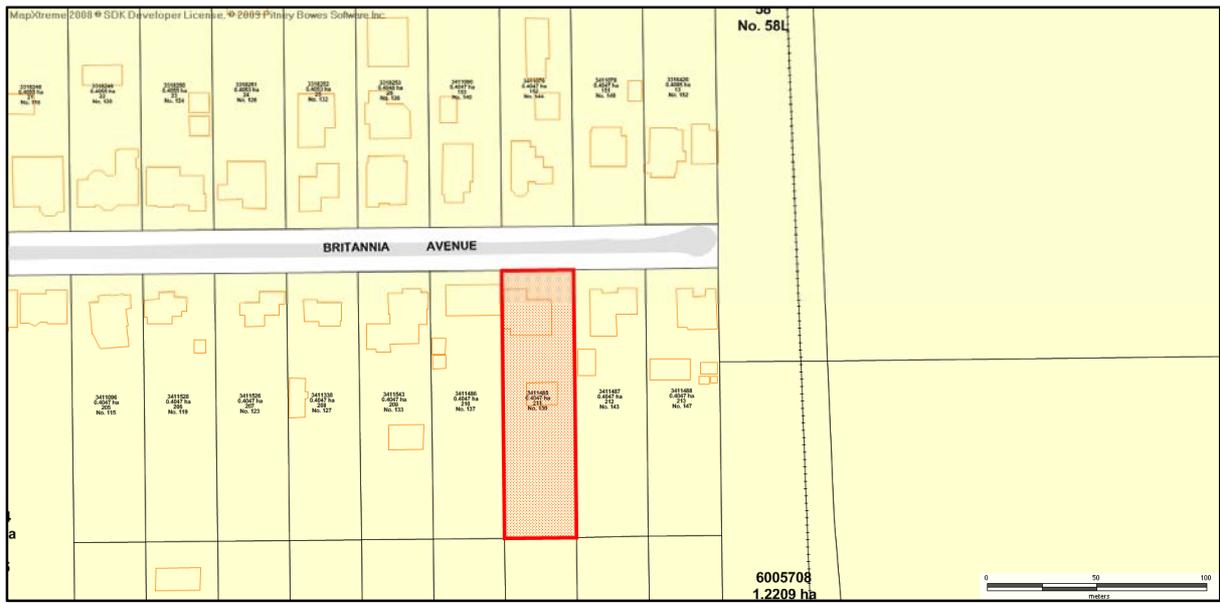
Winterfold House

Elevations 1, 1:200

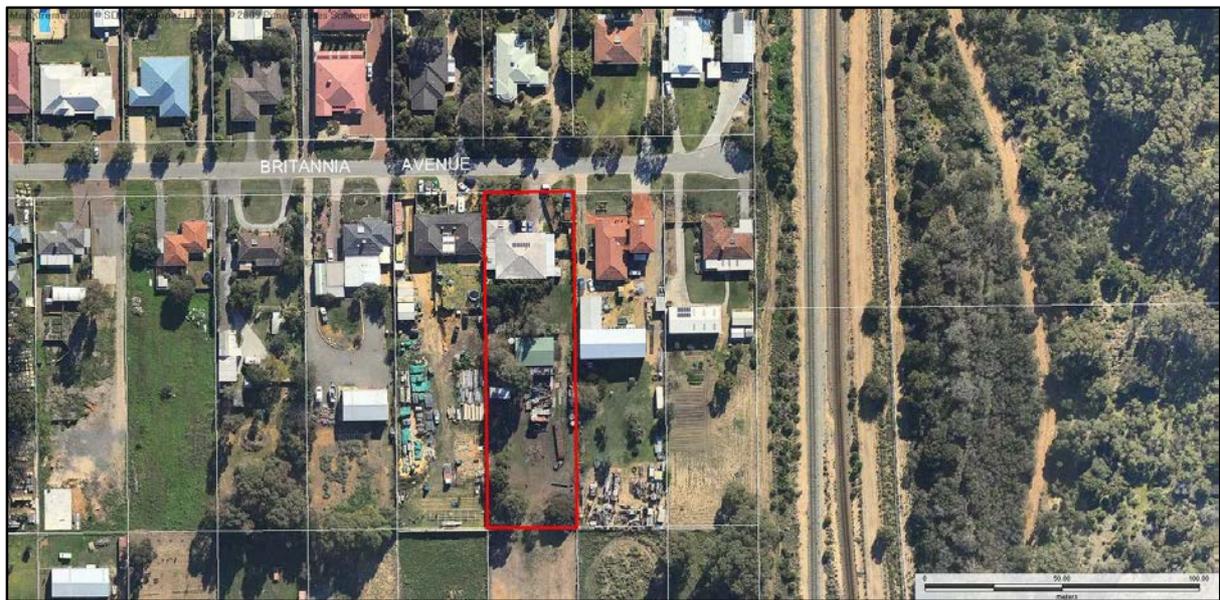
006-AR05

Rev B

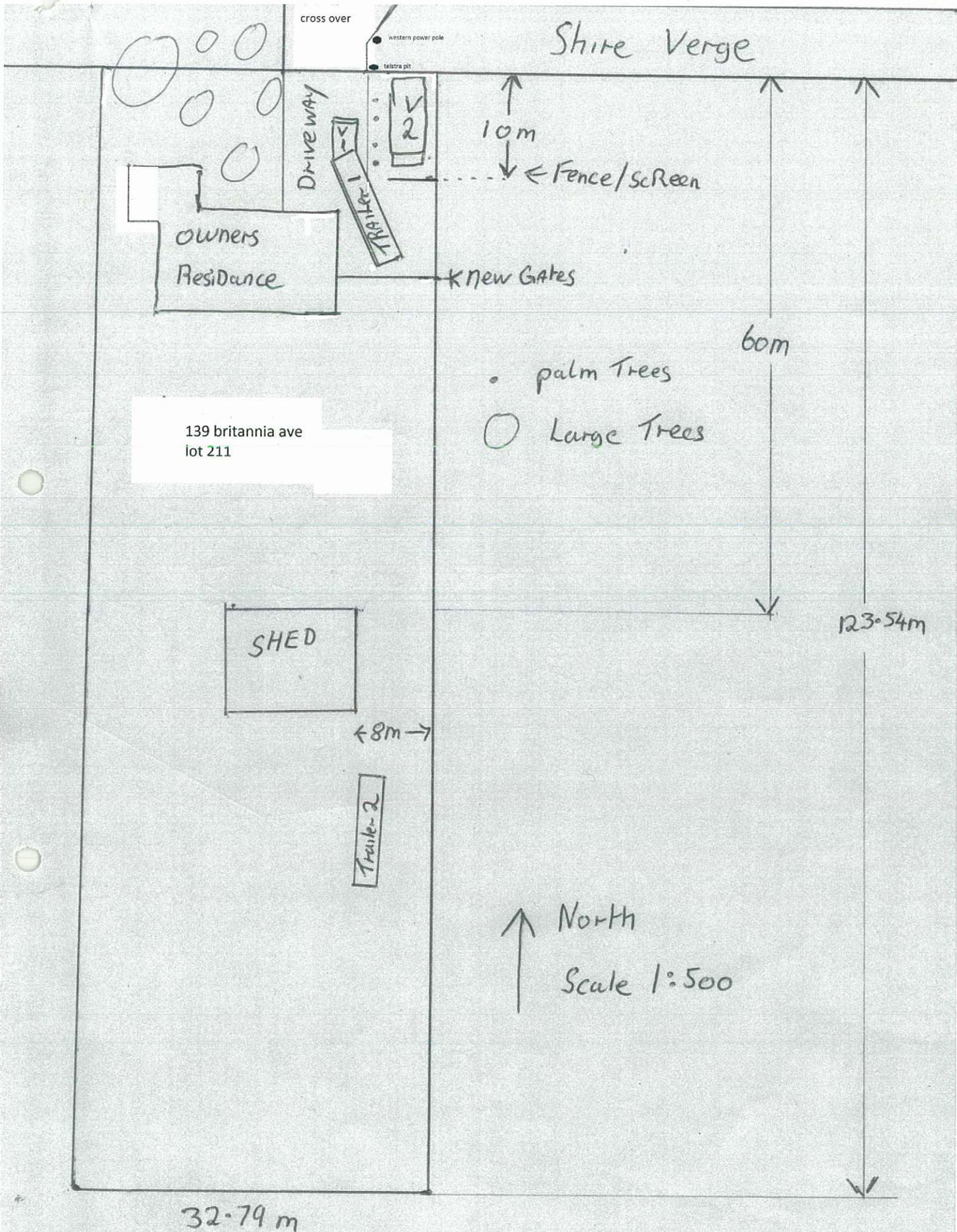
ATTACHMENT 1: LOCATION PLAN FOR 139 BRITANNIA AVENUE, BEELIAR



LOCATION PLAN

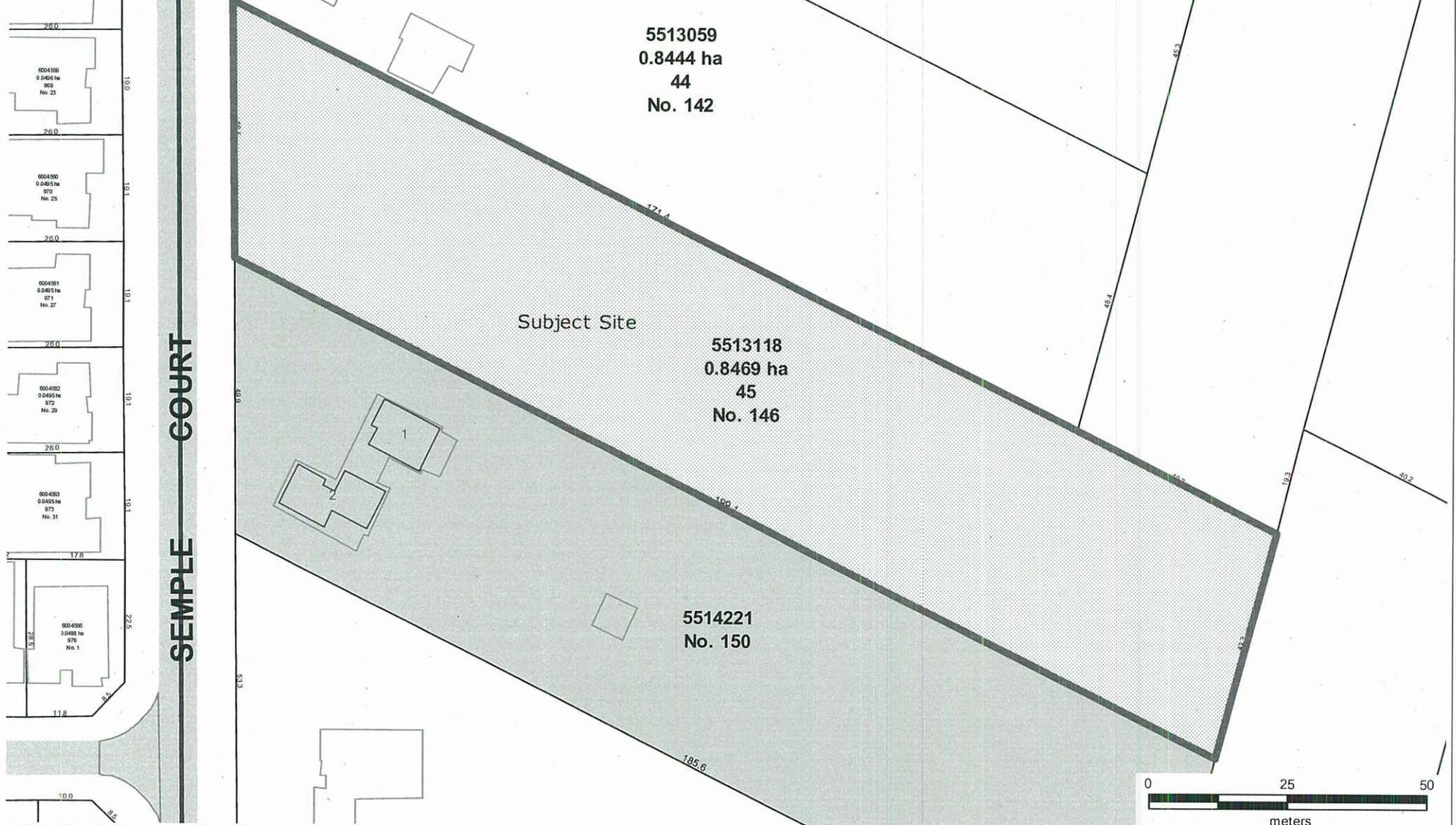


AERIAL PHOTOGRAPHS



ATTACHMENT 2

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SEMPLER COURT

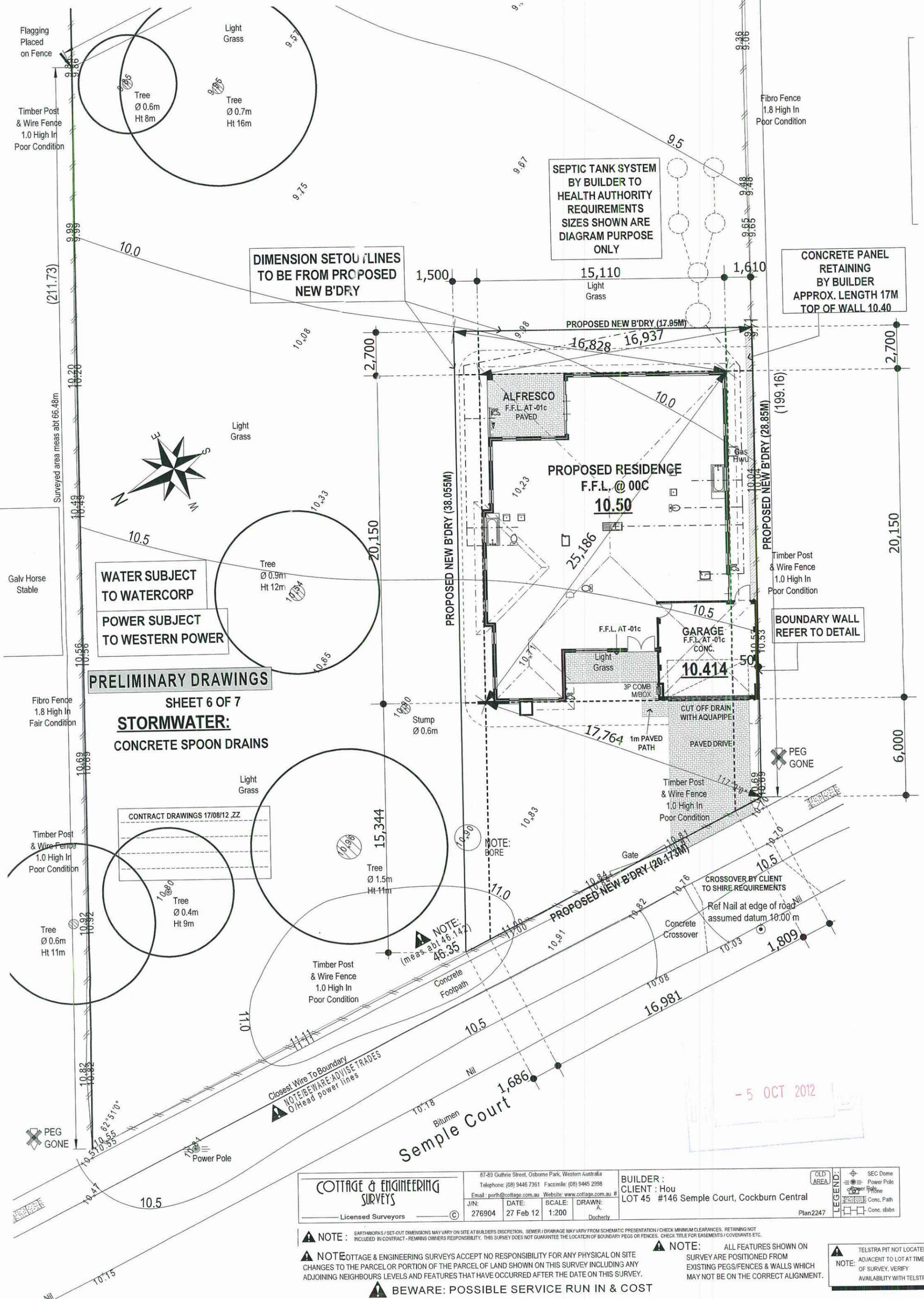


PRINTED ON:
Tuesday, 27 November 2012

SCALE = 1:1000



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WATER SUBJECT TO WATERCORP
 POWER SUBJECT TO WESTERN POWER

PRELIMINARY DRAWINGS
 SHEET 6 OF 7
STORMWATER:
CONCRETE SPOON DRAINS

CONTRACT DRAWINGS 17/08/12_ZZ

SEPTIC TANK SYSTEM BY BUILDER TO HEALTH AUTHORITY REQUIREMENTS SIZES SHOWN ARE DIAGRAM PURPOSE ONLY

CONCRETE PANEL RETAINING BY BUILDER APPROX. LENGTH 17M TOP OF WALL 10.40

BOUNDARY WALL REFER TO DETAIL

Sample Court

- 5 OCT 2012

COTTAGE & ENGINEERING SURVEYS Licensed Surveyors				87-89 Guthrie Street, Osborne Park, Western Australia Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998 Email: perth@cottage.com.au Website: www.cottage.com.au #				BUILDER: CLIENT: Hou LOT 45 #146 Sample Court, Cockburn Central			
J/N:	DATE:	SCALE:	DRAWN:	OLD AREA	SEC Dome	Power Pole	Power Pole	Conc. Path	Conc. slabs		
276904	27 Feb 12	1:200	A. Docherty	Plan2247							

NOTE: EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.

NOTE: TELSTRA PIT NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY. VERIFY AVAILABILITY WITH TELSTRA

BWARE: POSSIBLE SERVICE RUN IN & COST

CLIENT NOTE

ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

BRICKLAYER NOTE

1. ROOF TO BE ANCHORED DOWN WITH 32mm x 1.0mm HOOP IRON STRAPS @ 12c BELOW WALL PLATE @ 1200CTS. ATTACHED BY LUGS TO ANGLES OVER WINDOWS & OPENINGS
2. 2 ROWS OF 6mm Ø GALV. RODS IN B'WORK MARKED X-X
3. FULL LENGTH PGI STRAPS TO ALL ATTACHED PIERS
4. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.4m WIDE AND GREATER
5. GALVANISED HOLD DOWN RODS TO ATTACHED PIERS WITH BEAMS OVER ON PERIMETER WALLS

FIXING CARPENTER NOTE

1. 450mm WIDE SHELF & RAIL 1650mm HIGH TO BUILT IN ROBES
2. 450mm WIDE SHELF & RAIL 1800mm HIGH TO W.I.R's
3. 4 x 450mm WIDE SHELVES TO W.I.LINEN
4. TOWEL RAIL HEIGHT TO BE AS NOTED ON PLAN
5. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FL UNLESS OTHERWISE NOTED
6. 4 x 450mm WIDE SHELVES TO PANTRY BOTTOM SHELF AT 500mm AFL

GENERAL NOTE

1. STEELWORK SHOWN ARE ESTIMATES. REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS
2. NUMBER AND PLACING OF RWP'S IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

CONCRETOR NOTE:

25mm SETDOWN REQUIRED TO SAND PAD ON WET AREAS

CEILING FIXER NOTE

1. CEILINGS TO BUILT IN ROBES, PANTRY, & LINEN TO BE FULL HEIGHT

ROOF CARPENTER

1. CUT REQUIRED FOR STANDARD MANHOLE SIZE: 560mm X 660mm
2. EAVES 480mm WIDE LINED AND BOXED UNLESS OTHERWISE NOTED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA

SUPERVISOR NOTE

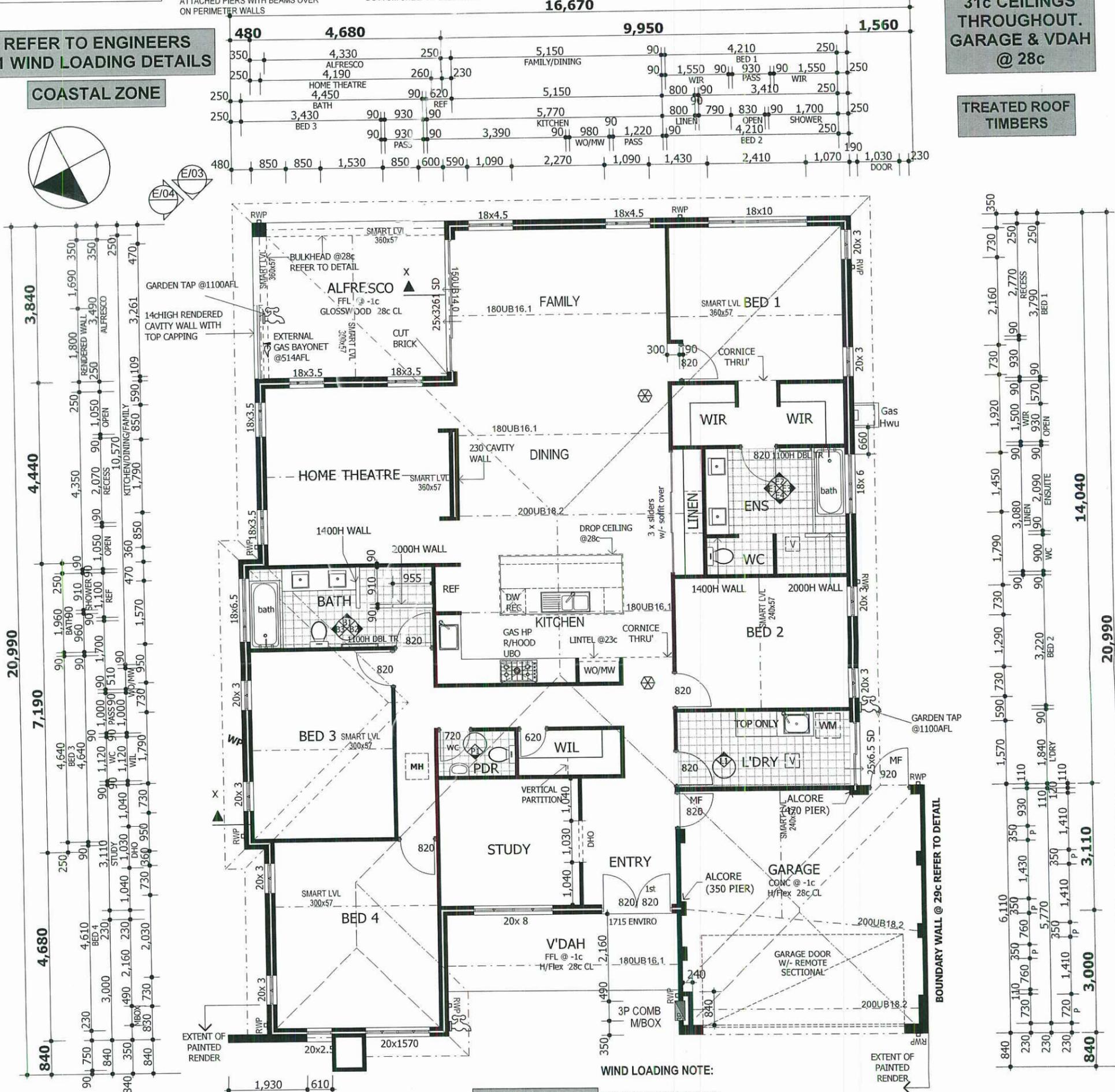
REFER TO ENGINEERS N1 WIND LOADING DETAILS

COASTAL ZONE



31c CEILINGS THROUGHOUT. GARAGE & VDAH @ 28c

TREATED ROOF TIMBERS

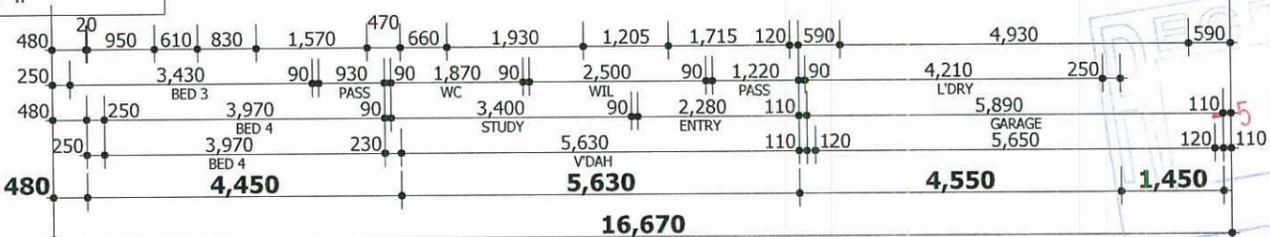


WIND LOADING NOTE:

- EVAPORATIVE AIR CON**
1. FULL LENGTH HOOP IRON EACH SIDE OF OPENINGS WIDER THAN 2400MM
 2. TRIPLE GRIP ALL RAFTERS TO PITCHING BEAMS
 3. NZ METAL ONLY - PROVIDE 600MM HOOP IRON STRAPS ACROSS RIDGE TO RAFTERS AT ALL INTERSECTION.

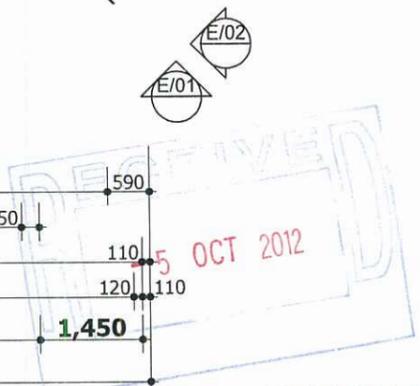
Area Calc	Value	Value
HOUSE	236.41 ⁵	(70.520m)
V'DAH	10.58 ⁴	
GARAGE	36.49 ⁵	
ALFRESCO	17.92 ⁴	
Total	301.41⁸	..

Roof Area	320.41 ²
Paving Area	73.48 ² m ²



PRELIMINARY DRAWINGS

PRESTIGE RH SPECIAL ELEV SHEET 1 OF 7



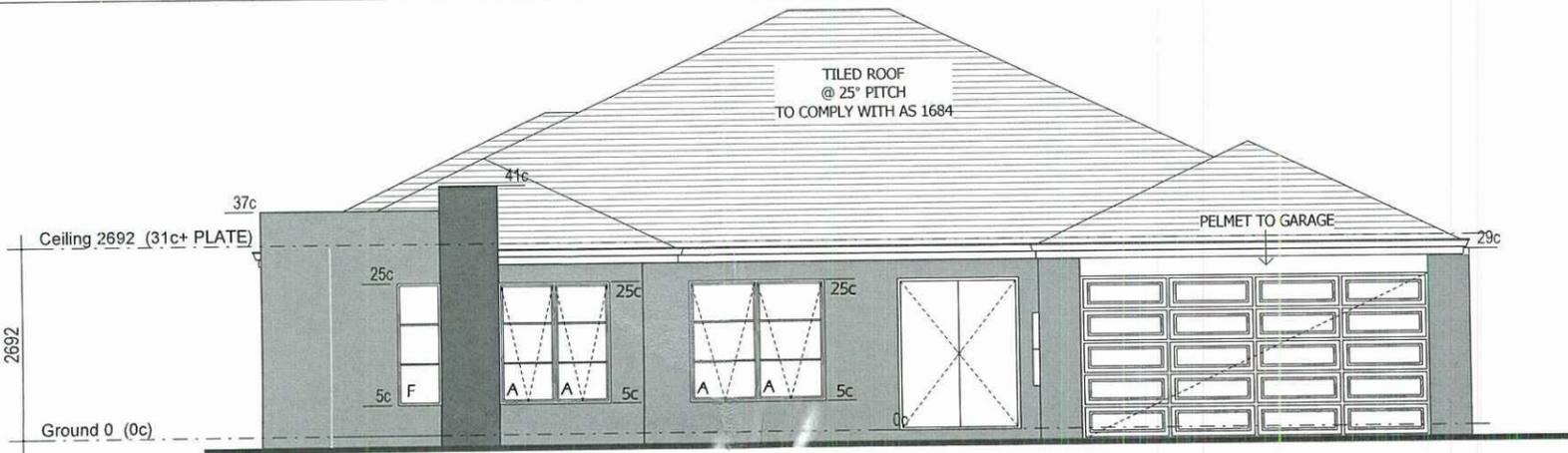
DATE	BUILDER	OWNER	OWNER

CLIENT: MR HOU
 ADDRESS: LOT 45 #146 SEMPLE COURT
 COCKBURN CENTRAL

AMENDMENTS:
 CONTRACT DRAWINGS 15/08/12 ZZ
 ...
 ...
 ...

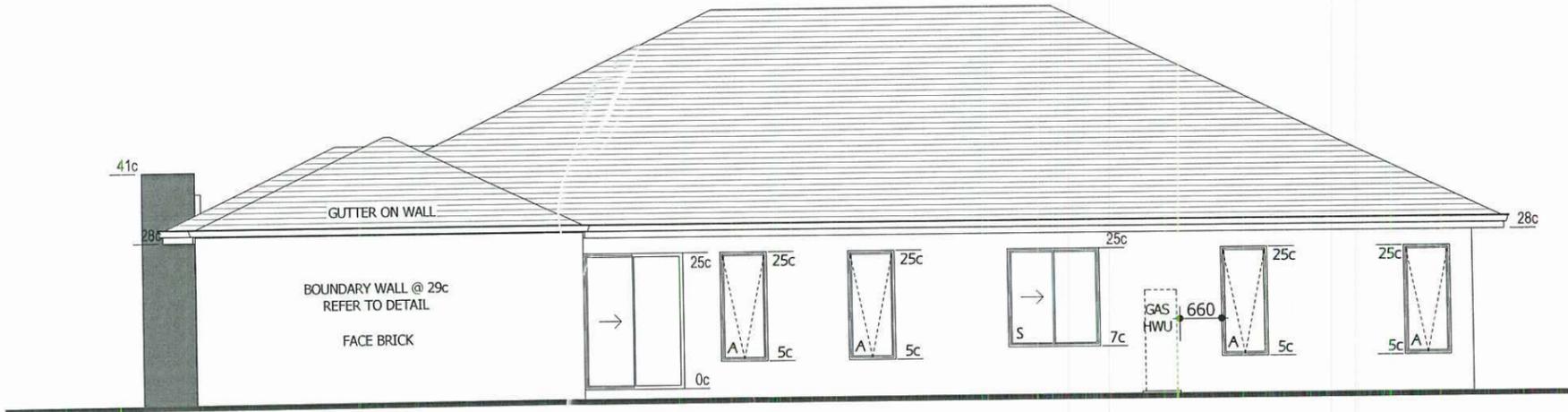
DRN: ZZ
 DATE: 15/08/12
 SCALE: 1:100, 1:1, 1:2.00
 12073 HOU.pln
 ©COPYRIGHT LAST SAVED 13/09/2012
 JOB NO: **12073**



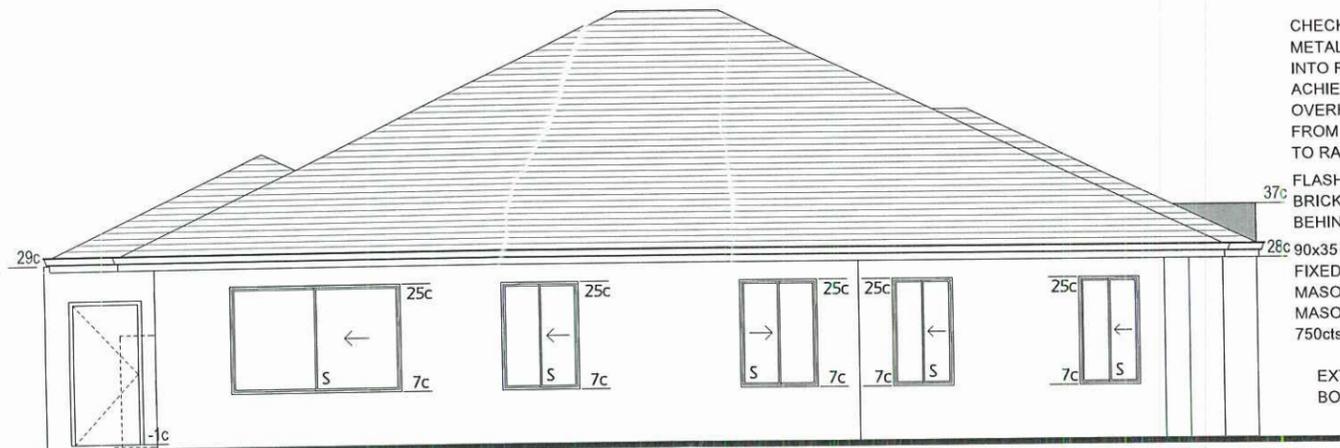


E/01 Front Elevation

NOTE:
PAINTED CEMENT RENDER
TO ENTRIE HOUSE

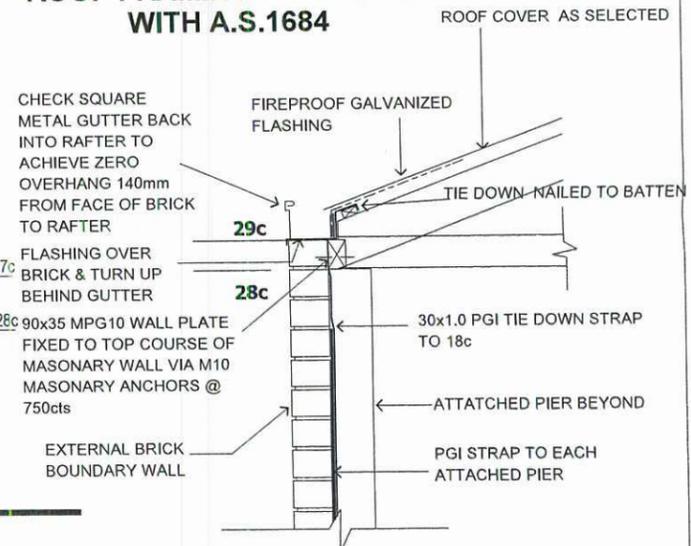


E/02 Side Elevation



E/03 Rear Elevation

ROOF FRAMING TO COMPLY WITH A.S.1684



GARAGE WALL ON BOUNDARY

SCALE 1:20

COLORBOND FLASHING TO REAR OF PARAPET INCLUDING SECRET GUTTER



E/04 Side Elevation

DATE	BUILDER	OWNER	OWNER

PRELIMINARY DRAWINGS

SHEET 2 OF 7



CLIENT: MR HOU
ADDRESS: LOT 45 #146 SEMPLE COURT
COCKBURN CENTRAL

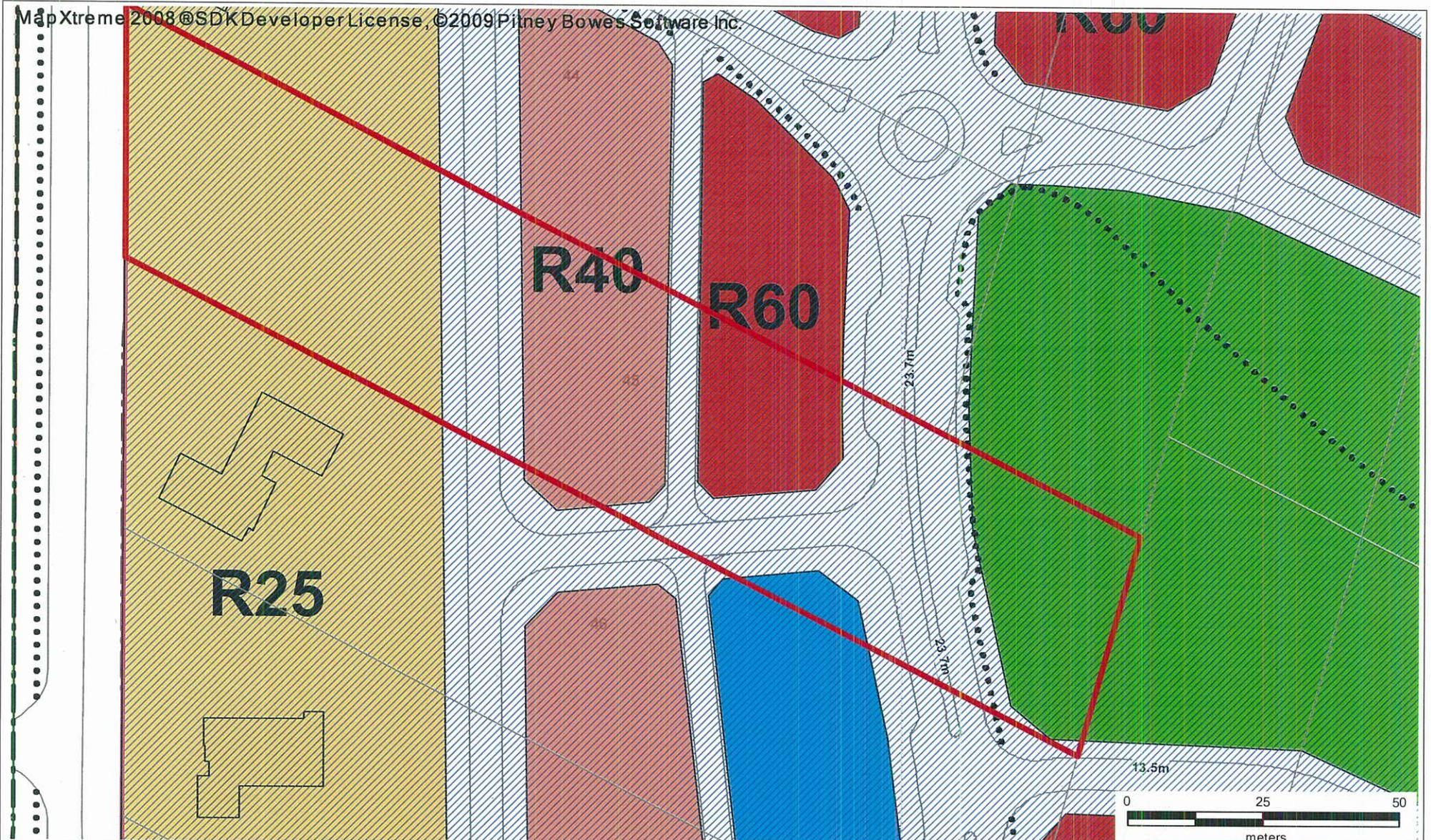
AMENDMENTS:
CONTRACT DRAWINGS 15/08/12 ZZ

DRN: ZZ
DATE: 15/08/12
SCALE: 1:100
12073 HOU.pln
©COPYRIGHT LAST SAVED 20/08/2012

JOB NO: **12073**

DEC 15 5 OCT 2012

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City of Cockburn
G.I.S Services Department

PRINTED ON:
Tuesday, 27 November 2012

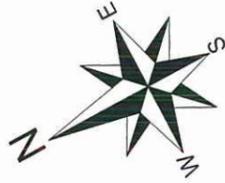
SCALE = 1:1000

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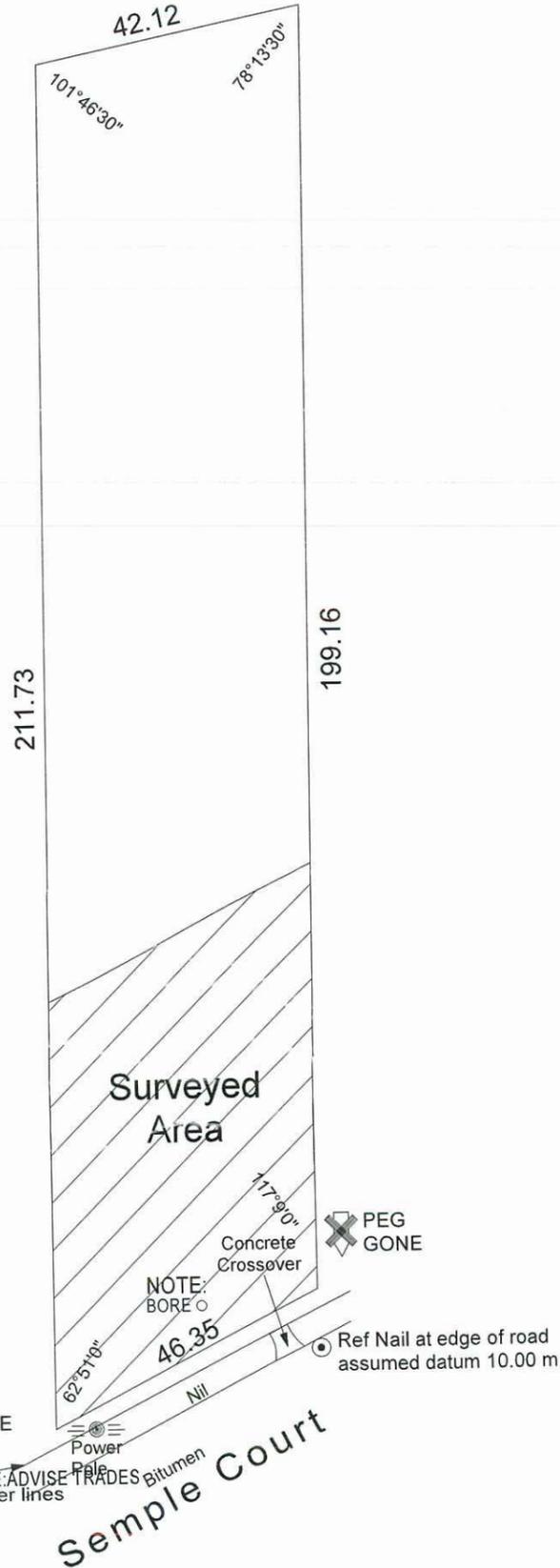
LOT 45

NOTE:
SURVEY AREA IN RELATION TO
SIDE / FRONT / REAR B'DRY NOT
TO SCALE. DIAGRAMMATIC ONLY.



NOTE ALL FEATURES SHOWN ON
SURVEY ARE POSITIONED FROM
EXISTING PEGS/FENCES & WALLS WHICH
MAY NOT BE ON THE CORRECT ALIGNMENT.

PRELIMINARY DRAWINGS
SHEET 7 OF 7



NOTE COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE
CHANGES TO THE PARCEL OR PORTION OF THE PARCEL SHOWN ON THIS SURVEY INCLUDING ANY
ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

Locality Plan

BEWARE: POSSIBLE SERVICE RUN IN & COST
NOTE: All Sewer details plotted from information supplied by Water Corporation.

NOTE:
TELSTRA PIT NOT LOCATED
ADJACENT TO LOT AT TIME
OF SURVEY. VERIFY
AVAILABILITY WITH TELSTRA

NOTE/BEWARE: ADVISE TRADES
O/Head power lines



OCM 13/12/2012 - Item 14.4 - Attach 7

CONTRACT / JOB NO.

12073

MAP REF.

462-24/13

Hou

SITE SURVEY

LOT 45

COASTAL

NO

(Scaled from StreetSmart Directory Only)

OLD AREA

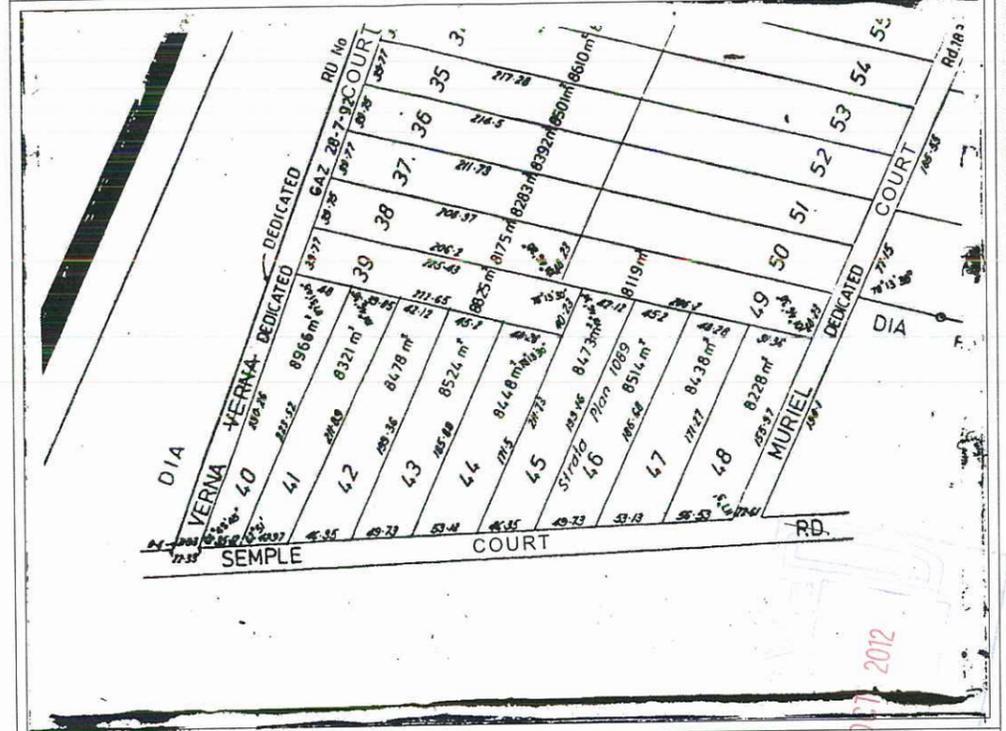
#146 Semple Court

Suburb Cockburn Central

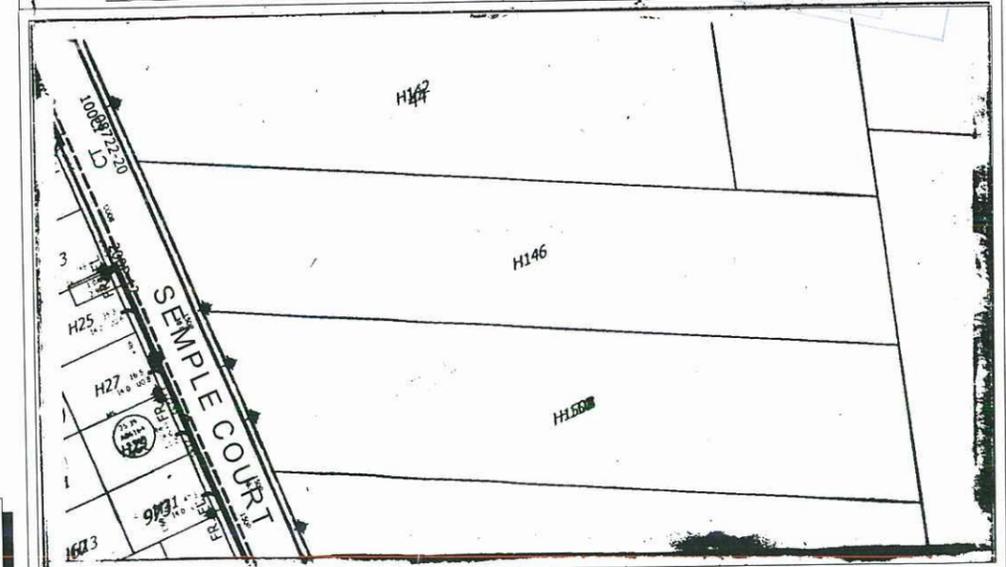
Loc. Auth. CITY OF COCKBURN

Plan 2247 Volume 1455 Folio 400

Location Check Title



BEWARE: POSSIBLE SERVICE RUN IN & COST
Elec. O/Head Water Yes Sewer Yes (to be adv.)
BEWARE: POSSIBLE SERVICE RUN IN & COST
Alinta Gas Map Indicates Gas In Area **BEWARE: POSSIBLE SERVICE RUN IN & COST**
Gas Check Your Lot call 131358 Phone Yes (Not Loc) Footpath Concrete
Road Bitumen Kerb Nil Drainage Good



COTTAGE & ENGINEERING SURVEYS
Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au
J/No: 276904 Drawn: A. Docherty

NOTE EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES, RETAINING WALLS, ETC. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS

DRAFT : 4.09.2012

Lease of portion of Reserve 24308, Naval Base Holiday Park Kiosk

City of Cockburn

Doris Irene Nelson



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: TF:COCKB 5599.2

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DRAFT

Tenant Guide

FORM 6

Commercial Tenancy (Retail Shops) Agreements Act 1985

[section 6A]

TENANT GUIDE

FOR NEW RETAIL SHOP LEASES FROM 1 JULY 1999

TO THE NEW TENANT ("LESSEE")

Entering into a lease of retail shop premises for your business means you are entering into a contract that creates binding legal obligations between yourself and the Landlord ("Lessor").

Before you enter into a lease, you should fully understand your obligations, liabilities and rights under the lease.

The *Commercial Tenancy (Retail Shops) Agreements Act 1985* (and its amendments) contains provisions regulating retail shop leases, many of which will over-ride any contrary provision in a lease.

A lease provision that is contrary to the provisions of the Act has no effect ("void").

To make sure you understand your obligations, liabilities and rights before entering into the lease you should:

- carefully read this **Tenant Guide**;
- carefully read any **Disclosure Statement** provided by the landlord or the landlord's agent;
- carefully read any written lease document;
- obtain independent advice.

This Tenant Guide is merely a guide intended to help you to understand some of your legal obligations under a retail shop lease and, in particular, to understand your rights under the Act. You should not rely on this Guide as a substitute for reading the documents and obtaining independent advice before signing any Offer to Lease, Agreement to Lease, or any other related documents.

ADVICE BEFORE ENTERING THE LEASE

The Act provides that your retail lease will "commence" either:

When you take possession of the keys to the shop premises; or
When you commence paying rent; or

When both parties sign the lease.

You should get independent advice before doing any of those things.

Experts in the fields of legal, financial, business, taxation and property matters will be able to help you make the decision to enter into a lease or an agreement to lease and the terms of the contract that should be negotiated.

For legal advice, you should consult a solicitor with experience in commercial property and preferably in retail shop leasing matters.

Industry advice is also available from experts in accounting and valuation as well as retail representative groups and tenant advocates. The Western Australia Government's Small Business Development Corporation (SBDC) is also a source of guidance to prospective tenants.

You should understand the terms of the lease before signing it.

All elements in a lease agreement eg. rent, term, options, outgoings and related costs such as documenting the lease need to be understood by you. These matters are open to negotiation with the Lessor but the basis of your agreement is subject to the provisions of the Act.

DISCLOSURE STATEMENT (S.6)

The Lessor must provide you with a "*Disclosure Statement*" before you enter a new retail shop lease.

You can terminate the lease at any time up to 60 days after the lease was "entered into" –

- if the *Disclosure Statement* is not given to you at least seven days before the lease is "entered into"; or
- if the *Disclosure Statement* contains false or misleading information.

You can go to the State Administrative Tribunal and get an order for compensation for any pecuniary loss suffered as a result of :

- not being given a *Disclosure Statement*; or
- false or misleading information contained in a *Disclosure Statement*.

The *Disclosure Statement* is to be in a prescribed form (Regulation 4 Form 1) and is to contain all oral and written agreements and representations made by the Lessor or through his/her agent(s) in negotiations together with relevant information including but not limited to:

- details of the Lessor's property such as the total lettable area, tenancy mix and lettings, support services and management practices;
- details of the shop premises location, area and services together with the terms and conditions of the commercial tenancy such as asking rent, period of lease plus any options to extend the agreement and rent review periods and basis for the review;

Requesting 5x5 lease

- contributions to the landlord's expenses (operating expenses); the Lessor's interest in the shopping centre or building; and – any additional charges payable by the Lessee such as shop fitout or contributions to marketing and sinking funds.

In turn, the Lessor may ask for details of your retailing experience and of your financial capacity to establish and trade profitably and professionally. This may involve you presenting a satisfactory business plan to the Lessor.

If you require any special fitout or services for your tenancy, you will certainly need to formally disclose these to the Lessor along with any other evidence to support your case.

The Lessor doesn't have to lease the shop premises if it appears that a business will not add value to the property investment. Your disclosure, like the Lessor's, must be correct and contain no misleading information. Otherwise, the Lessor could institute legal proceedings against you outside the provisions of the Act.

You should understand the "Disclosure Statement" before signing it.

In signing the **Disclosure Statement** you are acknowledging you understand the basis for the retail lease with the Lessor. It is vital that you satisfy yourself, through prior enquiry, particularly taking appropriate legal and expert advice on all relevant information regarding the retail shop and (where applicable) the shopping centre building and property.

TENANT GUIDE (S.6A)

A new retail shop lease must include this "**Tenant Guide**" at the front of the lease.

You can terminate the lease at any time up to 60 days after the lease was "entered into" if there was no "**Tenant Guide**" provided with the lease.

You can go to the State Administrative Tribunal and get an order for compensation for any pecuniary loss suffered as a result of not being given a "**Tenant Guide**".

PREMISES COVERED BY THE ACT (S.3)

Generally

- The Act covers a retail shop where the premises are being used wholly or predominantly for a business involving the sale of goods by retail. However other premises trading in a retail shopping centre (where there are 5 or more retail shops) are also covered by the Act.
- The Act and its requirements only apply to retail shop leases when the shops have a retail floor area that does not exceed 1,000m².

A prospective retail tenant should establish the area under the lease and have this surveyed (if none is available) as early as possible in the agreement – especially in preparation for a net rent lease.

Specifically

Certain types of specified business are also covered including drycleaning, hairdressing, beauty therapy, shoe repair and video stores and some petrol station agreements.

If you are not sure whether your business is covered by the Act, get advice.

TERM OF THE RETAIL SHOP LEASE (S.13)

Minimum of 5 years

If you are entering a new retail shop lease for the first time, the Act provides you with a right to a minimum of a 5 year lease to help you establish and develop your business. This can be a combination of term and options to extend your lease to the 5 year period (Regulation 6 Form 3).

Can be longer ... or shorter

The tenure you negotiate can be greater than five years. Under some circumstances, you can also agree with the Lessor to a term shorter than five years but this must be your decision. (The approval of the State Administrative Tribunal should be sought in these circumstances). It would be prudent to take expert advice on the implications for your business if you do not take up the Act's 5 years' tenancy right.

Fixed period

A lease is for a fixed period.

At the end of the lease

At the end of the current term and your use of any options, the Lessor does not have to renew the agreement and the Lessee has no further rights to occupy the premises. All outstanding obligations under the lease should have been satisfied at this time. After the expiry of the lease agreement your continued occupancy of the premises will be at the Lessor's sole discretion. This interim period may be on a month to month basis.

Options in the lease

It is in your commercial interests to ensure that any options you hold to extend your occupancy are recorded by you allowing a sufficient lead time to exercise the option by the date set out in the terms of the lease. That option will lapse unless you inform the Lessor that you wish to renew your lease (exercising your option) in the manner and timeframe as set out in the lease document.

STRUCTURING YOUR LEASE

Assume you won't be able to renew

You should not rely on a new lease being entered into at the end of the lease period.

Therefore you should:

- Base your cashflows on the assumption that the lease will probably not be renewed.

- Adopt a prudent business practice, which amortizes the costs of your business, and the cost of the goodwill, if you purchased the business, over the period of the lease.
- Recognise the worth or value of the goodwill of your retail business is directly related to the tenure you hold. The balance of the current lease term and any options are prime factors that the market will assess in determining the goodwill attached to your business.
- Decide on the level of profit that you expect to achieve over the period of the lease.

Does the lease include redevelopment or relocation clauses?

Commercial and retail property investments need to be constantly promoted. This can involve redevelopment of premises with works by the Lessor that can significantly impact on your retail business. To safeguard your interests you will need to carefully consider any redevelopment or relocation clause in the proposed lease. If you agree to such a clause you should negotiate to ensure that your retail business will not be in any worse situation as a result of the Lessor's capital works initiatives. This clause could provide you with a commitment from the Lessor for a new shop in the redevelopment. This could also provide for a new location and rental levels comparable with your current position.

Compensation issues also need to be specified in cases where your trade will be affected due to a less favourable shop location or higher rental structure or no new shop can be provided for your business.

Can the Act help?

The Act empowers the Registrar of the State Administrative Tribunal to consider special circumstances in approving redevelopment and relocation applications by the Lessor. The interests of both Lessee and Lessor are considered in these cases but may not meet all your requirements that you have negotiated earlier in establishing the lease terms and conditions.

RENT REVIEW (S.11)

Only use one method of review at a time

If you have agreed to a review of your shop rental, then at each review time a single basis of rent review is to apply. For example, this single basis to be specified in the **Disclosure Statement** (Regulation 4 Form 1) can include, but is not limited to:

- Market Rent.
- Consumer Price Index (CPI).
- Percentage increase.
- An agreed formula or combination, eg. CPI + 10%.

The lease, however, cannot give the Lessor the right to choose the greatest return from a range of rent types at any one review.

Can use a different method next time

The types of review may vary over the life of the lease, for example Year 1 CPI, Year 2 Market rent, Year 3 a fixed increase then a higher rate if turnover exceeds an agreed level, Year 4 Market rent, year 5 CPI + a percentage increase.

No “ratchet” clauses

In a rent review your rent can not be held above the current market level (via a ratchet clause) such that the rent can never fall or go below a fixed level. The lease must allow your rent to rise or fall to a level supported by market evidence.

The role of the Act and the State Administrative Tribunal

In a market rent review, the Act provides that both parties can:

- (i) initiate the market rent review process;
- (ii) appoint a single licensed valuer to determine the new rental; or
- (iii) each appoint a valuer to represent their interests.

In the case of disagreement the new rent may be referred to the State Administrative Tribunal for determination.

Until both parties agree to the new rent level or the Tribunal determines the new rent, the current rent will continue to apply. Once the higher or lower rent is agreed, adjustments will be backdated to the review date. The rate of repayment between the parties can be varied at the Tribunal’s discretion if the Tribunal has determined the rent.

RENT BASED ON TURNOVER (S.7 AND S.8)

Steps needed to base the rent on turnover

The Act provides that if you have agreed to a rent based on the turnover of your business then that agreement must be based on an agreed formula and must be formalised in writing on a prescribed form (Regulation 5 Form 2).

The Act also recognises the confidentiality of such figures to a retail business and limits the release and use of this information strictly in accordance with your agreement with the Lessor.

CONTRIBUTION TO LANDLORD EXPENSES (S.12)

Only “operating” expenses not “capital” expenses

The landlord’s expenses are described in the Act as operating expenses. Leases can also refer to them as “outgoings or variable outgoings”. They are costs in operating, repairing or maintaining the Lessor’s premises including any building common areas. Typically these costs are the rates and taxes, cleaning, airconditioning, security, insurances and other valid expenses of running the property. No capital expenditures (eg. asset replacement) are recoverable operating expenses.

Operating expenses and their payment are to be set out in the **Disclosure Statement** (Regulation 4 Form 1) and the budget attached to the lease provided by the Lessor.

You can not be asked to pay management fees – these are costs to the Lessor that are not recoverable from retail tenants.

Contributions are negotiable, but not to exceed your “relevant proportion”

Your contributions to landlord expenses are negotiable. Whilst you may agree to a different form of contribution, the Act provides that the upper limit of the operating expenses that you can be reasonably asked to contribute to is your relevant proportion.

This share at the start of the accounting year is represented by the area of your shop's retail floor area in relation to the total lettable area of the shopping centre or cluster of shops.

ie:
$$\frac{\text{retail floor area in shop}}{\text{total lettable area}} = \text{relevant proportion}$$

The State Administrative Tribunal can decide on any disagreements in these matters and in certain circumstances can vary the relevant proportion during the year.

Other expenses directly attributable to your business (called "referable" expenses) for example, specialised cleaning incurred by only a few tenants, are subject to the relevant proportion limit of the shops incurring those costs.

NOTE : Rental agreements are generally –

on a "net" basis (rent plus a contribution to operating expenses); or

on a "gross" basis (an all inclusive payment for all your shop occupancy costs); or

another similar version.

You should seek expert advice as to the basis that best suits your business operations.

Audit and accounting standards – Lessor's obligations

The Lessor is obliged to comply with audit and accounting standards and timetables for preparing budgets, providing end of financial year expenditure statements and distributing audit costs particularly on net rental agreements.

Lessor to provide estimates and statements

In "net" lease arrangements, the Act provides that you will not have to pay a contribution to the Lessor's operating expenses until one month after the Lessor provides you with an annual estimate of expenditure for each operating expense.

The Lessor is also required to supply you with an audited operating expenses statement within 3 months after the previous accounting period has ended. If this is not done you do not have to contribute to the Lessor's operating expenses until you have received the audited statement.

SINKING FUNDS (S.12A)

Act protects your contributions

If your retail shop is in a shopping centre and you have agreed to contribute to a fund for major repair and maintenance works, your contributions are protected under the Act. These moneys are subject to accounting and audit provisions with no funds being able to be expended on capital works. These are the rightful responsibility of the Lessor and would include the construction of new extensions and the replacement of major plant and equipment.

OTHER FUNDS AND RESERVES (S.12B)

Other contributions are also protected

The Act also extends protection to any other fund and reserves that you agree to contribute to for specific or marketing or promotion purposes. Again the Lessor is required to properly account for the collection, administration, expenditure and auditing of these funds.

HOURS OF OPERATING (S.12C)

Your opening hours are flexible

A provision in a retail shop lease which requires you to open your premises at specified hours or times is invalid (void) under the Act.

As you have the discretion to open (or close) your business at times of your choice the Lessor can not refuse to renew your lease because of your actions. If in the future you believe this to be the reason that your lease was not renewed you may apply in writing to the State Administrative Tribunal for compensation.

STANDARD TRADING HOURS AND THE COSTS OF OPERATION

Your retail business will be responsible for a share (limited to the "relevant proportion") of agreed operating expenses arising from trading within standard trading house.

NOTE : "Standard Trading Hours" are prescribed as -

- (a) 8.00am to 6.00pm Monday, Tuesday, Wednesday and Friday;
- (b) 8.00am to 9.00pm Thursday; and
- (c) 8.00am to 5.00pm Saturday.

(see Regulation 5A).

If your retail shop is enclosed in a shopping centre then for practical reasons the opening and closing times (core hours) for the centre may be less than the standard trading hours. These matters will need to be clarified in disclosure by the Lessor.

If you do not open outside standard trading hours, you can not be required to make a contribution to the expenses related to the extended hours.

If you open outside the standard trading hours, you will be charged a contribution to the expenses related to the extended hours. These are referable expenses and are limited to the relevant proportion of those shops which open during the extended hours.

ASSIGNMENT AND SUB-LEASING (S.10)

Your responsibilities if you sell or sub-lease your business

If you choose to sell your business during the term of your lease, you (as the Assignor) and any guarantor to your lease can not be held liable for the performance of the ingoing tenant

(the Assignee) or for any moneys including any rent owed by the ingoing tenant from the assignment date.

The Lessor can not withhold consent to an assignment, except on reasonable grounds. The Lessor may however recoup reasonable expenses in investigating the proposed assignee for your lease.

You are entitled to assume the Lessor's approval to the assignment if you have not received a reply within 28 days after seeking that approval in writing.

If you choose to sub-lease part of your premises you will be required to seek the Lessor's approval and also provide a **tenant Guide** and **Disclosure Statement** to your Lessee. The sub-lease will not exclude you from you existing liabilities to the Lessor.

VOID CLAUSES (S.15)

Lease provisions and other oral and written agreements cannot include clauses that are contrary to any provision in the Act.

In addition, the lease or other side agreements or oral agreements can not –

- require you to pay key money (s.9), which is any moneys or other benefits in addition to rent paid to the Lessor or others for the right to lease retail shop premises;
- require you to disclose your turnover figures to the Lessor unless you agree on turnover as a basis for your rent assessment (s.7) and have completed Regulations 5 Form 2;
- prevent you from choosing to disclose the rent you have agreed to third parties (s.11) such as other retail tenants or their Valuers; or
- require you to contribute to any fund that applies those moneys to capital expenditure (s.12) such as new building works in shopping centres.

Some clauses may appear to create or limit aspects of the lease in an unfair or "unfriendly" way. If you are uncomfortable with the effect of any clauses in the lease, seek expert advice.

COMPENSATION BY LANDLORD (S.14)

The Act provides that, for shopping centre properties, the Lessor can not adversely affect your retail business trading in a retail shopping centre through action or inaction in:

- inhibiting your access and that of customers to your shop premises;
- disrupting trading conditions causing loss of profits to your business; or
- not properly repairing, maintaining or cleaning the shopping centre premises or common areas.

You should keep in mind the type and quality of services provided by the Lessor in relation to your contributions and those of all tenants in the centre. A Merchants Association can assist in co-ordinating the interests of all retail tenants to ensure the quality of management, cleaning and other property services support your retail business.

Only after your written request and a reasonable time has been given to the Lessor to correct the problems should you take your grievance to the State Administrative Tribunal. To support a claim, you need to demonstrate to the Tribunal that your business sales, gross profits, expenses and net profits have been adversely affected by the Lessor.

DISPUTES BETWEEN THE LESSEE (TENANT) AND LESSOR (LANDLORD)

The Act may be able to help

If you cannot resolve a dispute over any aspect of your retail shop lease with the Lessor or through the Lessor's property agents, the Act authorises the State Administrative Tribunal to deal with these disputes as "a question arising". Either the lessee or the lessor may initiate this action with the Tribunal by making an application to the Tribunal and paying the appropriate fee. A matter or question may be dealt with through a compulsory conference or mediation process under the *State Administrative Tribunal Act 2004*.

Advice in such matters can be obtained from solicitors with property experience, the SBDC, industry sources, tenant advocates and retail representative groups.

To avoid disputes, get everything in writing

To reduce the possibility of a dispute, before entering a lease you should obtain confirmation in writing of any oral representations made during the negotiations. These representations should be included in the ***Disclosure Statement*** and might include:

- customer traffic numbers;
- exclusive rights to sell product lines;
- other tenancies as competitors;
- the existence and continuance of major tenants in the centre; and
- marketing support by the Lessor and related costs.

Table of Contents

Copyright notice	2
Tenant Guide	3
Details	4
Agreed terms	4
1. Definitions	4
2. Minister for Lands' Consent	6
3. Grant of lease	6
4. Quiet enjoyment	7
5. Lease Fee and other payments	7
5.1 Lease Fee	7
5.2 Demolition Levy	7
5.3 Outgoings	7
5.4 Interest	7
5.5 Costs	7
5.6 Payment of Amounts Payable	8
6. Review of Demolition Levy	8
6.1 Demolition Levy to be reviewed	8
6.2 Demolition Levy to be increased by CPI	8
6.3 Demolition Levy not to decrease	8
6.4 Lessor right to institute review	8
7. Insurance	9
7.1 Public Liability Insurance	9
7.2 Details and receipts	9
7.3 Not to invalidate	9
7.4 Settlement of claim	9
7.5 Failure to Comply with Insurance Requirements	9
8. Indemnity	9
8.1 Lessee responsibilities	9
8.2 Indemnity	10
8.3 Obligations Continuing	10
8.4 No indemnity for Lessor's negligence	10
8.5 Release	10
9. Maintenance, repair and cleaning	11
9.1 Maintenance	11
9.2 Cleaning	11
9.3 Repair	11
9.4 Pest control	11
9.5 No obligation to Lessor to repair or maintain	11
9.6 Acknowledgement of state of repair of Site	11
10. Operation of Business	12
10.1 Handling of Food on the Site	12
10.2 Provision of Appropriate Facilities	12
10.3 Operation of Business	12

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10.4	No alcohol or Liquor Licence without consent	12
10.5	Kiosk restrictions and requirements	13
11.	Building Requirements	13
11.1	No alterations or building without Lessor's prior approval	13
11.2	Cost of Works	13
11.3	Conditions	14
11.4	Conditions	14
12.	Unsafe or dangerous building or structures	14
12.1	Unsafe or dangerous buildings or structures	14
12.2	Smoke Detectors and Gas Certificates	14
13.	Restrictions on use	14
13.1	Generally	14
13.2	No Toilets or showers; kitchen sink only	15
13.3	Gas Locker	15
13.4	No generators	15
13.5	Solar and Wind Power Sources	15
13.6	No fence	16
13.7	The No Warranty	16
13.8	Acknowledgement - located in close proximity to Alcoa Refinery	16
13.9	Residential Tenancy Act does not apply	16
13.10	Indemnity for Costs	16
14.	Common Areas	16
14.1	Comply with Rules and Regulations in relation to Common Areas	16
14.2	Damage to common areas	16
14.3	Lessor's obligations	17
15.	Limit of Lessor's liability	17
16.	Lessor's right of entry	17
16.1	Entry on Reasonable Notice	17
16.2	Costs of Rectifying Breach	18
16.3	Lessor to make good	18
17.	Statutory obligations and notices	18
17.1	Comply with Statutes	18
17.2	Safety & Testing Obligations	18
17.3	Indemnity if Lessee Fails to Comply	18
18.	Report to Lessor	19
19.	Assignment, Subletting and Charging	19
19.1	No Assignment without Consent	19
19.2	Change in Ownership of Shares	19
19.3	Lessor's Consent to Assignment	19
19.4	Release of Lessee upon Assignment	20
19.5	Property Law Act 1969	20
19.6	Costs for Assignment or Lease	20
19.7	No Mortgage or Charge	20
20.	Damage or destruction	20
21.	Minister for Lands may terminate upon notice	20
22.	Obligations upon Termination	20
22.1	Yield up Site	20
22.2	Remove all improvements, structures and property	21
22.3	Failure to remove or restore	21

22.4	Return of Demolition Levy	21
22.5	Clause to survive termination	22
23.	Default	22
23.1	Events of Default	22
23.2	Forfeiture	22
23.3	Lessor may remedy breach	22
23.4	Acceptance of Amount Payable By Lessor	22
23.5	Essential Terms	23
23.6	Breach of Essential Terms	23
24.	Disputes	23
24.1	Referral of Dispute: Phase 1	23
24.2	Referral of Dispute: Phase 2	24
24.3	Appointment of Arbitrator: Phase 3	24
24.4	Payment of Amounts Payable	24
25.	No Absolute Caveat	24
26.	Goods and services tax	24
27.	No Fetter	25
28.	Acts by agents	25
29.	Statutory powers	25
30.	Notice	25
30.1	Form of delivery	25
30.2	Service of notice	25
30.3	Signing of notice	25
31.	Severance	26
32.	Variation	26
33.	Moratorium	26
34.	Further assurance	26
35.	Payment of money	26
36.	Waiver	26
37.	Commercial Tenancy Act	26
38.	Governing law	26
	Schedule	27
	Signing page	1
	Annexure 1 - Sketch of Site	2
	Annexure 2 – Rules in Relation to Common Areas	3

Details

Parties

City of Cockburn

of PO Box 1215, Bibra Lake, Western Australia

Doris Irene Nelson

(Lessee).

Background

- A The Lessor is the management body of the Land under a management order.
- B The Lessor has the power to lease the Land, subject to the prior written approval of the Minister for Lands.
- C The Lessee is the occupier of the Site and operates a kiosk from the Site.
- D The Lessor has agreed to lease, and the Lessee has agreed to take a lease of the Site upon the terms and conditions contained in this document.

Agreed terms

1. Definitions

Unless otherwise required by the context or subject matter the following words have these meanings in this Agreement:

Amounts Payable means the Lease Fee and any other money payable by the Lessee under this Lease;

Basic Consideration means all consideration (whether in money or otherwise) to be paid or provided by the Lessee for any supply or use of the Site and any goods, services or other things provided by the Lessor under this Lease (other than tax payable pursuant to this clause);

CEO means the Chief Executive Officer for the time being of the Lessor or any person appointed by the Chief Executive Officer to perform any of her or his functions under this Lease;

Commencement Date means the date of commencement of the Term specified in **Item 4** of the Schedule;

Common Areas means all those parts of the Land not leased to any lessee and intended for use by the lessees of the Land in common with each other including all parking areas, roads, walkways, toilet block, and shower blocks in on or about the Land;

Contaminated Sites Act means the *Contaminated Sites Act 2003*;

CPI means the Consumer Price Index (All Groups) Perth number published from time to time by the Australian Bureau of Statistics or its equivalent;

Demolition Levy means the bond described in **clause 5.2** and **Item 6** of the Schedule as varied from time to time under this Lease;

Demolition Levy Review Date means each date specified in **Item 7** of the Schedule;

Encumbrance means a mortgage, charge, lien, pledge, easement, restrictive covenant, writ, warrant or caveat and the claim stated in the caveat or anything described as an encumbrance on the Certificate of Title for the Land;

Environmental Contamination has the same meaning as the word "contaminated" in the Contaminated Sites Act;

Environmental Harm has the same meaning as that term is defined in the EPA;

Environmental Law means all planning, environmental, Environmental Contamination or Pollution laws and any regulations, orders, directions, ordinances or all requirements, permission, permits or licences issued thereunder;

Expiration of Term means the date of determination of the Term;

EPA means the *Environmental Protection Act 1986*;

GST has the meaning that it bears in the GST Act;

GST Act means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and any legislation substituted for, replacing or amending that Act;

GST Adjustment Rate means the amount of any increase in the rate of tax imposed by the GST Law;

GST Law has the meaning that it bears in section 195-1 of the GST Act;

GST Rate means 10%, or such other figure equal to the rate of tax imposed by the GST Law;

Input Tax Credit has the meaning that it bears in section 195-1 of the GST Act;

Interest Rate means the rate at the time the payment falls due being the interest rate in the adopted municipal budget called the penalty interest rate;

Land means the land described at **Item 1** of the Schedule;

Lease means this deed as supplemented, amended or varied from time to time;

Lease Fee means the fee specified in **Item 5** of the Schedule as varied from time to time under this Lease;

Lessee's Agents includes:

- (a) the sublessees, employees, agents, contractors, invitees and licensees of the Lessee; and
- (b) any person on the Site by the authority of a person specified in paragraph (a);

Lessee's Obligations means the covenants, agreements and obligations set out or implied in this Lease or imposed by law to be performed and observed by the Lessee;

Lessor's Covenants means the covenants, agreements and obligations set out or implied in this Lease, or imposed by law to be performed and observed by the Lessor;

Local Services Charges mean charges for local services including:

- (a) rubbish collection charges;
- (b) emergency services levy; and
- (c) security services charges.

Minister for Lands means the Minister for Lands in her or his capacity as the body corporate continued under section 7 of the *Land Administration Act 1997*;

Notice means each notice, demand, consent or authority given or made to any person under this Lease;

Party means the Lessor or the Lessee according to the context;

Permitted Purpose means the purpose set out in **Item 8** of the Schedule;

Pollution means any thing that is pollution within the meaning of that term as defined in the EPA;

Schedule means the Schedule to this Lease;

Site means the Site described at **Item 2** of the Schedule;

Taxable Supply has the meaning given in section 195-1 of the GST Act.

Term means the term of years specified in **Item 3** of the Schedule;

Termination means the date of:

- (a) expiry of the Term or any Further Term by effluxion of time;
- (b) sooner determination of the Term or any Further Term; or
- (c) determination of any period of holding over; and

Written Law includes all acts and statutes (State or Federal) for the time being enacted and all regulations, schemes, ordinances, local laws, by-laws, requisitions, orders or statutory instruments made under any Act from time to time by any statutory, public or other competent authority.

2. Minister for Lands' Consent

This Lease is subject to and conditional on the approval of the Minister for Lands under the *Land Administration Act 1997*.

3. Grant of lease

The Lessor, subject to **clause 2** of this Lease, leases to the Lessee the Site for the Term subject to:

- (a) the Encumbrances;
- (b) the payment of the Amounts Payable; and
- (c) the performance and observance of the Lessee's Obligations.

4. Quiet enjoyment

Except as provided in the Lease, for so long as the Lessor is the management body of the Site, and subject to the performance and observance of the Lessee's Obligations the Lessee may quietly hold and enjoy the Site during the Term without any interruption or disturbance from the Lessor or persons lawfully claiming through or under the Lessor.

5. Lease Fee and other payments

5.1 Lease Fee

The Lessee covenants with the Lessor to pay to the Lessor the Lease Fee, as reviewed from time to time in accordance with **Item 5** in the manner set out at **Item 5** of the Schedule.

5.2 Demolition Levy

- (1) The Lessee covenants with the Lessor to pay to the Lessor the Demolition Levy in the manner set out at **Item 6** of the Schedule on and from the Commencement Date clear of any deductions.
- (2) The Lessee acknowledges that the Demolition Levy will be refunded or returned to the current lessee of the Site in accordance with **clause 22.4**.

5.3 Outgoings

- (2) The Lessee covenants to punctually pay to the Lessor or to such person as the Lessor may from time to time direct all the following outgoings or charges, assessed or incurred in respect of the Site -
 - (a) telephone, gas and other power charges including but not limited to meter rents and the cost of installation of any meter, wiring or telephone connection; and
 - (b) any other consumption charge or cost, statutory impost or other obligation incurred or payable by reason of the Lessee's use and occupation of the Site (unless otherwise addressed in this clause).
- (3) If the Site is not separately charged or assessed the Lessee will pay to the Lessor a proportionate part of any charges or assessments referred to in paragraph (1) above being the proportion that the Site bears to the total area of the Land included in the charge or assessment.
- (4) The Local Services Charges, including FESA, security services and rubbish collection charges will be included as part of the overall Lease Fee as detailed in **Item 5** of the Schedule.
- (5) If any charges increase by more than 10% in any one year, the Lessor may recover these costs by charging the Lessees a proportionate part of those charges being the proportion that the Site bears to the total area of the Land included in the charge or assessment.

5.4 Interest

Without affecting the rights, power and remedies of the Lessor under this Lease, to pay to the Lessor interest on demand on any Amounts Payable which are unpaid for 7 days computed from the due date for payment until payment is made and any interest payable under this paragraph will be charged at the Interest Rate.

5.5 Costs

- (1) The Lessee agrees to pay to the Lessor all reasonable costs, legal fees, disbursements and payments incurred by or for which the Lessor is liable in connection with or incidental to -

- (a) the Amounts Payable or obtaining or attempting to obtain payment of the Amounts Payable under this Lease;
- (b) any breach of the Lessee's Obligations by the Lessee or the Lessee's Agents;
- (c) the preparation and service of a notice under Section 81 of the *Property Law Act 1969* requiring the Lessee to remedy a breach even though forfeiture for the breach may be avoided in a manner other than by relief granted by a Court;
- (d) any work done at the Lessee's request for which the Lessee is responsible; and
- (e) any action or proceedings arising out of or incidental to any matters referred to in this clause 5.5 or any matter arising out of this Lease.

5.6 Payment of Amounts Payable

- (1) Amounts Payable to the Lessor under this Lease must be paid to the Lessor at the address of the Lessor referred to in this Lease or as otherwise directed by the Lessor by Notice from time to time.
- (2) Amounts Payable accrue on a daily basis.

6. Review of Demolition Levy

6.1 Demolition Levy to be reviewed

The Demolition Levy will be reviewed on and from each Review Date to determine the Demolition Levy to be paid by the Lessee until the next Review Date.

6.2 Demolition Levy to be increased by CPI

The reviewed Demolition Levy shall be the amount of Demolition Levy payable during the immediately preceding period increased by a percentage equal to the percentage increase in the CPI having regard to the quarterly CPI published immediately prior to the later of the Commencement Date or the last Review Date as the case may be and the quarterly CPI published immediately prior to the relevant Review Date. If the CPI is discontinued or suspended at any time or its method of computation is substantially altered the Lessor shall nominate the substitution of another appropriate CPI, provided that the reviewed Demolition Levy shall in no case be less than then the Demolition Levy payable during the immediately preceding period.

6.3 Demolition Levy not to decrease

Notwithstanding the provisions of this subclause, the Demolition Levy payable from any Review will not be less than the Demolition Levy payable in the period immediately preceding such Review Date.

6.4 Lessor right to institute review

The Lessor may institute a review of the Demolition Levy notwithstanding the Review Date has passed and the Lessor did not institute a review on or prior to that Review Date, and in which case the Demolition Levy determined shall date back to and be payable from the Review Date for which such review is made.

7. Insurance

7.1 Public Liability Insurance

The Lessee must effect and maintain adequate public liability insurance with respect to the Site for a sum not less than the sum set out at **Item 9** of the Schedule in respect of any one claim noting the respective interests of the Lessor and Lessee in the Site.

7.2 Details and receipts

In respect of the insurances required by this clause the Lessee must:

- (a) on demand supply to the Lessor details of the insurances and give to the Lessor copies of the certificates of currency in relation to those insurances;
- (b) promptly pay all premiums and produce to the Lessor each policy or certificate of currency and each receipt for premiums or certificate of currency issued by the insurers; and
- (c) notify the Lessor immediately-
 - (i) when an event occurs which gives rise or might give rise to a claim under or which could prejudice a policy of insurance; or
 - (ii) when a policy of insurance is cancelled.

7.3 Not to invalidate

The Lessee must not do or omit to do any act or thing or bring or keep anything on the Site which might -

- (a) render any insurance effected under this clause, or any adjoining site, void or voidable; or
- (b) cause the rate of a premium to be increased for the Site or any adjoining site (except insofar as an approved development may lead to an increased premium).

7.4 Settlement of claim

The Lessor may, but the Lessee may not without prior written consent of the Lessor, settle or compromise any claims under any policy of insurance required by this clause.

7.5 Failure to Comply with Insurance Requirements

If the Lessee fails to comply with any of its obligations under this clause, the Lessor may, by serving written notice upon the Lessee, require that such default be remedied within 28 days and in the event that the Lessee fails to comply with such notice, then the Lessor may, in its absolute discretion, immediately terminate this Lease.

8. Indemnity

8.1 Lessee responsibilities

- (1) The Lessee is subject to the same responsibilities relating to persons and property to which the Lessee would be subject if during the Term the Lessee were the owner and occupier of the freehold of the Site.

- (2) The Lessee is responsible and liable for all acts or omissions of the Lessee's Agents on the Site and for any breach by them of any covenants or terms in this Lease required to be performed or complied with by the Lessee.

8.2 Indemnity

- (1) The Lessee indemnifies, and shall keep indemnified, the Lessor and the Minister for Lands from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be incurred or suffered by the Lessor and the Minister for Lands, or brought, maintained or made against the Lessor and the Minister for Lands, in respect of:

- (a) any loss whatsoever (including loss of use);
- (b) injury or damage of, or to, any kind of property or thing; and
- (c) the death of, or injury suffered by, any person,

caused by, contributed to, or arising out of, or in connection with, whether directly or indirectly:

- (d) the use or occupation of the Site by the Lessee or the Lessee's Agents;
- (e) any work carried out by or on behalf of the Lessee on the Site;
- (f) the Lessee's activities, operations or business on, or other use of any kind of, the Site;
- (g) the presence of any Contamination, Pollution or Environmental Harm in on or under the Site or adjoining land caused or contributed to by the act, neglect or omission of the Lessee or the Lessee's Agents;
- (h) any default by the Lessee in the due and punctual performance, observance and compliance with any of the Lessee's Obligations or obligations under this Lease; or
- (i) an act or omission of the Lessee.

8.3 Obligations Continuing

The obligations of the Lessee under this clause:

- (a) are unaffected by the obligation of the Lessee to take out insurance, and the obligations of the Lessee to indemnify are paramount, however if insurance money is received by the Lessor for any of the obligations set out in this clause then the Lessee's obligations under **clause 8.2** will be reduced by the extent of such payment; and
- (b) continue after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

8.4 No indemnity for Lessor's negligence

The parties agree that nothing in this clause shall require the Lessee to indemnify the Lessor, its officers, servants, or agents against any loss, damage, expense, action or claim arising out of a negligent or wrongful act or omission of the Lessor, or its servants, agents, contractors or invitees.

8.5 Release

- (1) The Lessee:
- (a) agrees to occupy and use the Site at the risk of the Lessee; and

- (b) releases to the full extent permitted by law, the Lessor from:
- (i) any liability which may arise in respect of any accident or damage to property, the death of any person, injury to any person, or illness suffered by any person, occurring on the Site or arising from the Lessee's use or occupation of the Site by;
 - (ii) loss of or damage to the Site or personal property of the Lessee; and
 - (iii) all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) the presence of any Contamination, Pollution or Environmental Harm in, on or under the Site or surrounding area

except to the extent that such loss or damage arises out of a negligent or wrongful act or omission of the Lessor, or its servants, agents, contractors or invitees.

- (2) The release by the Lessee continues after the expiration or earlier determination of this Lease in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of this Lease.

9. Maintenance, repair and cleaning

9.1 Maintenance

- (1) The Lessee agrees during the Term and for so long as the Lessee remains in possession or occupation of the Site to maintain, replace, repair, clean and keep the Site (which for the avoidance of doubt includes any building constructed on the Site) clean and in Good Repair.
- (2) The Lessee must comply with all reasonable conditions that may be imposed by the Lessor from time to time in relation to the Lessee's maintenance of the Site.

9.2 Cleaning

The Lessee must at all times keep the Site clean, tidy, unobstructed and free from dirt and rubbish.

9.3 Repair

The Lessee must promptly repair at its own expense to the satisfaction of the Lessor any damage to the Site, including damage of a structural nature, regardless of how it is caused.

9.4 Pest control

The Lessee must keep the Site free of any vermin or any other recognised pests and the cost of extermination will be borne by the Lessee.

9.5 No obligation to Lessor to repair or maintain

The Lessee is wholly and solely responsible for the maintenance and repair of all buildings and improvements comprising the Site, regardless of the cause of the need to repair or maintain, and regardless of the type of repair or maintenance required. The Lessor has no obligation whatsoever to repair or maintain any buildings or improvements comprising the Site.

9.6 Acknowledgement of state of repair of Site

- (1) The Lessee accepts the Site in its present condition relying upon its own enquiries and investigations.
- (2) The Site is provided to the Lessee as is. The Lessor provides no guarantee that the site is suitable for the Lessee's proposed use.

10. Operation of Business

10.1 Handling of Food on the Site

Where food is sold or handled in any way on the Site, the Lessee shall:

- (a) provide adequate facilities for the hygienic handling of such food, including facilities for the washing of hands and utensils;
- (b) notwithstanding any other provision of this Lease, not permit or allow food vendor or handler to breach the provisions of the *Food Act 2008* and *Health Act 1911* or any order, regulation or other by-law or local law or direction made relating to food or its preparation or handling;
- (c) without limiting the generality of the obligations in the foregoing paragraphs the Lessee will take adequate measures at all times to the satisfaction of the Lessor to protect food offered for sale on the Site from flies and dust; and
- (d) obtain all necessary permits and approvals under the provisions of the *Food Act 2008* and *Health Act 1911* and any associated legislation or any equivalent replacement or re-enactment thereof.

10.2 Provision of appropriate facilities

The Lessee acknowledges and agrees that the Premises must be provided with adequate and sufficient facilities to ensure food is handled and prepared safely as required by the *Food Act 2008* and the *Australian New Zealand Food Safety Standards*.

10.3 Operation of Business

The Lessee must:

- (a) conduct its business on the Site at all times in a proper efficient and reputable manner and must not use the Site nor permit the Site to be used for any illegal, immoral or improper use or purpose;
- (b) not without the prior written consent of the Lessor use or permit to be used any other method in lighting the Site other than by electricity and will not use or permit or suffer to be used any method of heating other than by electricity, gas or oil;
- (c) keep in force all licences and permits required for the carrying on of any business conducted by it in or upon the Site;
- (d) deliver to the Lessor any notices or orders served on or received by the Lessee in respect of the Site or the conduct of the Lessee's business on the Site; and
- (e) use the Site for the Permitted Purpose during the Term.

10.4 No alcohol or Liquor Licence without consent

- (1) The Lessee must not suffer or permit a person to use or allow the Premises to be used for the consumption of alcohol, without first obtaining the written consent of the Lessor.
- (2) The Lessee must not sell or supply liquor from the Premises or allow liquor to be sold or supplied from the Premises, without first obtaining the written consent of the Lessor.

- (3) The Lessee must not make an application for a licence or permit under the *Liquor Control Act 1988* for the Premises, without the prior written consent of the Lessor.

10.5 Kiosk restrictions and requirements

The Lessee acknowledges and agrees that the Site is only suitable for a 'medium risk Priority Classification food premises' as defined under the *Food Act 2008* and the Australian New Zealand Food Safety Standards.

11. Building Requirements

11.1 No alterations or building without Lessor's prior approval

- (1) The Lessee must not without prior written consent –
- (a) (i) from the Lessor;
 - (ii) from any other person from whom consent is required under this Lease; and
 - (iii) required under statute in force from time to time, including but not limited to the planning approval of the Lessee under a local planning scheme of the Lessee and where applicable any building/demolition permit as required under the Building Act 2011 and associated regulations;
- (b) erect or remove any buildings, structures, alterations, additions or improvements on the Site; or
- (c) remove any flora or fauna, alter or cut down any flora, or sell, remove or otherwise dispose of any flora, sand, gravel, timber or other materials from the Site or the Land.
- (2) The Lessee acknowledges and agrees that the Lessor will not consent to the alteration, construction or addition to the Site, unless such alteration, construction or addition is strictly in conformity with the building requirements of the Building Act 2011 and associated regulations.
- (3) If the Lessor consents to any matter referred to in clause (1), the Lessor may:
- (a) consent subject to conditions, and
 - (i) require that work be carried out in accordance with plans and specifications approved by the Lessor or any other person giving consent; and
 - (ii) require that any alteration be carried out to the reasonable satisfaction of the Lessor under the supervision of an engineer or other consultant; and
 - (b) if the Lessor consents to any matter referred to in this clause:
 - (i) the Lessor gives no warranty that the Lessor will issue any consents, approvals, authorities, permits or policies under any statute for such matters; and
 - (ii) the Lessee must apply for and obtain all such consent approvals, authorities, permits or policies as are required at law before undertaking any alterations, additions, improvements or demolitions.

11.2 Cost of Works

All works undertaken under this clause will be carried out at the Lessee's expense.

11.3 Conditions

Where the Lessee is required to carry out any other works pursuant to this Lease, any written law, or any consent or approval given to the Lessee, then the Lessee must at the option of the Lessor either -

- (a) carry out those other works at the Lessee's expense; or
- (b) permit the Lessor to carry out those other works at the Lessee's expense,

in accordance with the Lessor's reasonable requirements.

11.4 Conditions

In the event the Lessee fails to obtain written consent for any building alterations or additions the Lessor will issue a Notice to remove any such alterations or additions and if the Lessee fails to comply with that Notice within the time prescribed by that Notice, the Lessor may immediately terminate this Lease and the provisions of **clause 22** will apply and no compensation or other consideration shall be payable or claimable by the Lessee from the Lessor for or arising out of the termination of the Lease pursuant to this clause.

12. Unsafe or dangerous building or structures

12.1 Unsafe or dangerous buildings or structures

- (1) Notwithstanding any other provision of the Lease, in the event the Lessor, acting reasonably, determines that any building or structure erected on the Site is unsafe or dangerous the Lessor will issue the Lessee a Notice requiring the Lessee within a reasonable period of time to either:
 - (a) remove the unsafe or dangerous structure or building from the Site; or
 - (b) undertake rectification works to make the building or structure safe.
- (2) In the event the Lessee fails to comply with the Notice issued pursuant to paragraph (1) within the time specified in the Notice, the Lessor may immediately terminate this Lease and the provisions of **clause 22** will apply and no compensation or other consideration shall be payable to or claimable by the Lessee from the Lessor for or arising out of the termination of the Lease pursuant to this clause.

12.2 Smoke Detectors and Gas Certificates

- (1) Within 60 days of the Commencement Date, the Lessee must install to the Lessor's reasonable satisfaction a lithium ion battery smoke detector or any other approved detector as specified in the relevant legislation in any building or structure erected or located upon the Site.
- (2) The Lessee must provide to the Lessor gas safety certificates for any gas installation on the Site.

13. Restrictions on use

13.1 Generally

- (1) The Lessee must not and must not suffer or permit a person to -
 - (a) (i) use the Site or any part of it for any purpose other than for the purpose set out at **Item 8** of the Schedule; or

- (ii) use the Site for any purpose which is not permitted under any local planning scheme or any law relating to health;
 - (b) do or carry out on the Site any harmful, offensive or illegal act, matter or thing;
 - (c) do or carry out on the Site any thing which causes a nuisance, damage or disturbance to the Lessor or to owners or occupiers of adjoining properties;
 - (d) store any dangerous compound or substance on or in the Site;
 - (e) interfere with the reasonable peace, comfort and privacy of neighbours; or
 - (f) display from or affix any signs, notices or advertisements on the Site, without the prior authorisation of the Lessor (other than "for sale" signs).
- (2) Notwithstanding any other provision of the Lease, in the event the Lessor, acting reasonably, determines that the Lessee has suffered or permitted any person to do any of the above as detailed in paragraph (1) above the Lessor may issue the Lessee a Notice requiring the Lessee within a reasonable period of time to either remove or cease the action.
- (3) In the event the Lessee fails to comply with the Notice issued pursuant to paragraph (2) above within the time specified in the Notice, the Lessor may immediately terminate this Lease and the provisions of **clause 22** will apply and no compensation or other consideration shall be payable to or claimable by the Lessee from the Lessor for or arising out of the termination of the Lease pursuant to this clause.

13.2 No Toilets or showers;

- (1) The Lessee must not and must not suffer or permit within the Site a toilet or shower, or plumbing which will permit the installation of a toilet or shower.
- (2) The Lessee must remove any permanent existing toilet or shower and/or plumbing which permits the installation of a toilet or shower within 30 days of the commencement of this Lease.

13.3 Gas Locker

- (1) The Lessee must only install a gas locker with the Lessor's prior written consent.
- (2) Any application to install a gas locker must specify the details and specifications of the proposed gas locker.

13.4 No generators

- (1) Subject to paragraph (2) below, the Lessee must not and must not suffer or permit a person to use a generator on the Site or Land.
- (2) The Lessor may permit, in its absolute discretion, a generator to be utilised for construction purposes for a specified period of time. If the Lessee wishes for a generator to be utilised for construction purposes it must obtain the prior written approval of the Lessor.

13.5 Solar and Wind Power Sources

- (1) The Lessee may only install, with, solar panels, wind turbines and other non-electrical power sources with the Lessor's prior written consent.
- (2) Any application to the Lessor for consent to install solar panels, wind turbines or other non-electrical power sources must specify the details and specifications of the proposed devices.

13.6 No fence

- (1) Subject to paragraph (2), the Lessee must not and must not suffer or permit a person to erect a fence or similar structure or obstruction on the Site or the Land.
- (2) The Lessee may place temporary fencing on the Site, provided that any such fencing:
 - (a) is not permanently affixed or erected on the Site and is able to be removed at any time;
 - (b) is entirely comprised within the boundaries of the Site;
 - (c) does not cause any obstruction to any other part of the Land; and
 - (d) does not cause or create any risk, danger, or hazard to any other users or occupiers of the Land.
- (3) All existing fences and structures which do not comply with paragraph (2) must be removed by the Lessee within thirty (30) days of the Commencement Date, unless the Lessor has approved such fences or structures in writing.

13.7 The No Warranty

The Parties agree that the Site shall be provided to the Lessee on an 'as is' basis and that the Lessor provides no guarantee that the Site is suitable for the Lessee's intended use.

13.8 Acknowledgement - located in close proximity to Alcoa Refinery

The Lessee acknowledges that the Land and the Site are located close to Alcoa Kwinana Refinery, and as a consequence the amenity of the Land and the Site could be adversely impacted.

13.9 Residential Tenancy Act does not apply

The Lessee and the Lessor acknowledges that the Land and the Site are not subject to the provisions of the *Residential Tenancy Act 1987* or the *Residential Parks (Long-Stay Tenants) Act 2006*.

13.10 Indemnity for Costs

The Lessee indemnifies the Lessor against any claims or demands for all reasonable costs, on a solicitor client basis, incurred by the Lessor by reason of any claim in relation to any matters set out in this clause.

14. Common Areas

14.1 Comply with Rules and Regulations in relation to Common Areas

The Lessee must comply with all rules and regulations made by the Lessor, from time to time, with respect to the Common Areas provided that the Lessor gives the Lessee seven (7) days prior written notice of any amendments to such rules and regulations. For information purposes, the current rules and regulations in annexed hereto as **Annexure 2**.

14.2 Damage to common areas

The Lessee must make good any breakage defect or damage to the Common Areas or the Site and any appurtenance or equipment therein caused by want of care misuse or abuse on the part of the Lessee or the Lessee's Agents or by any breach of this Lease by the Lessee.

14.3 Lessor's obligations

The Lessor must, at its own cost:

- (a) maintain to a good standard all roads on the Land;
- (b) maintain in good order and condition all Common Areas, toilets on the Land and all services to the Land; and
- (c) effect and maintain public liability insurance with respect to Common Areas and the Land (other than the Site) for a sum not less than the sum set out at **Item 9** of the Schedule in respect of any one claim.

15. Limit of Lessor's liability

- (1) The Lessor will not be liable for loss, damage or injury to any person or property in or about the Site however occurring.
- (2) The Lessor is only liable for breaches of the Lessor's Covenants set out in this Lease which occur while the Lessor is the management body of the Site under the Management Order.
- (3) The Lessor will not be liable for any failure to perform and observe any of the Lessor's Covenants due to any cause beyond the Lessor's control.

16. Lessor's right of entry

16.1 Entry on Reasonable Notice

The Lessee must permit entry by the Lessor or any person authorised by the Lessor onto the Site without notice in the case of an emergency, and otherwise upon reasonable notice -

- (a)
 - (i) at all reasonable times;
 - (ii) with or without workmen and others; and
 - (iii) with or without plant, equipment, machinery and materials;
- (b) for each of the following purposes -
 - (i) to inspect the state of repair of the Site and to ensure compliance with the terms of this Lease;
 - (ii) to undertake an audit of the building or other structure, constructed or erected on the Site;
 - (iii) to carry out any survey or works which the Lessor considers necessary, however the Lessor will not be liable to the Lessee for any compensation for such survey or works provided they are carried out in a manner which causes as little inconvenience as is reasonably possible to the Lessee;
 - (iv) to comply with the Lessor's Covenants or to comply with any notice or order of any authority in respect of the Site for which the Lessor is liable; and
 - (v) to do all matters or things to rectify any breach by the Lessee of any term of this Lease but the Lessor is under no obligation to rectify any breach and any rectification under this **clause 16.1(b)(v)** is without prejudice to the Lessor's other rights, remedies or powers under this Lease.

16.2 Costs of Rectifying Breach

All costs and expenses incurred by the Lessor as a result of any breach referred to at **clause 16.1(b)(v)** together with any interest payable on such sums will be a debt due to the Lessor and payable to the Lessor by the Lessee on demand.

16.3 Lessor to make good

The Lessor must, at its cost, make good any damage caused to the Site or the Lessee's property as a result of the Lessor exercising its rights under this clause.

17. Statutory obligations and notices

17.1 Comply with Statutes

The Lessee must -

- (a) comply promptly with all statutes and local laws from time to time in force relating to the Site, including without limitation all relevant laws relating to occupational health and safety and the health and safety of all persons entering upon the Site;
- (b) apply for, obtain and maintain in force all consents, approvals, authorities, licences and permits required under any statute for the use of the Site; and
- (c) comply promptly with all orders, notices, requisitions or directions of any competent authority relating to the Site.

17.2 Safety & Testing Obligations

- (1) The Lessee acknowledges and agrees that it is fully responsible at its costs for ensuring that the Site and any fixtures or fittings are regularly tested, maintained and inspected to ensure that the Site and such fixtures and fittings comply with all statutory requirements and are safe for use.
- (2) To comply with its obligation pursuant to **clause 17.2(1)** above, the Lessee acknowledges that it will be required to, amongst other things:
 - (a) comply with the requirements of the *Occupational Safety and Health Act 1984*, including without limitation the requirement for all portable plug-in electrical equipment and residual current devices to be safe and appropriately inspected, tested and maintained by a competent person; and
 - (b) comply with all relevant requirements of the Fire & Emergency Services Authority of Western Australia (**FESA**), including without limitation the requirement to ensure that all fire protection and fire fighting equipment located, or installed at the Site, is tested regularly for compliance with Australian Standards and FESA's requirements.
- (3) The Lessor acknowledges and agrees that it is responsible for all items installed in the Common Areas and will be responsible for testing and maintaining the fire fighting equipment installed in the Common Areas.

17.3 Indemnity if Lessee Fails to Comply

If the Lessee fails to perform, discharge or execute any of the items referred to in **clause 17.1** and **clause 17.2** the Lessee indemnifies the Lessor against any claims, demands, reasonable costs or other payments incurred by the Lessor of or incidental to any of the items referred to in **clause 17.1** and **clause 17.2**

18. Report to Lessor

The Lessee shall as soon as practicable report to the Lessor -

- (a) any act of vandalism or any incident which occurs on or near the Site which involves or is likely to involve a breach of the peace or become the subject of a report or complaint to the police and of which the Lessee is aware or should be aware;
- (b) any occurrence or circumstances in or near the Site of which it becomes aware, which might reasonably be expected to cause, in or on the Site, pollution of the environment; and
- (c) all notices, orders and summonses received by the Lessee and which affect the Site and immediately deliver them to the Lessor.

19. Assignment, Subletting and Charging

19.1 No Assignment without Consent

The Lessee must not assign the leasehold estate in the Premises nor part with possession, sub-let or dispose of the Premises or any part of the Premises without the prior written consent of the Lessor, the Minister for Lands and any other person whose consent is required under this Lease or at law.

19.2 Change in Ownership of Shares

If the Lessee is a corporation the shares in which are not quoted on any stock exchange in Australia, any change in the beneficial ownership, issue or cancellation of shares in that corporation or any holding company of that corporation within the meaning of the *Corporations Act 2001 (Cth)* will be deemed to be an assignment of the leasehold estate created by this Lease and the Lessee must give the Lessor written notification of the change in ownership of shares within 14 days of the change.

19.3 Lessor's Consent to Assignment

Provided all parties whose consent is required under this Lease or at law to an assignment give their consent, then the Lessor may not unreasonably withhold its consent to the assignment of the leasehold estate created by this Lease if:

- (a) the proposed assignee is a respectable and responsible person of good financial standing;
- (b) all Amounts Payable due and payable have been paid and there is no existing unremedied breach, whether notified to the Lessee or not, of any of the Lessee's Obligations;
- (c) the Lessee procures the execution by the proposed assignee of a deed of assignment
- (d) to which the Lessor is a party and which deed is prepared and completed by the Lessor's solicitors; and
- (e) the deed of assignment contains a covenant by the assignee with the Lessor to pay all Amounts Payable and to perform and observe all the Lessee's Obligations; and
- (f) the Lessor's consent to assignment of the Lease, where provided, may be given subject to such reasonable conditions as the Lessor sees fit.

19.4 Release of Lessee upon Assignment

The covenants and agreements on the part of any assignee will be supplementary to the Lessee's Obligations and will not release the assigning Lessee from the Lessee's Obligations, other than to the extent expressly provided in the *Commercial Tenancy (Retail Shops) Agreement Act 1985*.

19.5 Property Law Act 1969

Sections 80 and 82 of the *Property Law Act 1969* are excluded.

19.6 Costs for Assignment or Lease

If the Lessee wishes to assign or sublet the leasehold estate created by this Lease, the Lessee must pay all reasonable professional and other costs, charges and expenses, incurred by the Lessor or other person whose consent is required under this Lease, of and incidental to:

- (a) the enquiries made by or on behalf of the Lessor as to the respectability, responsibility and financial standing of each proposed assignee;
- (b) any consents required under this Lease or at law; and
- (c) all other matters relating to the proposed assignment or sublease, whether or not the assignment or sublease proceeds.

19.7 No Mortgage or Charge

The Lessee must not mortgage or charge the Premises.

20. Damage or destruction

- (1) If the Site or any part thereof is totally or partially destroyed so as to require major rebuilding either party may within 2 months of the destruction or the damage terminate the Term with immediate effect by giving Notice to the other party.
- (2) If this Lease is terminated in accordance with this clause, **clause 22** will apply.
- (3) Any insurance proceeds received by the Lessee in relation to the destruction or the damage of the Site must be applied to the removal of any buildings, improvements and structures constructed or located on the Site in accordance with the requirements of **clause 22.2**.

21. Minister for Lands may terminate upon notice

- (1) Notwithstanding any other provision of this Lease, the Lessor and Lessee covenant and agree that the Minister for Lands may terminate this Lease for any reason upon six months written notice to the Lessee and Lessor.
- (2) No compensation or other consideration shall be payable to or claimable by the Lessee from the Lessor for or arising out of the termination of the Lease by the Minister for Lands.
- (3) If this Lease is terminated in accordance with this clause, **clause 22** will apply.

22. Obligations upon Termination

22.1 Yield up Site

On Termination the Lessee must -

- (a) peacefully surrender and yield up to the Lessor the Site in a condition consistent with the observance and performance of the Lessee's Obligations under this Lease; and
- (b) surrender to the Lessor all keys and security access devices and combination for locks providing access to or within the Site held by the Lessee whether or not provided by the Lessor.

22.2 Remove all improvements, structures and property

In the event this Lease is terminated or otherwise determined the Lessee must at its cost and to the Lessor's satisfaction:

- (a) remove any improvements, buildings and fixtures and all septic tanks, drains and soakwells constructed or located on the Site, including without limitation all concrete floors and asbestos sheeting, if any. The removal of any asbestos must be in strict accordance with the *Health (Asbestos) Regulations 1992*;
- (b) following the removal of any improvements, buildings and fixtures and all septic tanks, drains and soakwells in accordance with paragraph (a), restore the Site the same or substantially the same condition as it was immediately prior to the erection or construction of such improvements, buildings and fixtures and septic tanks, drains and soakwells; and
- (c) remove any contaminated soil from the Site.

22.3 Failure to remove or restore

- (1) If the Lessee fails to comply with **clause 22.2** within 60 days following termination or determination of the Lease the Lessor may at its option:
 - (a) remove all improvements, buildings and fixtures and all septic tanks, drains and soakwells from the Site;
 - (b) rehabilitate and restore the Site; or
 - (c) remove any contaminated soil.
- (2) In respect of any cost incurred by the Lessor in undertaking any works pursuant to **clause 22.3(1)**, the Lessee authorises the Lessor to draw upon the Demolition Levy without notice. If the Demolition Levy is insufficient to cover such cost, then any amount in excess of the Demolition Levy shall be a liquidated debt recoverable from the Lessee by the Lessor in a court of competent jurisdiction.

22.4 Return of Demolition Levy

- (1) If the Lessee complies with its obligations pursuant to **clause 22.2** to the Lessor's satisfaction, the Lessor will return to the Demolition Levy.
- (2) If the Lessor exercises its rights pursuant to **clause 22.3** and draws upon the Demolition Levy, in the event a portion of the Demolition Levy remains after the completion of such works by the Lessor, the Lessor will return the remaining amount of the Demolition Levy to the Lessee.

22.5 Clause to survive termination

The Lessee's obligations in this clause shall survive Termination.

23. Default

23.1 Events of Default

A default occurs if -

- (a) the Lessee is in breach of any of the Lessee's Obligations for 28 days after a Notice has been given to the Lessee to rectify the breach or to pay compensation in money;
- (b) any execution or similar process is made against the Site on the Lessee's property;
- (c) the Site is permanently vacated; and
- (d) a person other than the Lessee or a permitted sublessee or assignee is in occupation or possession of the Site or in receipt of a rent and profits.

23.2 Forfeiture

On the occurrence of any of the events of default specified in **clause 23.1** the Lessor may -

- (a) without prior notice and at any time enter and take possession of the Site and, where that occurs, the Lease shall be terminated immediately from that date of entry; and
- (b) give notice to the Lessee terminating the Lease and the Lease shall be terminated immediately from the date of that notice;

and, where the Lessor terminates the Lease under this clause, the Lessor will retain all of its rights in respect of any other breach by the Lessee of the Lessee's Obligations and the Lessee will not be released from any liability in respect of the Lessee's Obligations.

23.3 Lessor may remedy breach

If the Lessee -

- (a) fails or neglects to pay the Amounts Payable by the Lessee under this Lease; or
- (b) does or fails to do anything which constitutes a breach of the Lessee's Obligations,

then, after the Lessor has given to the Lessee notice of the breach and the Lessee has failed to rectify the breach within a reasonable time, the Lessor may without affecting any right, remedy or power arising from that default pay the money due or do or cease the doing of the breach as if it were the Lessee and the Lessee must pay to the Lessor on demand the Lessor's cost and expenses of remedying each breach or default.

23.4 Acceptance of Amount Payable By Lessor

Demand for or acceptance of the Amounts Payable by the Lessor after an event of default has occurred will not affect the exercise by the Lessor of the rights and powers conferred on the Lessor by the terms of the Lease or at law and will not operate as an election by the Lessor to exercise or not to exercise any right or power.

23.5 Essential Terms

Each of the Lessee's Obligations in **clauses 5** (Lease Fee and other payments), **7** (Insurance), **8** (Indemnity), **9** (Maintenance, repair and cleaning), **10** (Operation of Business); **10** (Building Requirements); **13** (Restrictions on use), **19** (Assignment; sub-letting and charging), are essential terms of this Lease but this **clause 23.5** does not mean or imply that there are no other essential terms in this Lease.

23.6 Breach of Essential Terms

If the Lessee breaches an essential term of this Lease then, in addition to any other remedy or entitlement of the Lessor -

- (a) the Lessee must compensate the Lessor for the loss or damage suffered by reason of the breach of that essential term;
- (b) the Lessor will be entitled to recover damages against the Lessee in respect of the breach of an essential term;
- (c) the Lessee covenants with the Lessor that if the Term is determined -
 - (i) for breach of an essential term or the acceptance by the Lessor of a repudiation of this Lease by the Lessee; or
 - (ii) following the failure by the Lessee to comply with any notice given to the Lessee to remedy any default.

the Lessee must pay to the Lessor on demand the total of the Amounts Payable under this Lease which would have been payable by the Lessee for the unexpired balance of the Term as if the Term had expired by effluxion of time together with the losses incurred or reasonably expected to be incurred by the Lessor as a result of the early determination including but not limited to the costs of re-letting or attempting to re-let the Site; and

- (d) the Lessee agrees that the covenant set out in this **clause 23.6(c)** will survive termination or any deemed surrender at law of the estate granted by this Lease.

24. Disputes

24.1 Referral of Dispute: Phase 1

Except as otherwise provided any dispute arising out of this Lease is to be referred in the first instance in writing to the lessor's representative as nominated in writing by the Lessor from time to time (**Lessor's Representative**) who shall convene a meeting within 10 days of receipt of such notice from the Lessee or such other period of time as is agreed to by the parties between the Lessor's Representative and an officer of the Lessee for the purpose of resolving the dispute (**Original Meeting**).

24.2 Referral of Dispute: Phase 2

In the event the dispute is not resolved in accordance with **clause 24.1** of this Lease then the dispute shall be referred in writing to the CEO of the Lessor who shall convene a meeting within 10 days of the Original Meeting or such other date as is agreed to by the parties between the CEO and the Lessee for the purpose of resolving the dispute.

24.3 Appointment of Arbitrator: Phase 3

In the event the dispute is not resolved in accordance with **clause 24.2** of this Lease then the dispute shall be determined by a single arbitrator under the provisions of the *Commercial Arbitration Act 1985* (as amended from time to time) and the Lessor and the Lessee may each be represented by a legal practitioner.

24.4 Payment of Amounts Payable

The Lessee must continue to pay the Amounts Payable in full until the date of the Arbitrator's decision or the date of an agreement between the Parties, whichever event is the earlier, and if upon resolution of the dispute the Lessee is deemed to have paid more than required, the Lessor will refund to the Lessee any such overpayment.

25. No Absolute Caveat

The Lessee nor any person on behalf of the Lessee will, without the prior written consent of the Lessor, lodge any absolute caveat at Landgate against the Certificate of Title for the Land, to protect the interests of the Lessee under this Lease.

26. Goods and services tax

(a) Lessee must Pay

If GST is payable on the Basic Consideration or any part thereof or if the Lessor is liable to pay GST in connection with the sublease of the Site or any goods, services or other Taxable Supply supplied under this Lease then, as from the date of any such introduction or application:

- (i) the Lessor may increase the Basic Consideration or the relevant part thereof by an amount which is equal to the GST Rate; and
- (ii) the Lessee shall pay the increased Basic Consideration on the due date for payment by the Lessee of the Basic Consideration.

(b) Increase in GST

If, at any time, the GST Rate is increased, the Lessor may, in addition to the GST Rate, increase the Basic Consideration by the GST Adjustment Rate and such amount shall be payable in accordance with this clause.

(c) GST invoice

Where the Basic Consideration is to be increased to account for GST pursuant to this clause the Lessor shall in the month in which the Basic Consideration is to be paid, issue a Tax Invoice which enables the Lessee to submit a claim for a credit or refund of GST.

27. No Fetter

Notwithstanding any other provision of this Lease, the Parties acknowledge that the Lessor is a local government established by the *Local Government Act 1995*, and in that capacity, the Lessor may be obliged to determine applications for consents, approvals, authorities, licences and permits having regard to any Written Law governing such applications including matters required to be taken into consideration and formal processes to be undertaken, and the Lessor shall not be taken to be in default under this Lease by performing its statutory obligations or exercising its statutory discretions, nor shall any provision of this Lease fetter the Lessor in performing its statutory obligations or exercising any discretion.

28. Acts by agents

All acts and things which the Lessor is required to do under this Lease may be done by the Lessor, the CEO, an officer or the agent, solicitor, contractor or employee of the Lessor.

29. Statutory powers

The powers conferred on the Lessor 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 Lease, in addition to the powers conferred on the Lessor in this Lease.

30. Notice

30.1 Form of delivery

A Notice to a Party must be in writing and may be given or made -

- (a) by delivery to the Party personally; or
- (b) by addressing it to the Party and leaving it at or posting it by registered post to the address of the Party appearing in this Lease or any other address nominated by a Party by Notice to the other.

30.2 Service of notice

A Notice to a Party is deemed to be given or made -

- (a) if by personal delivery, when delivered;
- (b) if by leaving the Notice at an address specified in **clause 30.1(b)**, at the time of leaving the Notice, provided the Notice is left during normal business hours; and
- (c) if by post to an address specified in **clause 30.1(b)**, on the second business day following the date of posting of the Notice.

30.3 Signing of notice

A Notice to a Party may be signed -

- (a) if given by an individual, by the person giving the Notice;
- (b) if given by a corporation, by a director, secretary or manager of that corporation;
- (c) if given by a local government, by the CEO;

- (d) if given by an association incorporated under the *Associations Incorporation Act 1987*, by any person authorised to do so by the board or committee of management of the association; or
- (e) by a solicitor or other agent of the individual, corporation, local government or association giving the Notice.

31. Severance

If any part of this Lease is or becomes void or unenforceable, that part is or will be severed from this Lease 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.

32. Variation

This Lease may be varied only by deed executed by the parties subject to such consents as are required by this Lease or at law.

33. Moratorium

The provisions of a statute which would, in any respect, affect the terms of this do not, to the fullest extent permitted by law, apply to limit the terms of this Lease.

34. Further assurance

The Parties must execute and do all acts and things necessary or desirable to implement and give full effect to the terms of this Lease.

35. Payment of money

Any Amounts Payable to the Lessor under this Lease must be paid to the Lessor at the address of the Lessor referred to in the Lease or as otherwise directed by the Lessor by Notice from time to time.

36. Waiver

- (1) Failure to exercise or delay in exercising any right, power or privilege in this Lease by a Party does not operate as a waiver of that right, power or privilege.
- (2) A single or partial exercise of any right, power or privilege does not preclude any other or further exercise of that right, power or privilege or the exercise of any other right, power or privilege.

37. Commercial Tenancy Act

If at any time and for so long as the *Commercial Tenancy (Retail Shops) Agreements Act 1985* applies to this Lease and a provision of that Act conflicts with a provision of this Lease, then each conflicting provision of this Lease is deemed to be amended to the extent necessary to comply with that Act.

38. Governing law

This Lease is governed by and is to be interpreted in accordance with the laws of Western Australia and, where applicable, the laws of the Commonwealth of Australia.

Schedule

Item 1 Land

Reserve 24308 being Lot 373 on Deposited Plan 219595 being the land comprised within Crown Land Title LR 3107 Folio 425.

Item 2 Site

That part of the Land depicted on the sketch annexed hereto as **Annexure 1**, and known as "The Kiosk".

Item 3 Term

5 years commencing on 1 September 2012 and expiring on 31 August 2017.

Item 4 Commencement Date

1 September 2012.

Item 5 Lease Fee

During the Term and the Further Term or any period of holding over (if any) the Lease Fee will be reviewed on each anniversary of the Commencement Date as follows:

Lease Fee Date & Rent Review Date	Lease Fee/ Reviewed Amount
Commencement Date	\$2,000.00 per annum payable annually in advance
1 September 2013	\$6,333.00 per annum payable annually in advance
1 September 2014	\$10,666.00 per annum payable annually in advance
1 September 2015	\$15,000.00 per annum payable annually in advance
Following 1 September 2015, on each subsequent anniversary of the Commencement Date a CPI review will be undertaken.	<p>The Rent will be reviewed in accordance with the following formula:</p> $R_2 = R_1 \times \frac{\text{Current CPI}}{\text{Previous CPI}}$ <p>Where:</p> <p>R₂ is the Rent after the relevant anniversary of the Commencement Date.</p> <p>R₁ is the Rent immediately before the relevant anniversary of the Commencement Date.</p>

	<p>CPI means the consumer price index published by the Australian Statistician for All Groups for Perth.</p> <p>Current CPI means the CPI number for the quarter ending immediately before the relevant Review Date.</p> <p>Previous CPI means the CPI number for the quarter ending immediately before the last review Date before the relevant review date.</p> <p>The reviewed Rent will be payable annually in advance.</p>
--	--

Item 6 Demolition Levy

\$300.00 per year payable annually in advance, with the first payment due on the Commencement Date.

Item 7 Demolition Levy Review Date

The Demolition Levy is to be reviewed annually on the anniversary of the Commencement Date, in every year of the Term and any further term.

Item 8 Permitted Purpose

Kiosk.

Item 9 Public Liability Insurance

Ten million dollars (\$10,000,000.00).

Signing page

EXECUTED by the parties as a Deed

2012

THE COMMON SEAL of the CITY OF)
COCKBURN was hereunto affixed in the)
presence of:)

(Signed)

(Position)

(Print Full Name)

(Signed)

(Position)

(Print Full Name)

SIGNED by the said Doris Irene Nelson in)
the presence of .)

D I Nelson

Witness sign:

Witness print full name:

Address:

Occupation:

G M Wilson
GERARDINE May NIKSON
31 WALGREEN CRES
CAWISTA 6167
HOME DUTIES.

MINISTER FOR LANDS CONSENT

5999.2-12.08.27-TF-Lease

Cockburn



46149

Doris Nelson

P.O. Box

Rockingham Beach 6168
wa15th October 2012

Lee,

First to apologise for long delay in returning these
so many dramas have been happening didn't
whether I was coming or going,

would like to request a extra five years (5x5)
lease, having owned the kiosk for twenty eight years
& become very dear to me it has become a symbol
life having helped my children in their younger
lots of others that have needed help. Enough
bling on, Thanks a lot

yours faithfully
Doris.

RECEIVED at: CITY OF COCKBURN	
File #:	<u>1911-KIOSK</u>
x-ref:	
Action Officer	CC
<u>L.G.B.T</u>	19 OCT 2012
Retention DAYBOX	Manual File
Archive FILE	
LOOSE / ATTACHED	File please: <input type="checkbox"/>

Rpt Gen Sht Bank v11.21

Your Reference: 31/05/2012
 Our Reference: 201205057 LR:lr
 Date of Issue: 25 June 2012
 Enquiries: Luke Russell Ph 9271 9500

RECEIVED at: CITY OF COCKBURN	
File #:	<u>1911-KIOSK</u>
x-ref:	
Action Officer	<u>ORIGINAL INV CC</u>
	<u>LG211 27 JUN 2012 TDAP</u>
Retention	DAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:



VALUATION REPORT



1136 Cockburn Road, Henderson WA 6166

Prepared for

City of Cockburn
 9 Coleville Crescent
 Spearwood WA 6163

Attention

Lee Gatt, Property & Lands Officer

INDEPENDENT VALUERS OF WESTERN AUSTRALIA

PO Box 277 Mt Lawley WA 6929
 Tel (08) 9271 9500 Fax (08) 9271 9555
 Email admin@ivwa.com.au

INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD (ACN 147 630 064)
 ATF LAMBERT TRADING TRUST (ABN 14 131 536 781)



CONTENTS

Contents.....	ii
Scope	1
Title Details.....	4
Sale and Lease Details.....	5
Planning Controls	6
Environmental/Contamination Issues	8
Location.....	10
Services.....	11
Site Description	12
Improvements	14
General Commentary.....	16
Market Analysis	19
Valuation	27
Valuation Certificate	29
APPENDIX 1: Qualifications and Definitions.....	31
APPENDIX 2: Instructions	34



SCOPE

Instruction to Value

We have been instructed by Lee Gatt from the City of Cockburn to undertake a valuation of 1136 Cockburn Road, Henderson 6166. A copy of this instruction is appended.

Valuation Standards - General

This valuation is made in accordance with the valuation standards of the Australian Property Institute and the Commissioner for Consumer Protection (WA).

Purpose For Which This Report is Required

Rent Review

Interest To Be Valued

Leasehold interest in an estate in fee simple subject to encumbrances which affect the use or value of the leasehold interest (if any) registered on the Title at the date of search and to lease agreements and special conditions noted elsewhere in this report.

Date Of Inspection

The property was inspected on 8 June 2012.

Date Of Valuation

The date of valuation is 8 June 2012 being the date of inspection.

Where there is a difference between the dates of valuation and inspection, it is assumed that no significant event occurred between those dates that would impact on the value of the subject property.

Extension of Liability

In addition to the party to whom this valuation is addressed, the following parties may also retain a copy of this report and are entitled to rely on the contents in the same manner as the addressee.

- Nil

We assume that the report format and content meets with the standard requirements of the party to whom liability is extended and that any additional information or opinion required may be provided through a review of this report or via additional correspondence.



Special Instructions

Special instructions provided by the client (if any) are summarised below.

- Nil

Assumptions, Conditions and Limitations

Particular assumptions, limitations or qualifications applicable to the specific property which is the subject of this valuation are set out below. These are in addition to general assumptions, conditions and limitations made elsewhere in this report.

- The subject property has been valued subject to existing lease agreements (if any). Where required, a 'Vacant Possession' value is also supplied.
- The property is currently leased however we have not been provided with any details regarding the current arrangement. We have been asked to assume a lettable area of 112m² and a commencement date of August 2012.
- It is assumed that the present use of the land as a kiosk has been approved by the Council.

Statement of Professional Indemnity Insurance

Independent Valuers of Western Australia currently carries Professional Indemnity Insurance cover. This valuation is not precluded under the terms of this insurance.

Liability limited by a scheme approved under Professional Standards Legislation.

Definition of Market Rental Value

The International Valuation Standards Council defines Market Rent (which is adopted by the Australian Property Institute¹) as:

The estimated amount for which a property, or space within a property, should lease on the date of valuation between a willing lessor and a willing lessee on appropriate lease terms in an arm's-length transaction, after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. (ANZ Valuation and Property Standards 2008, p6.2.2)

Goods and Services Tax

A Goods and Services Tax (GST) became effective in Australia on 1 July 2000. The supplier (more commonly known as 'vendor' in the case of real estate transactions) of a good or service is required to pay the GST liability.

¹ Australia and New Zealand Valuation and Property Standards 2008 (www.api.org.au)



Sales of commercial "Going Concerns" do not attract GST and are usually sold on a GST Exclusive basis. Other commercial property transactions are usually transferred Inclusive of GST, but this may vary dependent upon other conditions. The basis of GST payment on sold property needs to be established to allow proper market comparison.

Sales of established residential do not attract a GST and are sometimes termed "Inclusive of nil GST" whether GST is payable or not. Where a property sale is GST exempt, the net return to the vendor is the GST Inclusive value or gross selling price.

Established rural properties are generally exempt from GST and are often determined as a GST Free Supply. In these instances, values are generally shown as "Inclusive of Nil GST".

Adopted Approach to Application of GST

For consistency and comparison purposes, all sale analyses and valuation assessments are made on the same basis. For the purposes of this valuation, analysed sale data and valuation assessments are shown as "GST Exclusive" unless stated otherwise.

Determination of GST Amount

The relevant amount of GST should be determined by a taxation professional. We advise that we are not taxation or legal experts and we recommend competent and qualified advice be obtained. Should this advice vary from our interpretation of the legislation and Australian Taxation Office rulings current as at the date of this valuation, we reserve the right to review and amend our valuation accordingly.

1136 Cockburn Road, Henderson WA 6166



TITLE DETAILS

The Certificate of Title was not searched.



SALE AND LEASE DETAILS

Last Sale(s) Within Last Three Years

It is understood that the property has not sold in the last three years.

Current Sale Details

It is understood that the property is not currently under contract of sale.

For Sale

It is understood that the property is not currently being marketed for sale.

Current Lease Details

The property is currently leased however we have not been provided with any details regarding the current arrangement. We have been asked to assume a lettable area of 112m² and a commencement date of August 2012.

For Lease

It is understood that the property is not currently being marketed for rent.



PLANNING CONTROLS

Metropolitan Region Scheme

Under the Metropolitan Region Scheme, this property is zoned Parks and Recreation. This means the land is of regional significance for ecological, recreational or landscape purposes.

Local Government Town Planning Scheme

The land falls within the boundaries of the City of Cockburn and is governed by Town Planning Scheme No 3.

It is standard policy of West Australian Local Authorities not to issue planning certificates relative to the zoning and/or use of properties. Accordingly, our comments are based on verbal enquiries only.

Zoning

Enquiries to Council indicate the land is zoned 'Parks and Recreation'.

Compliance

It is assumed that the present use of the land as a kiosk has been approved by the Council.

Proposed Amendments

We are not aware of any proposed amendments to the scheme that would adversely affect the property.

Heritage

The Heritage Council of Western Australia maintains the State Register of Heritage Places under the Heritage of Western Australia Act 1990.

The State Register of Heritage Places recognises a place's value and importance to Western Australia and includes buildings, structures, gardens, cemeteries, landscapes and archaeological sites. The State Register provides a recognised heritage place with statutory protection to ensure that it is conserved into the future.

The Places Database not only includes places listed in the State Register, but also those listed in Local Government Municipal Inventories, the Commonwealth's Register of the National Estate and the National Trust's List of Classified Places. Listing of a property on inventories other than the State Register is often considered to be part of the path toward registration under the Heritage Act.

A search of the State Register of Heritage Places has not been made and it is assumed that the property does not have any heritage significance. Should subsequent investigation indicate that the subject property is so affected, we reserve the right to revise our assessment.

Native Title

The value and utility of land can be adversely affected by the presence of Aboriginal Sacred Sites. Aboriginal requirements can only be determined by the appointment of an appropriate expert. Therefore, it cannot be warranted that there are no such sites on the land.

An Aboriginal Heritage Sites Register is determined under Section 38 of the State's *Aboriginal Heritage Act 1972* and is maintained by the Department of Indigenous Affairs. In accordance with information from the Department of Indigenous Affairs, the Register is not considered conclusive evidence.

Under the *Native Title Act 1993*, native title has been extinguished over land which is held in freehold. Enquiries with the Department of Planning and Infrastructure reveal that Special Leases under Section 116 of the *Land Act 1993* also extinguish native title.

Accordingly, this valuation has been undertaken on a freehold fee simple basis and any allowance for possible native title claim over the land has not been considered. If it is determined that the property is so affected, the right to review this valuation is reserved.



ENVIRONMENTAL/CONTAMINATION ISSUES

The Western Australian *Contaminated Sites Act 2003* (the Act) took effect on 1 December 2006.

The Act defines a 'contaminated site' as,

In relation to land, water or a site, having a substance present in or on that land, water or site at above background concentrations that presents, or has the potential to present, a risk of harm to human health, the environment or any environmental value.

Where past or present land use activities involve, or have involved, the storage, handling or disposal of chemicals, there is an increased risk of contamination. Although a property may not be listed, potential contamination may not have been noted or reported at this point.

Contamination Issues and Environmental Constraints

Our visual inspection of the site did not reveal any general contamination.

In the absence of an environmental consultant's report, this valuation is made on the assumption that there is no health risk from contamination within the property.

Petroleum Products

Our visual inspection of the site did not reveal any contamination by petroleum products.

In the absence of an environmental consultant's report concerning the presence or remediation of any petroleum based pollution, this valuation is made on the assumption that there is no health risk from petroleum products within the property.

Asbestos

Our visual inspection of the property did not reveal any use of asbestos.

In the absence of an environmental consultant's report concerning the presence of any asbestos fibre, this valuation is made on the assumption that there is no health risk from asbestos within the property.

Pest Control Issues

Our visual inspection of the property did not reveal any pest activity.

The valuer is not a qualified expert in this field and it is recommended that this should be confirmed by a certified pest control firm.

This valuation assumes that the premises are free from pest infestation.

Right to Review

The right is reserved to review and, if necessary, vary the valuation figure if contamination or other environmental hazard is found to exist.



LOCATION

Town/Suburb

The property is located in a suburb of Henderson within the Shire of Cockburn.

Distances

- 8km south west of the main commercial district of Gateway Shopping Centre in Cockburn Central
- 34km south west of Perth via the Kwinana Freeway

Population

The City of Cockburn had a population of 78,478 persons at the 2006 National Census. This represents 3.8% of the State population of 2,062,686 and 5.97% of the Metropolitan Area population of 1,314,346. The Metropolitan Area population represents 63.72% of the State population.

Neighbourhood

The property is located between two heavy industrial precincts in Henderson and Naval Base and is situated opposite Beeliam Regional Park. The property is located on a main through road between the suburbs that carries a high volume of vehicular traffic.



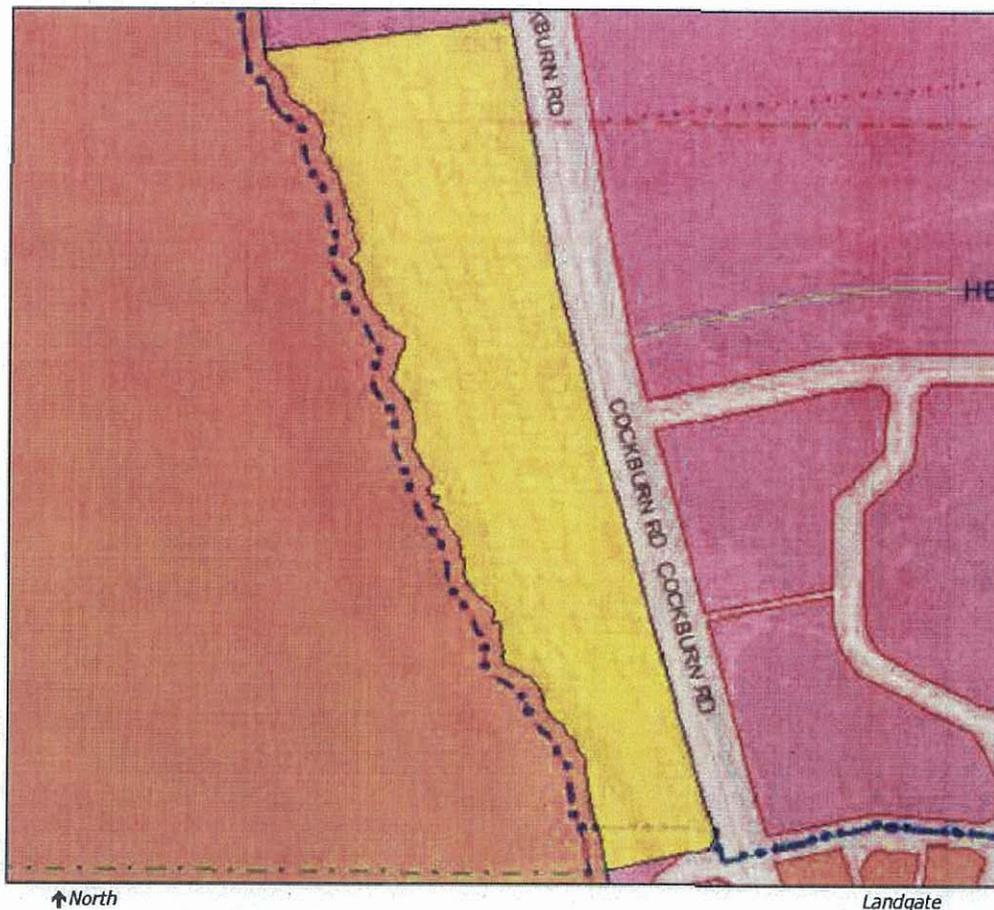
SERVICES

General

Power	Overhead mains reticulated supply to the perimeter of the site only – minimal internal reticulation to individual tenancies with tenants generally using wind and solar technology to meet electricity needs within park
Gas	Private supply by LPG bottle as required
Water	Mains reticulated supply to tap outlet only at approximately every second tenancy (shared) within park
Liquid Waste Disposal	Communal facilities with on-site septic disposal system

SITE DESCRIPTION

The property has been identified from the Certificate of Title, a Cadastral Plan and on-site inspection.



Area

The total area of the subject site is assumed to be 112m² as advised by the client.

Configuration

The shape of the lettable area is assumed to be regular

Contour and Elevation

The site falls slightly below the road grade with a gentle slope to the west.

Soils

The soils appear to be sandy and well drained.



Site Accessibility

Primary Road	Industrial grade bitumen paved 2 lane dual carriageway with concrete kerbing and drainage
Secondary Road	No secondary access
Crossover	A single, bituminised crossover is provided from the primary road

Flood Risk

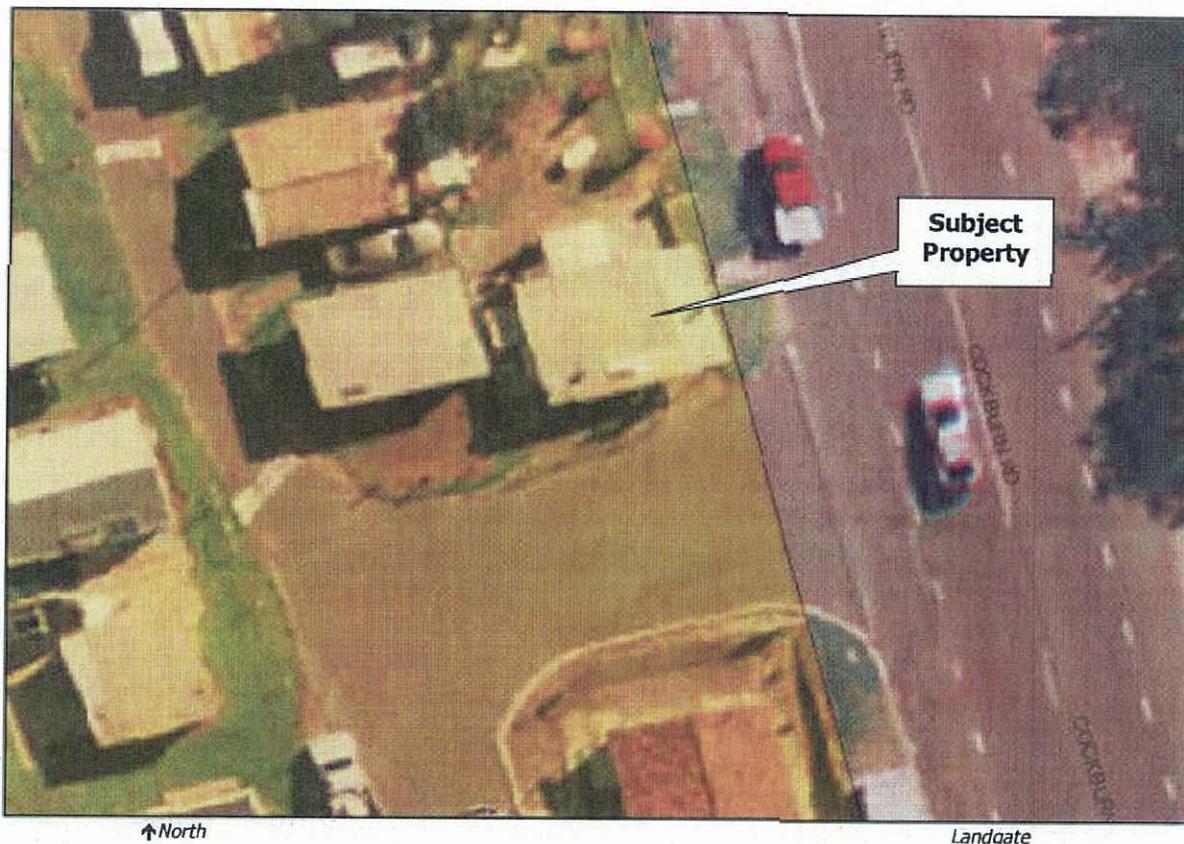
We have no reason to suspect any major flood problems.

Title Boundaries

It should be noted that, whilst careful inspection of the property has been carried out, a detailed site survey has not been completed. The valuer's inspection does not constitute a site survey and is not intended as such. Prospective purchasers, mortgagors or mortgagees need to make their own enquiries in this regard.

This valuation is made on the basis that there are no encroachments by or upon the property and this should be confirmed by a current survey report and/or advice from a Registered Surveyor. If any encroachments are noted or confirmed in a survey report, any effect on the value stated in this report will need to be reassessed.

IMPROVEMENTS



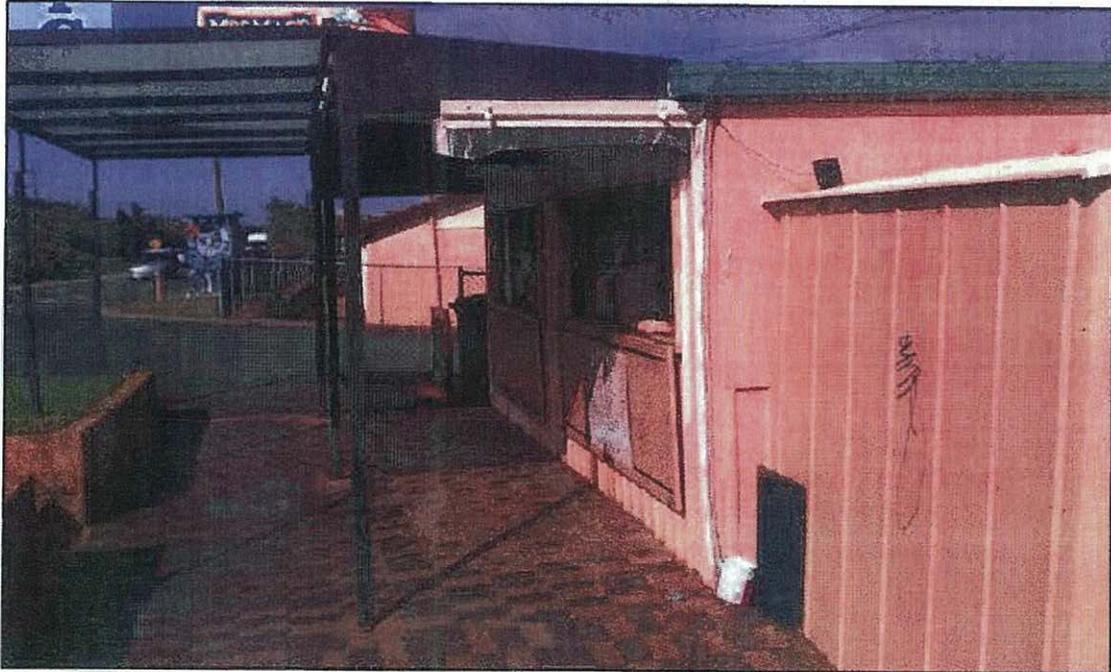
The rent review is for a ground lease only and the improvements therefore do not impact on the value. Additionally, it is requested that the valuation be conducted in a discreet manner and a thorough inspection of the improvements has not been undertaken. The improvements can briefly be described as a small iron building operating as a kiosk.

State of Repair

With regard to current improvements, it should be noted that, whilst careful inspection has been carried out, a detailed structural survey and testing of any of the services or inspection of unexposed or inaccessible portions of the building have not been completed. Therefore, it is not possible to confirm that these are free from defect, rot or infestation. The valuer's inspection does not constitute a structural survey and is not intended as such. Prospective purchasers, mortgagors or mortgagees need to make their own enquiries in this regard.

This valuation is made on the basis that the property is structurally sound and maintained to a reasonable state of repair relative to its age. If any structural issues are noted or confirmed in a structural survey, any effect on the value stated in this report will need to be reassessed.

Images



Kiosk

GENERAL COMMENTARY

General Commentary

It is our view that the most appropriate method to determine a fair market rental for the subject property is to locate comparable ground rental evidence, making allowance for points of difference, thereby assessing an appropriate market rental for the subject property. However, locating ground rental evidence of a property having directly comparable attributes and detriments to the subject is almost an impossible task due to its small size and unique nature.

A common methodology to assess a ground rental for a land parcel is to determine the capital value of the land, and then calculate a rental rate based on a percentage of the land value. Due to the existing land use and nature of the property, we would consider the percentage to be similar to commercial yields, which is generally between 6% and 8%. In this instance we have utilised 7% and based our calculations on this rate. To effect this calculation we must firstly determine our opinion as to the market value of the land, and as there are no comparable parcels that have sold recently we can only interpolate from the available evidence.

The economic principle of 'economies of scale' is clearly demonstrated in our analysis of sales and rentals listed below and manifests as smaller properties achieving higher value rates than larger properties of a similar nature.

Western Australian Real Estate Market Commentary

In early 2011 the property market continued its steady decline since the March quarter of 2010. The Australian Dollar (AUD) is currently at an extreme high against the US, reaching as high as \$1.10 in August and settling around the one dollar mark in late 2011. Growth in employment has moderated over recent months and the unemployment rate has changed very little, near 5 per cent. The Reserve Bank of Australia (RBA) has maintained its preferred inflation rate parameters between 2%-3%, however it is clear that inflationary pressures are growing which is likely to result in higher interest rates at some point.

Over the past year, the Australian economy has been subject to a number of strong, often countervailing, economic forces: strong demand for commodities; rising global inflation; global financial market instability; consumer caution; slower population growth; and slow productivity growth. The economy has also been affected by severe weather events.

2010 experienced a succession of interest rate rises, capping in early 2011 at 4.75%. Economists expected the RBA to keep rates on hold; however, instability in the world economy triggered two cuts late in the year.



Harley Dale, Chief Economist from the Housing Industry Association (HIA) commented on the situation of housing, "Activity in the housing industry has been buffeted by higher interest rates, continuing tight credit conditions, incessant chatter about a fictitious property bubble, an astoundingly high taxation burden, and a complete lack of progress on policy reform to reduce unnecessary new housing costs."

It is thought by those in the construction industry that time and money is being lost in the design and construction of "Green Homes" which are, in accordance to policy, to be designed in an "Eco Friendly and Energy Efficient" way. The increased time and money (inefficiency), along with building companies losing skilled employees to mining companies in the north of Western Australia are resulting in increased building prices and times. Further upsetting the building industry is that it depends on how the proprietor uses the property rather than how it is designed to be energy efficient and eco friendly.

Household debt remains a large problem for many Australians. Peter Docherty, School of Finance and Economics, University of Technology, Sydney, commented that the, "Ratio of debt-servicing to household income is the highest it has been for some time." This could leave some Australians much more vulnerable to rising interest rates.

In the July meeting, the RBA indicated that, global economic growth had eased, and the downside risks stemming from the European debt problems looked more significant. In Australia, households remained cautious and the housing market was soft. Also, it now appeared that the slow recovery in coal production would mean that earlier Gross Domestic Product (GDP) forecasts for 2011 would not be met.

Throughout this time, the valuation of many asset classes, including property, has been particularly challenging due, in part, to a reduction in the number of sale transactions available for comparison. It is also acknowledged that, in some markets, the normal selling period of a property is likely to have increased.

Market volatility (although showing signs of improvement in some sectors) has remained high, in particular for those properties situated in the periphery of the Perth Metropolitan Area. Enquiries indicate that the market has continued a steady and gradual decline since the March quarter of 2010.

The Australian economy has come through the Global Financial Crisis relatively well compared to many of its peers.

Demand for Australia's mineral resources remains strong, particularly from China. Observations of the strength of the Chinese economy vary from steady growth to a slow decline. As a major trading partner, the economy of China has a significant impact on Australia.

Predictions for 2012 and beyond remain a mixed bag. Some are predicting a narrow decline in value for 2012 before levelling and followed by steady growth. Others have strongly disagreed with this prediction believing there were no clear signs of recovery or stabilisation particularly with a fall in net migration to Western Australia and an oversupply of properties on the market.



Whilst the federal government stimulus package and a resurgence of the minerals export market have helped the Australian economy avert a major recession, overall buyer and investor sentiment remains cautious albeit with some optimism. There still exists some volatility in the commercial markets although selling times have shortened for some prime properties but longer than normal selling times may still be required for secondary quality properties or those with higher risk profiles. Larger projects may be hampered by a further tightening of bank investment.



MARKET ANALYSIS

A number of arm's length sales of similar properties were considered in this valuation. The most relevant of those are listed below.

Directly comparable properties that have sold on the date of valuation, that is, those that may be considered sufficiently similar as to be identical, are not common. Therefore, information researched is as close to the date of valuation as possible and adjustments for zoning, location, shape, contour, size, construction, age, style, presentation, features, and the like have been made in order to determine a relevant comparison. Additional evidence may have been reviewed and, if so, record of these will be maintained separately by Independent Valuers of Western Australia.

As a consequence of the Privacy Act 1988 (Cth), there may be some information of confidential supporting evidence which is not published in this report. Details of all gathered information are retained on file and can only be produced if needed by a court of law or for any other lawful purpose.

The economic principle of 'economies of scale' is clearly demonstrated in our analyses listed below and manifests as smaller properties achieving higher value rates than larger properties of a similar nature.

Market Activity

Our investigations found that there were a limited number of sales of closely comparable properties available. The evidence available was generally larger and better located. This is considered to be as a consequence of the unique nature of the subject property. Accordingly, we have considered evidence from a broader range of properties including small commercial properties throughout the Perth Metropolitan Area and made appropriate allowances for differences in size, quality, location and other factors.

This makes accurate assessment of value more difficult and, consequently, some precision may be lost. We have valued the property to the best of our ability and knowledge given the restrictions of the available evidence.



Sales Evidence – General

Only sales data considered most relevant are detailed and analysed below. Additional sales data may have been gathered and are kept on file for further reference if necessary.

Sale 1

Address 62A Walter Road, Bedford

Sale Price and Date \$410,000 in July 2011

GST Component Appears to have been sold exclusive of GST

Land Description 154 m²
Comprises a commercial lot positioned amongst strip shops on a busy road with a high volume of vehicular traffic.

Building Description Building Type: Strip Shop - Laundromat
Construction: Brick and iron
Age/Condition: Presents to a maintained condition
Building Area: 101 m² (Actual)
General: Comprises a retail strip shop operating as a laundromat that presents to a maintained condition.

Analysis

<u>Sale Analysis</u>			
Sale Price	Sale Price	\$ 410,000	
	GST (Estimated)	\$ -	\$ 410,000
Total Land Area			154 m ²
Sale Rate	<i>On Land Area</i>		2,662 /m²
<u>Land Value Analysis</u>			
Estimated Added Value of Improvements		\$ 100,000	
Underlying Land Value		\$ 310,000	
Analysed Land Value Rate		\$ 2,013 /m²	

Comparison Strengths: Superior location on a bus road amongst other retail shops.
Weaknesses: Nil evident
Overall: Overall a larger land holding in a superior location and we would anticipate a slightly inferior value rate to apply to the subject.

Source Landgate through RP Data



Sale 2

Address 9 Hill View Place, Bentley

Sale Price and Date \$475,000 in September 2010

GST Component Appears to have been sold exclusive of GST

Land Description 261 m²
Comprises a commercial land holding amongst a set of shops in close proximity to Curtin University.

Building Description Building Type: Strip Shop - Deli
Construction: Brick and asbestos
Age/Condition: 1967 built, presents to an adequately maintained condition
General: Comprises a retail strip shop operating as a deli in walking distance to Curtin University.

Analysis

<u>Sale Analysis</u>			
Sale Price	Sale Price	\$ 475,000	
	GST (Estimated)	\$ -	\$ 475,000
Total Land Area			261 m ²
Sale Rate	<i>On Land Area</i>	\$ 1,820	/m²
<u>Land Value Analysis</u>			
Estimated Added Value of Improvements		\$ 100,000	
Underlying Land Value		\$ 375,000	
Analysed Land Value Rate		\$ 1,437	/m²

Comparison Strengths: Well located for pedestrian trade
Weaknesses: Inferior vehicular exposure
Overall: Overall a larger land holding and we would anticipate a higher value rate to apply to the subject.

Source Landgate through RP Data



Sale 3

Address 81 Wanneroo Road, Tuart Hill

Sale Price and Date \$355,000 in January 2011

GST Component Appears to have been sold exclusive of GST

Land Description 172 m²
Comprises a commercial land holding on Wanneroo Road with exposure to high volumes of vehicular traffic.

Building Description Building Type: Strip Shop - Laundromat
Construction: Brick and iron
Age/Condition: 1959 built, presented to a dated condition at sale
Lettable Area: 96 m² (Actual)
General: Comprises a retail strip shop in a high exposure location. The property has had some work done to it (including a new roof) since the sale date.

Analysis

<u>Sale Analysis</u>			
Sale Price	Sale Price	\$	355,000
	GST (Estimated)	\$	-
		\$	355,000
Total Land Area			172 m ²
Sale Rate	<i>On Land Area</i>	\$	2,064 /m²
<u>Land Value Analysis</u>			
Estimated Added Value of Improvements		\$	50,000
Underlying Land Value		\$	305,000
Analysed Land Value Rate		\$	1,773 /m²

Comparison Strengths: Superior location with good exposure
Weaknesses: Dated improvements
Overall: Overall a larger land holding in a preferred location and we would anticipate a higher value rate to apply to the subject.

Source Landgate through RP Data



Sale 4

Address 3 Kerry Street, Hamilton Hill

Sale Price and Date \$450,000 in October 2010

GST Component Appears to have been sold exclusive of GST

Land Description 263 m²

Comprises a commercial land holding amongst a couple of shops in a low exposure location.

Building Description Building Type: Shop - Vacant

Construction: Brick and asbestos

Age/Condition: Presented to a very poor and dated condition when sold

General: Comprises a vacant shop that presented to a very dated condition but has had work done to it since. The shop is large in comparison to others but is in a low exposure location.

Analysis

<u>Sale Analysis</u>			
Sale Price	Sale Price	\$	450,000
	GST (Estimated)	\$	-
		\$	450,000
Total Land Area			263 m ²
Sale Rate	<i>On Land Area</i>	\$	1,711 /m²
<u>Land Value Analysis</u>			
Estimated Added Value of Improvements		\$	90,000
Underlying Land Value		\$	360,000
Analysed Land Value Rate		\$	1,369 /m²

Comparison Strengths: Large shop

Weaknesses: Inferior exposure

Overall: Overall a larger land holding with inferior exposure and we would anticipate a higher value rate to apply to the subject.

Source Landgate through RP Data



Sale 5

Address 114 Kooyong Road, Rivervale

Sale Price and Date \$350,000 in August 2011

GST Component Appears to have been sold exclusive of GST

Land Description 280 m²
Comprises a commercial land holding amongst a series of strip shops on a residential through road in Rivervale.

Building Description Building Type: Shop- Takeaway Food
Construction: Brick and fibro
Age/Condition: 1951 built, presents to an average condition
Lettable Area: 79 m² (Actual)
General: Comprises a commercial lot in a series of strip shops with medium vehicular exposure. The shop presents to an average condition.

Analysis

<u>Sale Analysis</u>			
Sale Price	Sale Price	\$	350,000
	GST (Estimated)	\$	-
		\$	350,000
Total Land Area			280 m ²
Sale Rate	<i>On Land Area</i>		1250 /m²
<u>Land Value Analysis</u>			
	Estimated Added Value of Improvements	\$	60,000
	Underlying Land Value	\$	290,000
	Analysed Land Value Rate	\$	1,036 /m²

Comparison Strengths: Good level of passing traffic
Weaknesses: Residential area
Overall: Overall a larger land holding and we would anticipate a higher valuer rate to apply to the subject.

Source Landgate through RP Data



Sale 6

Address 457A Canning Highway, Como

Sale Price and Date \$445,500 in April 2011

GST Component Appears to have been sold inclusive of GST which reflects an exclusive of GST purchase price of \$405,000

Land Description 187 m²

Comprises a residential zoned lot in a series of commercial zoned strip shops. It is unlikely that the lot will ever be used for residential purposes. The property is located in a high exposure location.

Building Description Building Type: Shop - Photographer
 Construction: Brick and iron
 Age/Condition: 1950 built, presents to a good condition
 Lettable Area: 53 m² (Actual)
 General: Comprises a small retail shop that presents to a good condition.

Analysis

<u>Sale Analysis</u>			
Sale Price	Sale Price	\$	445,500
	GST (Estimated)	\$	40,500
Total Land Area			187 m ²
Sale Rate	<i>On Land Area</i>	\$	2,166 /m²
<u>Land Value Analysis</u>			
Estimated Added Value of Improvements		\$	65,000
Underlying Land Value		\$	340,000
Analysed Land Value Rate		\$	1,818 /m²

Comparison Strengths: High exposure location
 Weaknesses: Nil evident
 Overall: Overall a larger land holding in a superior location and we would anticipate a slightly higher value rate to apply to the subject.

Source Landgate through RP Data



Sales Rationale and Conclusion – General

Sale analyses are summarised as follows.

Sale #	Sale Price	Sale Date	GST	Land Area (m ²)	Value of Improvements	Analysis on Land Area (\$/m ²)	Comments
1	\$ 410,000	7/2011	\$ -	154	\$ 100,000	\$ 2,013	Superior exposure, larger land holding
2	\$ 475,000	9/2010	\$ -	261	\$ 100,000	\$ 1,437	Inferior exposure, significantly larger land holding
3	\$ 355,000	1/2011	\$ -	172	\$ 50,000	\$ 1,773	Superior exposure, larger land holding
4	\$ 450,000	10/2010	\$ -	263	\$ 90,000	\$ 1,369	Inferior exposure, significantly larger land holding
5	\$ 350,000	8/2011	\$ -	280	\$ 60,000	\$ 1,036	Comparable exposure, significantly larger land holding
6	\$ 445,500	4/2011	\$ 40,500	187	\$ 75,000	\$ 1,765	Superior exposure, larger land holding

There is a link in land values for small commercial properties dependent on their size and their location. Small commercial land holdings under 200m² in good exposure locations are achieving values of \$1750/m² to \$2,000/m² on land area whilst those which are between 250m² to 300m² in lower exposure locations are achieving values rates of under \$1,500/m².

Given the subject's significantly smaller size (assumed to be 112m²) and good exposure location it could be expected to achieve a value rate in excess of \$2,000/m² to \$2,250/m². However, due to its isolated location from other commercial properties resulting in less spin-off trade from, neighbouring but not competing, adjacent commercial properties and lack of associated parking we would anticipate a value rate below this range to apply.

The foregoing sales evidence indicates a range of value from \$1,000/m² to \$2,000/m² and a fair range of value for the subject from \$1,800/m² to \$2,000/m².

Accordingly, we have adopted a land value of \$1,900/m².



VALUATION

Methodology

This valuation has been made in accordance with accepted valuation standards and in line with legal precedent utilising the following:

- Percentage of Total Market Value; and
- Direct comparison to sales of similar properties in the locality or within similar localities where limited evidence is available

Highest and Best Use

This valuation is based on the highest and best use of the property which is considered to be its proposed use under the lease as commercial land.

The highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Direct Market Comparison

This approach relies on the direct comparison to sales of similar properties. Adjustments for variations in area, zoning, location and shape have been made in order to determine market value levels. Where there is substantially limited evidence, comparison has been made to other similar localities.

Generally, available sales evidence has been analysed on a rate (\$ per m²) of improved land area or building area with an appropriate rate attributed to the subject property deduced from this analysis. This rate is all-encompassing and takes account of the property's size, age, site coverage, quality of improvements, age of sale, and on-site factors including car parking, leasing, location and market factors.



Ground or Site Rent

Ratio Basis

A ground rent is often considered in terms of a return on investment and expressed as a ratio or percentage of the land's market value.

Available rental evidence has been analysed as a ratio of land value with an appropriate rate attributed to the subject property deduced from this analysis. This rate is all-encompassing and takes account of the property's size, location and other market factors.

Market Value of Land	112 m ² @ \$	1,800 /m ²	\$	200,000	
		\$	1,900 /m ²	\$	215,000
		\$	2,000 /m ²	\$	225,000
ADOPT "AS IS" VALUE (Exclusive of GST)				\$	215,000
Ground Rent (Proportion of Land Value)		6.00%	\$	13,000	pa
		7.00%	\$	15,000	
		8.00%	\$	17,000	
ADOPT GROUND RENTAL VALUE (Exclusive of GST)				\$	15,000 pa



VALUATION CERTIFICATE

Acting under instructions from Lee Gatt from the City of Cockburn, Independent Valuers of Western Australia has undertaken a valuation of 1136 Cockburn Road, Henderson. This Valuation Certificate forms part of the report and should not be used or read independently of it.

Valuation "As Is"

We certify that it is our considered opinion that the fair market rental value of the subject property as at 8 June 2012 is the sum of:

\$15,000

(Fifteen Thousand Dollars per annum)

The above value is exclusive of GST

Valuer Certification

The valuer signing this report certifies that the property as described herein was inspected personally and the valuer has personally prepared this report.

Valuer's Interest

The valuer confirms that they do not have any direct, indirect or financial interest in the property described herein.

Exclusivity

This report has been prepared for the private and confidential use of the client to whom it is addressed and parties to whom liability has been extended (if any) and should not be reproduced, either wholly or in part, or relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia. No responsibility will be accepted for photocopied signatures.

Limitation

Neither the whole, nor any part of this valuation or any reference thereto may be included in any published documents, circular or statement or published in part or full in any way, without written approval of the form and context in which it may appear.



Currency

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). Independent Valuers of Western Australia does not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, Independent Valuers of Western Australia does not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

INDEPENDENT VALUERS OF WESTERN AUSTRALIA

VALUER

Luke Russell AAPI
Valuer
Certified Practising Valuer
Licensed Valuer 44558 (WA)

**AUTHORISED
FOR ISSUE BY**

Ross Lambert AAPI
Managing Director
Certified Practising Valuer
Licensed Valuer 44131 (WA)



APPENDIX 1: QUALIFICATIONS AND DEFINITIONS

"As Is" Valuation

A valuation that provides the current market value of the property as it currently exists rather than the value of the proposed development.

"As If Complete" Valuation

A valuation that assumes the proposed development to be in a completed state as at the date of valuation and reflects current market conditions at the date of valuation.

It is assumed that it will be completed to a minimum standard and finish (including fit out and landscaping) commensurate with typical properties within the locality and in accordance with the plans, specifications and information provided by or on behalf of the client.

Should the property subsequently be sold in an incomplete state, the right to review this valuation is reserved.

"Proposed Development"

Any planned development or redevelopment of a property, including building improvements or modifications which are proposed, approved or under construction on the property (but does not include a planned development or redevelopment of a single dwelling residential property for residential use) where the value of the proposed or planned development is estimated to be \$50,000 or more when complete.

Highest and Best Use

In accordance with the Australia and New Zealand Valuation and Property Standards, the highest and best use has been determined considering the most probable use that is physically possible, appropriately justified, legally permissible, financially feasible and which results in the highest value of the property being valued.

Measurement

Measurement has been undertaken in accordance with standards set out by the Property Council of Australia.

In the case of Strata Titled properties, the measurements shown in the Strata Plan are assumed to be correct and have been adopted for valuation purposes.

Title Search

Although the search of the Title was made as close as reasonably possible to the date of valuation, some transactions may have occurred in the intervening period. This valuation is based on the assumption that there are no significant changes to the Title in this period. However, should changes occur, the right to review this valuation is reserved.

Building Approvals

It is assumed that any improvements upon the property comply in all material respects with any restrictive covenants affecting the site and have been built and are occupied and being operated, in all material respects, in full compliance with all requirements of the law, including all zoning, land-use classification, building, planning, fire and health by-laws (including asbestos), rules, regulations, orders and codes of all authorities and that there are no outstanding requisitions.

Valuation Certification

Where this valuation has been undertaken by a graduate (unlicensed) valuer, it has been done so under the personal supervision of a senior valuer who has signed this report.

The supervising valuer signing this report has personally inspected the property.



Where the Managing Director has not prepared or supervised the preparation of this report, the Managing Director's authority for issue certifies that this report is issued by Independent Valuers of Western Australia. The Managing Director may not have personally inspected the property.

Asset Inclusions and Exclusions

This valuation includes fittings and chattels that form part of the building such as heating and cooling equipment, lifts, sprinklers, lighting, fixed floor coverings, curtains, dishwashers etc, that would normally pass with the sale of the property, but excludes all items of plant, machinery, equipment, partitions, furniture and other such items which may have been installed or are used in connection with the occupation of or business carried on at the property.

Fittings and chattels installed by the occupant are excluded from this valuation.

Searches and Requisitions

Whilst every reasonable care has been taken during the valuer's inspection of the property and in making relevant enquiries, a Written Flood Search, Written Town Planning Certificate, Special Inspection Search by the Local Authority Building Department, Structural Survey by an Architect or Engineer, or Identification Survey by a Licensed Surveyor have not been undertaken or requested. In the absence of these formal searches or enquiries, it is assumed that the results of any such searches would not disclose any matters significantly affecting the value of the property.

Security Recommendation

In accordance with the Australian Property Institute's *Australia and New Zealand Valuation and Property Standards*, a security recommendation has not been made as to the suitability of the security as this is a commercial decision for the lender which may not only be based on the content of this report, but may also extend to factors beyond the property itself. It is not normally appropriate for the Valuer to recommend a loan to value ratio (LVR) or percentage to advance.

Prudent Lender

If the person or entity making a loan based on this valuation advice is not an authorised deposit taking institution within the meaning of the of the Banking Act 1959 (including but not limited to any bank, building society or credit union), then this valuation is prepared on the assumption that the Lender as referred to in the valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

Assignment of Valuation

Should this report be subject to assignment, confirmation, reissue or other act, the signing valuer(s) has/have not reinspected the property nor undertaken further investigation or analysis as to any changes since the initial valuation and accepts no responsibility for reliance upon the initial valuation other than as a valuation of the property as at the date of the initial valuation.

Financial Advice

Information supplied in this valuation is not given as financial advice and the valuer does not hold himself out to be a Financial Advisor. Any reference to financial returns is part of the valuation process only and indicates the relationship of income earning potential to a property's value. If financial advice is required (including the suitability of the security for mortgage lending purposes), the opinion of a qualified financial advisor should be sought.

Privacy

From 21 December 2001, the private sector amendments to the *Privacy Act 1988* (Cth) (the "Act") became operative. In accordance with the Act, information supplied is now regarded as private information. Information collected for one purpose may only be used for a secondary purpose if that purpose is related and could be reasonably expected.



In this context, all data, analyses and private information contained within this report is for the private and confidential use of the client for whom the report has been prepared. Independent Valuers is not able to give permission for the information to be published by a third party or used for an alternate purpose. If you are a business and use personal information or aggregate such and any other information with that obtained from Independent Valuers of Western Australia, it is your responsibility to conform to privacy legislation.

Statutory Valuations

Landgate's Valuation Services division undertakes valuations for rating and taxing purposes. Unimproved Values are made annually state wide and Gross Rental Values are completed every three years within the metropolitan region and on a regular rotational basis in country towns generally at around 4 year intervals.

Values are mostly determined by use of 'mass valuation' techniques and are generally not determined individually. These values are not intended to be relied upon as an assessment of current market value.

Sale and Ownership Data

This valuation relies on information supplied to Independent Valuers of Western Australia by the State Government's Landgate office through a private supplier and the right to amend this report is reserved should this information prove incorrect.

Although all comparison properties are inspected, physical internal inspection is generally not possible and information provided by the selling agent and/or Landgate's summary of property description is assumed to be correct and relied upon to assist in making fair comparisons.

Letting Up

Where an income producing property is either occupied by the current owner or is vacant, a cost to achieve new occupancy (letting) will be incurred upon sale or transfer. This letting-up cost is accounted for in the capitalisation approach as a deduction from the capitalised amount. Costs are considered in three (3) areas, these being:

- Loss of income (rent) during the letting up period;
- Payment of outgoings such as rates and taxes and electricity and water supply charges where the lease value is based on a net rent, that is, outgoings that are considered the responsibility of a proposed tenant during the letting up period; and
- Letting fee.

The letting up period will vary in depending on the level of market activity and demand in the immediate locality. Where a property is rented at the date of valuation and there is reasonable expectation that the lease will continue with a change of ownership, no letting-up allowance is made. A deduction for letting-up costs on residential properties is not considered appropriate as this style of property is not generally purchased for its income producing potential.

Authorisation for Issue

This valuation is authorised for issue by the Managing Director or Acting Managing Director. This authority indicates that the valuation is made under the umbrella of Independent Valuers of Western Australia, but does not imply that the Managing Director or Acting Managing Director had direct input into the valuation or undertook a supervisory role.



APPENDIX 2: INSTRUCTIONS

PLEASE SIGN AND RETURN BY FAX TO (08) 9271 9555 or EMAIL TO admin@ivwa.com.au

To:

Independent Valuers of Western Australia
PO Box 277
Mount Lawley WA 6929

QUOTE NO: 1570, 30 May 2012
FEE QUOTED: \$1,000 Plus GST

AUTHORITY TO UNDERTAKE A VALUATION

1136 Cockburn Rd, Henderson
for Rent Review Ground Lease Purposes

(PLEASE PRINT CLEARLY ALL DETAILS BELOW)

I/We City of Cockburn

hereby accept the above quotation, terms and conditions, and authorise Independent Valuers of Western Australia to conduct a Valuation of the above-named property or properties and I/We accept to pay the agreed fee on receipt of Independent Valuers of Western Australia's letter of advice confirming that the Valuation Report is complete and ready for postage or collection.

Name and Address to be shown on Invoice PO BOX 1215, Bibralake DC WA 6965
Attn: Accounts Payable

Address for Delivery of Report PO BOX 1215, Bibralake DC WA 6965
Attn: Lee Gatt

Is the property currently subject to any of the following? (Tick those known)

- Lease or Offer/Invitation to Lease
- Contract of Sale/Offer to Purchase
- Marketing for Sale/Lease
- Work/Health Order
- Contamination Order
- Heritage Order or Listing
- Application for Rezoning
- Application for Development

If so, please provide details and a copy of all relevant documentation.

Special Instructions (add page if necessary)

Contact Details: Phone/Mobile and Email Accounts Payable: ap@cockburn.wa.gov.au
- all invoices/statements

Date: 31/05/12

Signed:

TARYN WALKER
(PRINT NAME)

Liability limited by a scheme approved under Professional Standards Legislation

**INDEPENDENT VALUERS OF WESTERN AUSTRALIA PTY LTD
ATF LAMBERT TRADING TRUST**

ACN 147 630 064

Liability limited by a scheme approved under Professional Standards Legislation

47 Railway Parade, Mt Lawley WA 6050
PO Box 277, Mt Lawley WA 6929

Ph: (08) 9271 9500
Fax: (08) 9271 9555

Tax Invoice

**City of Cockburn
Amy Wythes - Accounts Payable
P O Box 1215
Bibra Lake WA 6965**

RECEIVED at: CITY OF COCKBURN	
Professional Standards Legislation	
File #:	x-ref:
Action Officer	CC
27 JUN 2012	
Retention	DAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:



Date: 26/06/2012
Invoice No: 00000527
Your ref:

A B N: 14 131 536 781

VALUATION: 1136 Cockburn Road, Henderson

	Amount
Our Ref: 201205057 Fee for Valuation Services As per Authority to Value / Instructions Received 31st May 2012 Enquiries: Taryn Walker LR/na	\$1,100.00
GST included in price :	\$100.00
TOTAL:	\$1,100.00

Please cut for remittance

PAYMENT TO BE MADE WITHIN 14 DAYS

Invoice No:	00000527	City of Cockburn
Amount:	\$1,100.00	Amy Wythes - Accounts Payable
Date:	26/06/2012	P O Box 1215

Direct Credit Details - BSB 016-370 / Acc 533229131

Please specify invoice number when using direct banking facility
Thank you

SCHEDULE OF SUBMISSIONS

Proposed Scheme Amendment No. 97 to City of Cockburn Town Planning Scheme No. 3 – Modification to Current Wording of the Existing Development Contribution Plan 13

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1.	Paul McQueen, Lavan Legal GPO Box F338 PERTH WA 6841	<p>Objection</p> <p>I act for Lost Wave Pty Ltd, the owners of land at Lot 786 Orsino Boulevard, Port Coogee who are impacted by the proposed amendment to Town Planning Scheme No.3 (TPS3) by way of Planning Scheme Amendment No. 97 (Amendment 97).</p> <p>1 On behalf of my client I object to the proposed amendment.</p> <p>2 The City of Cockburn's (City) draft Amendment 97 proposes to amend TPS3 in the following manner:</p> <p style="padding-left: 40px;">2.1 By introducing a requirement for payment of developer cost contribution on a 'per dwelling' basis in addition to a 'per lot' basis; and</p> <p style="padding-left: 40px;">2.2 Expanding the meaning of 'lot' to include, among other things, survey strata and built strata lots.</p> <p>Detail of objection</p> <p>3 The specific concerns about the draft amendment are as follows:</p> <p style="padding-left: 40px;">3.1 The current draft produces an inequitable result and should be amended to provide for a reduced contribution rate for multiple and grouped dwellings;</p>	<p>Noted – this property has planning approval (granted 7 February 2011) for 100 multiple dwellings. This was then amended (26 July 2011) for 101 multiple dwellings.</p> <p>Noted – the landowner objects to the proposed amendment</p> <p>It is the City' position this point is a clarification, not a new requirement. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP.</p> <p>It is the City' position this point also is a clarification, not a new requirement. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP.</p> <p>This would not be an amendment to this proposal, this would seek to undermine the intent of the DCP13 and be a change to the DCP rather than a point of clarification. The matter of different rates for different types of development was already considered and determined when DCP13 was originally prepared.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>3.2 It does not recognise that a significant cost burden is being placed on owners of land on which multiple lots can be developed, in circumstances where no contemplation of this existed when the relevant land was acquired. Accordingly, it is submitted that the transition period of 24 months should apply if the amendment is progressed and adopted.</p> <p>4 Details of the grounds of objection are set out below:</p> <p>Lack of equity</p> <p>5 State Planning Policy 3.6 (SPP3.6) states as one of its key objectives: to ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided;</p>	<p>It is the City's position the liability is the same; this is a point of clarification. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP. Therefore, it is not appropriate to provide a 'transition period'.</p> <p>Noted this is an extract from SPP3.6 indicating one of the four objectives which read in full are:</p> <ul style="list-style-type: none"> o <i>"To promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development;</i> o <i>To ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided;</i> o <i>To ensure consistency and transparency in the system for apportioning, collecting and spending development contributions;</i> o <i>To ensure the social well being of communities arising from, or affected by, development."</i> <p>The subheading of this portion of the submission refers to a 'Lack of Equity'. Equity is one of the eight principles underlying SPP3.6 which reads:</p> <p><i>"Equity Development contributions should be levied from all developments within a development contribution area based on their relative contribution to need".</i></p> <p>Do not agree. It is the City' position this point also is a</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>6 A single dwelling on a green title lot requires significantly greater infrastructure than a multiple or grouped dwelling constructed on a similar green title. This is largely because the multiple dwelling and grouped dwelling apartments currently developed and proposed in the City are 1-2 bedroom units with occupancy rates of 1-2 persons per unit. This is to be contrasted with single dwellings constructed with the City which have on average 2-3 bedrooms and 2-3 occupants per single dwelling.</p> <p>7 Accordingly, the use of the services and facilities proposed to be funded through the development contribution plan in TPS3 will be relatively greater for single dwellings than for multiple dwellings leading to an inequitable outcome, in breach of the objectives of SPP3.6. The basis of this inequity is to assume a linear relationship between dwelling numbers and infrastructure costs.</p> <p>8 Therefore, it is submitted that proposed Amendment 97 in its current form is clearly in breach of SPP3.6 in terms of ensuring equity and accordingly should be amended to provide for a reduced contribution rate for multiple and grouped dwellings.</p>	<p>clarification, not a new requirement. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP.</p> <p>This submission appears to be saying the demand from a single dwelling is greater than that of a grouped or multiple dwelling. This is a simplistic view of demand and does not take into account the variety of other factors which must be considered in planning for community facilities. What life cycle stage a household is at plays a role in determining the demand and the type of facilities that household will require. Planning for facilities has not only looked at population forecasting in terms of numbers of people, but also at any age specific growth trends and considered this in the proposed facility provision. For example, a household consisting of a couple without dependents may be a greater user of some facilities than a household consisting of a couple with dependents. The City has successfully ensured the needs of all age groups and household types, based on their level of demand have been addressed through careful planning of its community facilities.</p> <p>Do not agree. It is the City' position this point also is a clarification, not a new requirement. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP.</p> <p>There is already a reduced rate of calculation available to grouped dwelling development where the density bonuses under the Residential Design Codes are used (bonus can be for single bedroom developments or developments only for persons over 55 years old or persons with a dependency). The reason this reduced rate applies is to continue to incentivise these forms of housing.</p> <p>It is correct this extract comes from SPP3.6, however the comment should be attributed to 'the development</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Inconsistency with Affordable Housing Strategy</p> <p>9 Further, the Western Australian Planning Commission (WAPC) has commented in SPP3.6 on the need for local governments to provide greater consistency and transparency in charging developers because of <i>the potential impact on housing affordability and to avoid inequity arising from new residents subsidising existing residents.</i></p> <p>10 My client and other landowners have acquired land on the basis that development contributions are only required on a per lot basis. What this means is that the value of land is deflated by Amendment 97 because the purchase price of these lots has not taken into account the liability to pay a development contributions on a per dwellings basis.</p>	<p>industry'. Nevertheless, the sentiment is embedded in what the SPP describes as the 'key principle' in the introduction/background section of the SPP, which reads:</p> <p><i>'The key principle is that the beneficiary pays...Consistent with this principle, developers will only fund the infrastructure and facilities which are reasonable and necessary for the development and to the extent that the infrastructure and facilities are necessary to service the development. Development contribution plans will, therefore, need to identify growth trends based on service catchment areas, translate these trends into the infrastructure and facilities necessary to meet these increasing needs within the catchment, and allocate the costs of meeting these needs to existing residents and new residents proportional to their contribution to the need for the infrastructure and facilities...'</i></p> <p>As described in the responses to points above, the City has undertaken this. The majority of infrastructure items are funded by the City (given there is an existing residential population) and the DCP only funds the proportion demanded by the new population. Growth trends and life cycles of each catchment were assessed in determining what infrastructure needs were. The City also undertook an assessment of its existing facilities to determine any efficiencies which could be gained through change in function, collocation opportunities and upgrades.</p> <p>It is the City' position this point is a clarification, not a new requirement. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP. Comments from City officers on value of land are not considered appropriate and not generally considered as a 'planning matter'. It should be noted that any landowner undertaking purchase of a property should seek an Orders and Requisitions enquiry from</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>11 The consequence of this is that multiple dwelling apartments will no longer be able to be as affordable as they were anticipated to be, as the development contribution costs will be passed down to the purchaser through the purchase price of individual apartments. This is inconsistent with the State's Affordable Housing Strategy objective to revitalise existing suburbs by provided a range of affordable housing options</p> <p>Certainty and Fairness Basis for Objecting to Amendment 97</p> <p>12 Another of the key principles underlying development contribution plans stated in SPP 3.6 is certainty. SPP 3.6 provides that: <i>'All development contributions should be clearly identified and methods of accounting for escalation agreed upon at the commencement of a development'</i></p> <p>13 Consistent with this principle, in the event that Amendment 97 is supported by the City and the WAPC, it is submitted that the amendment should only take place after a moratorium period of 24 months.</p> <p>14 This would enable those landowners that purchased land on the premises that contributions are due on a 'per lot' basis rather than a 'per dwelling' basis, the opportunity to develop and sell</p>	<p>the City. During the course of the original scheme amendment which introduced DCP13 an additional advice was provided on all such enquiries that the amendment was in progress. It would seem prudent from a risk management/project management point of view, if a landowner was to undertake such a purchase they would seek to confirm or clarify their assessment of any matters (such as DCP liabilities) directly with City staff.</p> <p>It is the City' position this point is a clarification, not a new requirement. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP. However, it is inevitable; developers will pass this cost onto purchasers. This is not isolated to this development; however it is not inconsistent with the key principle of SPP3.6 (mentioned above) "beneficiary pays". It is noted the property this submission relates to is in the Port Coogee development. It is doubtful whether any of the housing options offered in the development could be defined as 'affordable' and there is no objectives given to that effect in the Local Structure Plan for Port Coogee.</p> <p>Noted, this is one of the eight principles underlying SPP3.6.</p> <p>It is the City's position the liability is the same; this is a point of clarification. This has been reinforced through the recent SAT determination on the preliminary issue for Match v J-DAP. Therefore, it is not appropriate to provide a 'transition period'.</p> <p>It is the City's position the liability is the same; this is a point of clarification. This has been reinforced through the recent SAT determination on the preliminary issue</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>multiple and grouped dwellings in accordance with their current feasibility assessments, and reassess the feasibility of longer term multiple and grouped dwelling projects.</p> <p>Newbury Nexus test</p> <p>15 SPP3.6 also applies the 'Newbury' nexus test to developer contributions.</p> <p>16 In this case, it is submitted that in relation to grouped and multiple dwellings, the development contribution plan fails the nexus test as these dwellings do not generate the community infrastructure requirements of the magnitude contemplated by draft Amendment 97.</p>	<p>for Match v J-DAP. Therefore, it is not appropriate to provide a 'transition period'.</p> <p>If a developer undertakes a feasibility assessment incorrectly that is not a reason for the cost burden to be shifted onto other ratepayers and developers.</p> <p>Noted, this is one of the eight principles underlying SPP3.6 which reads: <i>'Need and Nexus The need for the infrastructure included in the development contribution plan must be clearly demonstrated (need) and the connection between the development and the demand created should be clearly established (nexus).'</i></p> <p>Do not agree. The matter of different rates for different types of development was already considered and determined when DCP13 was originally prepared</p> <p>As outlined earlier in this response, this is a simplistic view of demand and does not take into account the variety of other factors which must be considered in planning for community facilities. What life cycle stage a household is at plays a role in determining the demand and the type of facilities that household will require. Planning for facilities has not only looked at population forecasting in terms of numbers of people, but also at any age specific growth trends and considered this in the proposed facility provision. For example, a household consisting of a couple without dependents may be a greater user of some facilities than a household consisting of a couple with dependents. The City has successfully ensured the needs of all age groups and household types, based on their level of demand have been addressed through careful planning of its community facilities.</p> <p>What also needs to be kept in mind is household size,</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Please provide written acknowledgement of receipt of this submission and indicate the process for consideration and determination of submissions on Amendment 97.</p>	<p>which is often incorrectly correlated to available housing type (for example the assumption that grouped dwellings and apartments has less persons living in them than single dwellings). Looking at 2031 as an example (it is the end date of DCP13) the following household sizes are projected:</p> <p>City of Cockburn average = 2.54 Coogee/North Coogee = 2.55 (just above average) Hammond Park = 2.49 (below average) Hamilton Hill – 2.1 (below average)</p> <p>From the above examples it can be seen the household size for the Coogee/North Coogee is ultimately expected to exceed the average for the City of Cockburn. However, the differences between a high density area (like Coogee/North Coogee), an infill area (such as Hamilton Hill) and a Greenfield area (such as Hammond Park) are almost negligible.</p> <p>Provided via letter with indicative Council meeting date (follow up letter also issued to confirm Council meeting date).</p> <p>There are no changes recommended to the proposed amendment as advertised based on this submission.</p>

[2012] WASAT 226

JURISDICTION : STATE ADMINISTRATIVE TRIBUNAL

STREAM : DEVELOPMENT & RESOURCES

ACT : PLANNING AND DEVELOPMENT ACT 2005 (WA)

CITATION : THE MATCH GROUP and METRO SOUTH-WEST
JOINT DEVELOPMENT ASSESSMENT PANEL
[2012] WASAT 226

MEMBER : JUSTICE J A CHANEY (PRESIDENT)
MR J JORDAN (MEMBER)

HEARD : 15 NOVEMBER 2012

DELIVERED : 20 NOVEMBER 2012

FILE NO/S : DR 215 of 2012
DR 216 of 2012
DR 226 of 2012

BETWEEN : THE MATCH GROUP
Applicant

AND

METRO SOUTH-WEST JOINT DEVELOPMENT
ASSESSMENT PANEL
Respondent

Catchwords:

Planning and development - Statutory construction - Defined term - Context in which defined term used - 'New lots' - Whether includes new dwellings - Development Contribution Plan

Legislation:

City of Cockburn Town Planning Scheme No 3, cl 1.7.1, cl 6.3, cl 6.3.1, cl 6.3.5, cl 6.3.13, cl 6.3.13.1, cl 6.3.13.2(b), cl 6.3.13.2(d), Sch 1, Sch 12

Interpretation Act 1984 (WA), s 18, s 19

Planning and Development (Consequential and Transitional Provisions) Act 2005 (WA), s 19

Planning and Development Act 2005(WA)

Result:

Preliminary issue decided in favour of respondent

Summary of Tribunal's decision:

The Tribunal was called upon to decide a preliminary question concerning the proper construction of provisions of the City of Cockburn Town Planning Scheme No 3 relating to developer contributions. The question largely turned upon whether the word 'lots' should be confined, in its context, to a definition within the Scheme, or whether the relevant portion of the Scheme, read as a whole, required a broader meaning.

The Tribunal examined the applicable principles of construction, and, having regard to the relevant portion of the Scheme read as a whole, declined to confine the operation of the provision based upon the defined meaning of the word 'lot'. Accordingly, the preliminary issue was decided in favour of the respondent.

Category: B

Representation:

Counsel:

Applicant : Mr P McQueen and Mr T Mouritz
Respondent : Mr C Bydder

Solicitors:

Applicant : Lavan Legal
Respondent : State Solicitor for Western Australia

Case(s) referred to in decision(s):

AB v State of Western Australia [2011] HCA 42

CIC Insurance Ltd v Bankstown Football Club Ltd (1997) 187 CLR 384

Franco and City of Nedlands [2012] WASAT 53

Mills v Meeking (1990) 91 ALR 16

Re Shire of Mundaring; Ex parte Solomon & Ors [2007] WASCA 132

Re Town Planning Appeal Tribunal; Ex parte Environmental Protection
Authority (2003) 27 WAR 374; [2003] WASCA 248

Western Australia Planning Commission v Narcom Holdings Pty Ltd [2011]
WASC 259

REASONS FOR DECISION OF THE TRIBUNAL:

Introduction

- 1 In each of these three matters, the applicant, The Match Group, seeks a review by the Tribunal of a condition imposed on an approval to develop residential apartments on land within the City of Cockburn. The condition the subject of the review in each case is as follows:

Arrangements being made to the satisfaction of the Chief Executive Officer for the provision of the pro-rata subdivider contributions towards those items listed in the City of Cockburn Town Planning Scheme No 3 for Development Contribution Area 13 - Community Infrastructure.

- 2 In the course of the proceedings before the Tribunal, it emerged that the parties had a fundamentally different view as to the proper basis upon which developer contributions should be assessed for the purposes of the *City of Cockburn Town Planning Scheme No 3* (TPS 3). In essence, the issue is as to whether contributions should be levied by reference to the number of lots involved in the development, or by reference to the number of dwellings to be developed. The Tribunal directed that that question be determined as a preliminary issue. More precisely, the parties framed the issue for preliminary determination as follows:

Whether the contributions required to be paid towards the Developer Contribution Plan (DCP) for the Development Contribution Area 13 - Community Infrastructure under the City of Cockburn Town Planning Scheme No 3 can be calculated by reference to the number of additional dwellings the subject of a planning approval or whether that contribution is confined to consideration of the number of new lots.

- 3 It is to that issue that these reasons are directed.

The statutory context

- 4 Clause 6.3.1 of TPS 3 defines a 'Development Contribution Plan' (DCP) to mean 'a Development Contribution Plan prepared in accordance with the provisions of *State Planning Policy 3.6 Development Contributions for Infrastructure (SPP 3.6)* and the provisions of this clause 6 of the scheme (as incorporated in schedule 12 to this scheme)'. A DCP thus forms part of the statutory scheme and must be construed accordingly.

- 5 The obligation of owners of land within a Development Contribution Area (DCA) (which is an area shown on the scheme map as a DCA with a number and included in Sch 12) to contribute to infrastructure costs within

the DCA is found in cl 6.3.13 of TPS 3. That clause (omitting cl 6.3.13.4 which is not relevant for present purposes) reads as follows:

- 6.3.13.1 An owner must make a cost contribution in accordance with the applicable development contribution plan and the provisions of clause 6.3.
- 6.3.13.2 An owner's liability to pay the owner's cost contribution to the local government arises on the earlier of -
- (a) the Western Australian Planning Commission endorsing its approval on the deposited plan or survey strata plan of the subdivision of the owner's land within the development contribution area;
 - (b) the commencement of any development on the owner's land within the development contribution area;
 - (c) the approval of any strata plan by the local government or Western Australian Planning Commission on the owner's land within the development contribution area; or
 - (d) the approval of a change or extension of use by the local government on the owner's land within the development contribution area.

The liability arises only once upon the earliest of the above listed events.

- 6.3.13.3 Notwithstanding clause 6.3.13.2, an owner's liability to pay the owner's cost contribution does not arise if the owner commences development of the first single house or outbuildings associated with that first single house on an existing lot which has not been subdivided or strata subdivided since the coming into effect of the development contribution plan

...

- 6 It can be noted that liability to pay an owner's cost contribution can arise on the commencement of any development on the owner's land (cl 6.3.13.2(b)) or on the approval of a change or extension of use on the owner's land (cl 6.3.13.2(d)). Neither of those events necessarily involves the creation of new lots.

7 It can also be noted that cl 6.3.5 of TPS 3 makes reference to the DCPs in the context of subdivision, strata subdivision or development. That clause provides:

6.3.5 Subdivision, strata subdivision and development

The local government shall not withhold its support for subdivision, strata subdivision or refuse to approve a development solely for the reason that a development contribution plan is not in effect, there is no approval to advertise a development contribution plan, or that there is no other arrangement with respect to an owner's contribution towards the provision of community infrastructure.

8 Schedule 12 of TPS 3 sets out the DCP for Development Control Area 13 (DCA 13). Under the heading 'Method for calculating contributions', DCP provides:

The City's Plan for the District identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. This calculation excludes the demand for a facility that is generated by the current population in existing dwellings.

Contributions shall be calculated on the basis of the number of new lots created. Existing dwellings on a lot or lots to be subdivided or developed will be exempt from the contribution. Land required for public roads, public open space, drainage and other uses not including residential development will not be assessable. Where a lot may have further subdivision potential, for example as a grouped dwelling site, contributions will be sought at the next development approval stage where additional dwellings or lots are created.

Contributions applying to development of aged or dependant persons dwellings or single bedroom dwellings shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under clause 6.1.3.A3.i of State Planning Policy - Residential Design Codes.

(Underlining added)

9 We will refer to this part of Sch 12 as the Calculation Method Section, and to the first sentence of the second paragraph as 'the underlined sentence'.

The parties' contentions

10 The applicant relies upon the underlined sentence as prescribing the method of calculation of contributions. It contends that, by virtue of that sentence, the DCP requires that contributions be calculated only on the basis of new lots created, rather than new dwellings created. That contention is based on the proposition that the word 'lot', as defined in Sch 1 of TPS 3, 'has the same meaning as in the Town Planning Act but does not include a strata or survey strata lot'. The reference to the Town Planning Act is a reference to the *Planning and Development Act 2005* (WA) (PD Act) (as successor to the *Town Planning and Development Act 1928* (WA) which is referred to in the definition of Town Planning Act in Sch 1 of TPS 3 - see *Planning and Development (Consequential and Transitional Provisions) Act 2005* (WA) s 19).

11 The meaning of 'lot' in the PD Act is as follows:

lot means a defined portion of land -

- (a) depicted on a plan or diagram available from, or deposited with, the Authority and for which a separate Crown grant or certificate of title has been or can be issued; or
- (b) depicted on a diagram or plan of survey of a subdivision approved by the Commission; or
- (c) which is the whole of the land the subject of -
 - (i) a Crown grant issued under the *Land Act 1933*; or
 - (ii) a certificate of title registered under the *Transfer of Land Act 1893*; or
 - (iii) a survey into a location or lot under section 27(2) of the *Land Administration Act 1997* or a certificate of Crown land title the subject of such a survey; or
 - (iv) a part-lot shown on a diagram or plan of survey of a subdivision deposited with the Authority; or
 - (v) a conveyance registered under the *Registration of Deeds Act 1856*,

but does not include a lot in relation to a strata scheme, a lot in relation to a survey-strata scheme, or a lot shown as common property on a survey-strata plan, as those terms are defined in the *Strata Titles Act 1985*;

12 The applicant contends that that definition applies to the word 'lot' as used in the Calculation Method Section. The respondent contends that, construed in its proper context, and in order for the underlined sentence to operate sensibly in its context and in the broader context of cl 6.3 of TPS 3, it is necessary to read the sentence as if the words 'and/or dwellings' appeared after the word 'lots'. The sentence would then be construed as meaning 'Contributions shall be calculated on the basis of the number of new lots and/or dwellings created'.

13 The respondent (supported by the City of Cockburn which was given leave to make written submissions) submits that the underlined sentence, if read literally, renders much of the balance of that part of the DCP otiose or nonsensical. In particular, the respondent contends that if contributions are to be calculated solely on the basis of the number of new lots created, then:

- (a) it is unnecessary to specify that existing dwellings are exempt from the contribution, because no contribution is payable in respect of any dwelling;
- (b) it is not apt to refer to contributions being sought at the next development approval stage where additional dwellings are created, because no contribution would be payable in respect of those additional dwellings; and
- (c) there is no need to make special provision for calculating the contribution payable in respect of the development of aged or dependant person dwellings or single bedroom dwellings because the contribution is not to be calculated by reference to the number of dwellings in any event.

The proper approach to construction

14 In substance, any difference between the parties as to the proper approach to interpretation of TPS 3, and the DCP was as to emphasis upon particular considerations rather than as to the approach to be taken.

15 The applicant referred to *Re Town Planning Appeal Tribunal; Ex parte Environmental Protection Authority* (2003) 27 WAR 374; [2003] WASCA 248; where McKechnie J considered the construction of defined terms in a town planning scheme. McKechnie J's observations were summarised by the Tribunal in *Franco and City of Nedlands* [2012] WASAT 53 (*Franco*) where the Tribunal said [25] - [28]:

- 25 I mention briefly two other passages cited by McKechnie J which give the background to the orthodox approach to definitional statements.
- 26 His Honour, at 399, cites Barwick CJ in *Brown v Brook* (1971) 125 CLR 275, at 277:

The meaning assigned by such a definition section is no more than, and perhaps even less than, a prima facie meaning always yielding to a context which betrays an intention to use the defined word in a different sense, with a less extensive or perhaps a more restrictive meaning. A definition section is not intended itself to express the parliamentary intention in an enacting provision unless the provision itself does not indicate the intention with which the defined word is used.

- 27 McKechnie J also cites, at 399, Burt J (as he then was) in *Duperouzel v Cameron* [1973] WAR 181, at 182:

This is because the word 'means' is a word of true definition and as such the words following it stand as an exclusive statement of what the subject expression includes. As by the Act the defined expression is to carry that meaning 'unless a contrary or other intention appears' the possibility always exists that an intention that it should bear a different meaning may appear, and should it appear, the definition must be departed from so as to accommodate that intention.

- 28 As Burt J indicates, 'the definition must be departed from so as to accommodate [the] intention'.

16 Both parties acknowledge s 18 of the *Interpretation Act 1984* (WA) which requires that, in the interpretation of a written law, a construction that would promote the purpose and object underlying the written law shall be preferred to a construction that would not promote that purpose or object.

17 The High Court has repeatedly reinforced the importance of context to statutory interpretation. In *CIC Insurance Ltd v Bankstown Football Club Ltd* (1997) 187 CLR 384 (*CIC*) at 408, the majority said:

Moreover, the modern approach to statutory interpretation (a) insists that the context be considered in the first instance, not merely at some later stage when ambiguity might be thought to arise, and (b) uses 'context' in its widest sense to include such things as the existing state of the law and the mischief which, by legitimate means such as those just mentioned, one may discern the statute was intended to remedy. Instances of general

words in a statute being so constrained by their context are numerous. In particular, as McHugh JA pointed out in *Isherwood v Butler Pollnow Pty Ltd*, if the apparently plain words of a provision are read in the light of the mischief which the statute was designed to overcome and of the objects of the legislation, they may wear a very different appearance. Further, inconvenience or improbability of result may assist the court in preferring to the literal meaning an alternative construction which, by the steps identified above, is reasonably open and more closely conforms to the legislative intent.

(Citations omitted)

- 18 The point was reinforced by the joint judgment of the Court in *AB v State of Western Australia* [2011] HCA 42 (*AB*) at [10] where the Court spoke of 'the importance of the context, general purpose, policy and fairness of a statutory provision as guides to its meaning'. They continued:

The modern approach to statutory interpretation uses 'context' in its widest sense, to include the existing state of the law and the mischief to which the legislation is addressed.

- 19 It is apparent from both *CIC* and *AB* that resort to extrinsic materials to ascertain context is permissible without recourse to provisions of the nature of s 18 and s 19 of the Interpretation Act.

- 20 The applicant submitted that the approach explained by the Tribunal in *Franco* required 'an orthodox literal approach' to be applied in the first instance. If what is meant by that expression is reflected in the passage of the judgment of Dawson J in *Mills v Meeking* (1990) 91 ALR 16 at 31 when he said:

However, if the literal meaning of a provision is to be modified by reference to the purposes of the Act, the modification must be precisely identifiable as that which is necessary to effectuate those purposes and it must be consistent with the wording otherwise adopted by the draftsman. Section 35 requires a court to construe an Act, not to rewrite it, in the light of its purposes[,]

then we agree.

- 21 If however the submission is that the Tribunal is bound to accept that a particular word used by the draftsman must necessarily carry its defined or literal meaning, regardless of its context, we do not agree. One need go no further than cl 1.7.1 of TPS 3 which provides that 'Unless the context otherwise requires, words ... used in the Scheme have the same meanings as they have ... in the Dictionary of defined words ... in Schedule 1'.

The preferred construction

22 We agree with the submission made by the respondent (set out in [13] above) as to the consequences of the applicant's construction of the Calculation Method Section. To read the underlined sentence as excluding any capacity to calculate contributions on the basis of new dwellings, as distinct from new lots, would render much of the balance of the paragraph nonsensical. Furthermore, it would render the reference to refusal to approve a development, found in cl 6.3.5 of TPS 3, nonsensical.

23 A fundamental difficulty with the applicant's position is that it is founded on the proposition that, save for a concession made in oral submissions, the underlined sentence stands alone as identifying the basis of calculation of contributions. The concession made at hearing was that that part of the Calculation Method Section, which relates to contributions applying to development of aged or dependent persons' dwellings or single bedroom dwellings, was an exception to the requirement for contributions to be based upon lots rather than dwellings. In our view, the appropriate approach to answering the preliminary issue is to construe the whole of the Calculation Method Section, rather than to focus upon the underlined sentence in isolation.

24 A number of observations can be made about the Calculation Method Section. The first is that it notes that contributions have been derived based on the need for facilities generated by additional development. It is quite apparent that the need for facilities of the type concerned arises from additional population, more directly than from additional lots. For example, a lot which generates a large number of dwellings, as these proposals do, obviously creates a greater need than a single residential lot. The object of the provision is clearly more readily achieved if contributions are calculated by reference to increased demand by reason of the creation of new dwellings.

25 The second observation that can be made is that the reference to the exclusion of demand 'generated by the current population in existing dwellings' suggests a correlative inclusion of demand generated by new dwellings, and thus increased population.

26 Thirdly, as the respondent submitted, there would be no need to exclude 'existing dwellings on a lot' if dwellings were not otherwise a basis for requiring contributions.

27 Fourthly, the reference to 'further subdivision potential, for example as a group dwelling site' suggests that the draftsman was using the

expression 'subdivision potential' in a way which contemplated creation of additional dwellings as well as creation of additional lots as defined by the PD Act. Similarly, again as the respondent has submitted, it would not be apt to refer to contributions being sought at the next development approval stage where additional dwellings are created, because no contribution would be payable (on the applicant's construction of the Contribution Method Section) in respect of those additional dwellings.

28 The applicant argues that the sentence dealing with contributions applying to development of aged or dependent persons' dwellings stands as a separate basis of calculation for those particular types of development. Its submission is that the Calculation Method Section provides for two bases of calculation. One is on dwellings in aged or dependent or single bedroom developments. The other is on the basis of new lots created. In our view, the provision relating to aged or dependent persons' dwellings is simply designed to prescribe how the number of dwellings in such developments are to be ascertained. It is, in our view, predicated on the proposition that development of new dwellings otherwise gives rise to an obligation to make contributions.

29 In our view, the application of the narrow definition of 'lot' to the DCP would be to ignore the contrary intention which the whole of the relevant part of the DCP evinces.

30 That conclusion is reinforced when regard is had to the object and purpose of the DCP. In broad terms, the requirements for contribution arise because of the additional need for the provision of infrastructure, or improved infrastructure, by reason of the creation of additional demand. In some circumstances (depending on the nature of the area and its use), there may be occasions when the equitable distribution of responsibility for meeting those costs can be assessed by reference to the number of lots created by development. For example, a subdivision of a green fields site into single residential lots. Where, however, as is the case in relation to the areas with which we are concerned in this matter, the need for improved infrastructure arises by reason of increased population likely to flow from the development, the object of equitable distribution of cost is more readily fulfilled if contributions are assessed by reference to dwellings rather than lots. It can readily be seen that an inequitable distribution of contribution obligation is likely to occur where one lot permits the development of a large number of dwellings, but another lot permits the development of far fewer dwellings.

31 Read as a whole, and for the reasons set above, we consider that the Calculation Method Section contemplates that contributions will be calculated on the basis of new lots and/or new dwellings. In other words, we consider that the word 'lots' should not be construed in accordance with the definition contained in Sch 1 of TPS 3 (and in turn the PD Act) because the context otherwise requires that it be read as including dwellings.

32 In *Re Shire of Mundaring; Ex parte Solomon & Ors* [2007] WASCA 132 at [25] McLure JA (as she then was) noted that:

Further, planning schemes are not drawn with the precision of Acts of Parliament and should be construed broadly rather than pedantically and with a sensible practical approach: *Westfield Management Ltd v Pine Rivers Shire Council* [2004] QPELR 337 at [18]; *Harburg Investments Pty Ltd v Brisbane City Council* [2000] QPELR 313 at [31].

33 In *Western Australia Planning Commission v Narcom Holdings Pty Ltd* [2011] WASC 259, Edelman J referred to that observation, and concluded that he did not consider that it suggested different rules for construction of words in planning schemes from rules concerning construction of words in statutes. He said, however, that the fact that planning schemes are not drafted by a parliamentary draftsman is a relevant aspect of context for consideration in the exercise of construction. He said at [37] 'The reasonable reader of DPS 1 must appreciate that the drafting of that document can give rise to a greater likelihood of infelicities in the language used than might occur in an Act of Parliament'.

34 That observation applies to this case. The use of the word 'lot' in its restrictive sense does not fit sensibly in the context of the Calculation Method Section. It is an infelicity of drafting which should be construed broadly and sensibly.

35 In our view, the construction of the DCP contended for by the respondent is to be preferred.

Extrinsic materials

36 The conclusion we have reached is reached on the basis of the construction of the whole of the Calculation Method Section. It is not dependent upon the extrinsic materials to which our attention was drawn by the parties.

37 Having said that, it can be observed that the examination of the history of Amendment 81, which introduced the relevant provisions into

TPS 3, strongly reinforces the conclusion which we have reached. It is not necessary for us to set out in detail all the materials to which our attention was drawn. The point is most clearly illustrated in a portion of the Schedule of Submissions, prepared following public advertisement of the proposed Amendment No 81, which originally provided that:

Method for calculating contributions:

Contributions shall be calculated on the basis of the maximum number of dwellings that can be developed on a lot or lots under the applicable zoning or R coding.

38 A submission had been received that that provision was not consistent with the intent of SPP 3.6 on the basis that the fundamental principle is need and nexus. It was argued therefore that it was not a theoretical number of households, but rather the actual number, that needs to be the basis of any calculation. That submission was accepted as valid. It was recommended that that aspect of the proposal be altered to align with SPP 3.6. Although not spelt out, it is clear that alignment with SPP 3.6 in the relevant sense called for contributions based on the actual number of dwellings, rather than the maximum potential number of dwellings on a lot under the applicable zoning. The underlined sentence was clearly a response to that recommendation. As counsel for the applicant quite properly conceded, the failure to specifically refer to dwellings in the underlined sentence was 'probably a mistake'. We are satisfied that it was either a mistake, or an assumption by the drafter that the expression 'new lots created' encompassed new dwellings.

39 The fact that, in certain other portions of the schedules of submissions, references were made to calculations based on new lots created does not undermine the conclusion we have reached. Read in their context, the use of the word 'lots', in the passages to which our attention was drawn, was appropriate in the context of the particular submission being dealt with, and does not support a view that it was intended to limit the basis of calculation of contributions only to the creation of new lots.

Conclusion

40 For those reasons, our answer to the question posed by way of preliminary issue is:

Contributions required to be paid towards the Development Contribution Plan for the Development Contribution Area 13 - Community Infrastructure under the City of Cockburn Town Planning Scheme No 3

can be calculated by reference to the number of additional dwellings the subject of a planning approval.

Orders

1. The answer to the question posed by way of preliminary issue is:

Contributions required to be paid towards the Development Contribution Plan for the Development Contribution Area 13 - Community Infrastructure under the *City of Cockburn Town Planning Scheme No 3* can be calculated by reference to the number of additional dwellings the subject of a planning approval.

2. The matter is adjourned for directions to 10 am on 7 December 2012 in order to further program the matter.

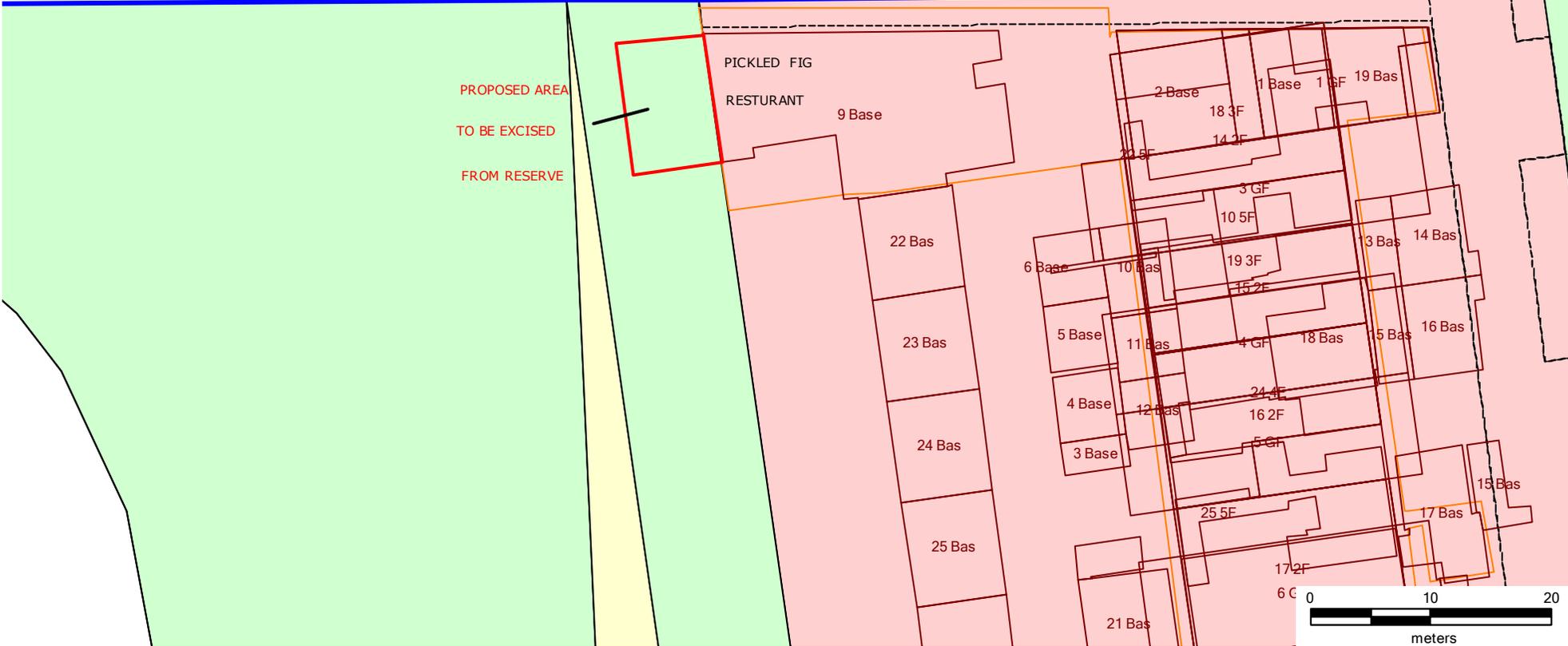
I certify that this and the preceding [40] paragraphs comprise the reasons for decision of the State Administrative Tribunal.



JUSTICE J A CHANEY, PRESIDENT

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CITY OF FREMANTLE



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COUNCIL	
Item No	9.2.3
No. Pages	5

4.7.3. SECTION 20A RESERVES GUIDELINES

As a matter of Government policy, there are strong grounds for retaining the purpose for land set aside under section 20A of the TP&DA. In particular:

- the subdivider of the land may be justified in expectations that the reserve would be used for the purpose for which it was created via the subdivisional process;

purchasers or users of subdivided blocks may be frequently influenced in their decisions to acquire land and build based on the existence of such a reserve and may have an expectation that these reserves will remain.

Although this land is vested in the Crown in fee simple under section 20A of the TP&DA, the Minister for Lands can deal it with under the LAA after it has been revested. In revesting the land as Crown land under the LAA, DOLA will try to give effect to the clear intentions of the TP&DA and associated planning approvals by reserving the land for its vested purpose even though the land can be reserved and used for other purposes in whole or in part, at a later time. Generally section 20A reserves should be retained as Crown land in the name of the State of Western Australia for their reserved purpose to the greatest degree practicable. Where any such reserve is proposed to be cancelled or disposed into the fee simple, strict adherence to Cabinet- approved guidelines set out below should be followed.

Background information to the Cabinet approved guidelines is set out in Policies 4.1.5 and 4.1.5A in the Government Land Policy Manual. The greatest protection should be afforded to section 20A "public recreation" reserves and private interests should not be granted over such reserves.

4.7.3.1. CABINET - APPROVED GUIDELINES

The following Guidelines for section 20A reserves are approved by the Government and should be taken into consideration by LAS officers:

Land vested in the Crown under section 20A of the TP & DA for recreation should be reserved for "public recreation". This purpose should only be applied to section 20A recreation land.

- Every effort should be made to locate an appropriate management body, with the ideal position being to secure agreement with Local Governments for management orders to issue to them without individual reference over section 20A land, as soon as the land has been revested and reserved.

Leasing powers should not be included in management orders over section 20A "public recreation" reserves, to avoid private interests being given over such land.

- Leasing powers may however be included in a Local Government's management order over a section 20A "public recreation" reserve in limited circumstances, to enable outsourcing of Local Government recreational facilities.

Reserves Chapter 4 Edition 1.0 (July 2002) 4-19 Crown Land Administration & Registration Practice Manual

Licensing powers may be included in a Local Government's management order, to allow licensing. However section 18 Ministerial approval should be a condition of the Management Order for such reserves. Section 18(2) of the LAA requires the Minister's prior approval to all licences by Local Governments over managed reserves. As a matter of principle, DOLA will not permit leasing of section 20A recreation reserves to clubs. A case may be argued for the use of small areas or large reserves for club premises while the playing fields remain open for public use when not being actively utilised by clubs for games and perhaps training. In certain localities, section 20A reserves may comprise the only public land available, and where the area of reserve is great, it may be reasonable to insist it remain open in its entirety to the general public. Small portions of "public recreation" reserves may therefore be excised and separately reserved (for example, for "club and club premises") with management order issuing to Local Governments with power to lease. Use by clubs of the playing fields on the remainder of the original reserves may be licensed. This option has been adopted in relation to certain tennis clubs. When considering Licences for Minister's consent Licences should not be permitted where:

- while being stated to be licences, they are in fact leases (advice should be sought from legal officers within DOLA in this connection);
- they interfere with the general public's continuous access to, and use of the whole of the reserve is affected (that is exclusive possession is conveyed and the licensees have authority to interfere with others using the reserve);
- buildings or developments are constructed consequent to such agreements, for the use of the licensees (buildings on recreation reserves cannot legally have any other character than premises in or relation to which the public is entitled to enjoy recreation upon the reserve; that is exclusive use could not be given to a club).

Section 20A land (particularly section 20A "public recreation" land) should be retained for its reserved purpose. Necessity or desirability of a high order is to be established before a proposal affecting a section 20A "public recreation" reserve may be approved. Where the "public recreation" reserve is to be cancelled or substantially reduced, a Local Government or other proponent must signpost the affected reserve to indicate the intended change, advertise in the local newspaper and, in appropriate cases, canvass nearby landholders by mail in order to demonstrate to the Minister the level of ratepayer support. Town planning procedures where formal rezonings are required may satisfy this action. A request from Local Government for approval to dispose of a section 20A reserve must be supported by the following:

- the disposal of the reserve(s);
- in the event that the proposal is to purchase replacement land, the submission should identify the land involved and detail what negotiations for purchase have been undertaken, and
- meet the requirements of point 14 below.

Details of the level of public consultation undertaken together with the results of that consultation.

Chapter 4 Reserves

Crown Land Administration & 4-20 Edition 1.0 (July 2002) Registration Practice Manual

Where the reserve is to be sold to fund the purchase of other replacement land to effect consolidation of another recreational reserve nearby, Local Government must:

provide details of the proposed new site and budget forecasts.

give an undertaking to supply a statement of income and expenditure in relation to the transaction, with surplus proceeds either being committed to a Trust fund established by Local Government for capital improvements to recreational land or being passed to the Crown.

Section 20A reserves should not be a source of general revenue. Such relocation is to be on the basis of equal area and suitability and Department for Planning and Infrastructure support is necessary. Town Planning Schemes may be employed to comprehensively rationalise reserves created under section 20A of the TP&DA, subject to:

- the agreement of the Minister for Lands to the content of each Scheme, and
- such variation of the Guidelines as may be agreed by the Minister for Lands is necessary to give effect to the intent of the Scheme.

This is not intended to derogate from the overall responsibility of the Minister for Planning for such Schemes, but is aimed at ensuring Crown land administration issues are also accounted for. Where relocation of unwanted section 20A land does not offer the best solution to the local community's needs, a Local Government may, with the prior approval of the Minister for Lands and Department for Planning and Infrastructure, dispose of identified reserves and apply the proceeds to capital improvements to other recreation reserves in the general locality. A condition of a reserve's sale to Local Government for disposal will require that a Trust fund be established for this purpose and that a separate audit and Audit Certificates be provided annually to show how the proceeds have been applied. Should certification be inadequate or indicate a breach of conditions, the Minister for Local Government will be asked to issue directions under the Local Government Act 1995 to address the situation. To facilitate disposal in accordance with this policy, DOLA will transfer the fee simple of the land to the relevant Local Government. Disposal of section 20A reserves to Local Government should generally be on the basis of payment to DOLA of \$500 or 5% of unimproved market value (as advised by the Valuer General), whichever is the greater. Statutory fees are also payable by Local Government. Local Government may establish one section 20A Trust fund for proceeds from sale of all surplus section 20A land, subject to:

- community consultation, including reference to where funds are likely to be expended;
- the community being given an opportunity to comment on where funds from a particular disposal should be expended;
- establishment of a separate Trust fund for a particular purpose, where the community attitude is that disposal funds should be allocated to a specific project.

Funds should only be spent on capital improvements to recreation land in the vicinity of the land sold.

Reserves Chapter 4
Edition 1.0 (July 2002) 4-21 Crown Land Administration & Registration Practice Manual

Regional Teams in LAS should maintain a Register (initially manual but hopefully PC based in the future) recording details of reserves approved for disposal, VGO valuation, land to be acquired by Local Government (if appropriate), record of follow up of Trust Fund and payments out of the Trust Fund (as audited). Regional Teams in LAS should follow up outstanding audits in January of each year, peruse the audits, and take any appropriate action. Separate files should be maintained for each Local Government to deal with disposal of section 20A Reserves. DOLA files are to contain copies of recommendations etc from the relevant reserve(s) file(s) and follow up of Trust audits should be undertaken in the DOLA General File. (This file will also be used to consider overall rationalisation programmes covering section 20A reserves). Where DOLA has exhausted all other avenues for passing management responsibility to Local Governments, section 20A reserves identified as being no longer required for community purposes may be sold by DOLA, with revenue offsetting funds needed to undertake essential maintenance on unvested reserves remaining under DOLA's control. Where section 20A reserves are to be disposed of by DOLA:

- Regional Teams in LAS should undertake public consultation;
- VGO valuation and Department for Planning and Infrastructure approval should be obtained;
- The approval of the Minister for Lands needs to be sought;
- Disposal should be by competitive process, except where section 87 amalgamation with an adjoining property is the only feasible option;
- Payment is to be within a short term (30 to 90 days);
- Funds are to be paid into Revenue following which a submission is to be made to Treasury seeking additional funds for an ongoing program of removal of hazards from Crown reserves etc;

If additional funds are granted, expenditure is to be identified by a separate Chart Number (to be established by the Finance and Budget Officer);
 Expenditure is to be approved by the Regional Manager in LAS;
 Regional Teams in LAS should maintain a Register detailing reserves to be disposed of, Local Government area, VGO valuation, release date, disposal price, fund sought from Treasury, funds received and expenditure (how much, on what).

Sites may be excised from section 20A "public recreation" reserves for telecommunications facilities. Such sites will then be reserved for that purpose, and a management order issued to the Local Government with power to lease, subject to the lease revenue being used for either -

- improvements to the "parent" section 20A reserve from which the telecommunications site is excised, or
- betterment of other "public recreation" reserves in the vicinity, if the lease revenue cannot reasonably be applied to the "parent reserve" (Policy 22.30.1 in the Government Land Policy Manual).

Excisions of minor areas for public utilities such as Western Power padmounts or Water Corp pumping stations may be permissible where an easement is not a reasonable alternative. When section 20A reserves created to protect areas with conservation values are involved, there shall be

consultation with the relevant Government agencies during the formulation of a Town Planning Scheme.

Chapter 4 Reserves

The change of purpose of section 20A reserves affected by EPA System recommendations (or similar) are not to be constrained by these Government Approved Guidelines, provided that specific clearance is given by the Minister for Lands in each case, following consultation with the DEP. Where appropriate, section 20A reserves may be added to adjoining Conservation reserves. There is no obligation to return section 20A land to a former owner for nominal consideration. These Guidelines apply to land set aside in Crown subdivisions for the purposes specified in section 20A of the TP&DA. Landscaped drainage ponds can form part of the landscaping of a "public recreation" reserve, and drainage can therefore co-exist with recreation in such cases. Leasing or licensing of a section 20A foreshore reserves can occur in certain cases - see Policy 4.4.4 in the Government Land Policy Manual.

Section 20A land in rural subdivisions intended for recreation may be set aside for purposes such as "paddock and recreation" or "bridle path", depending on the circumstances; and leasing powers may be appropriately included in a Local Government's management order. These Government Approved Guidelines can only be changed by specific approval of the Minister for Lands. It should be noted that the above are only guidelines and are subject to change. For further background information and discussion of section 20A reserves, LAS officers should refer to Policy 4.1.5 in the Government Land Policy Manual.



- NOTES:
- Jandakot Groundwater Protection Policy - Rural - Water Protection Zone
 - Jandakot Groundwater Protection Policy - Water Catchments Reservation

25mm at scale

MGA
TOWN PLANNERS
Ph: (08) 9321 3011
Fx: (08) 9324 1961
email: mgs@global.net.au



Date: 13 October 2011
Ref: 2507/ncmapA3-texts/A3PB
All dimensions and areas subject to survey

Figure 2
AERIAL PHOTOGRAPHY
CONTEXT PLAN

SCHEDULE OF SUBMISSIONS

PROPOSED SCHEME AMENDMENT NO. 91 TO TPS NO. 3 - EXTENTION OF ADDITIONAL USE AREA NO.1 AND REPLACEMENT OF ADDITIONAL USE NO.1 PROVISIONS IN SCHEDULE 2.

No.	Name/address	Submission	Council's Recommendation
1.	Western Power Locked Bag 2520 Perth WA 6000	<p>Support</p> <p>There are no objections; however, there are overhead powerlines and underground cables, adjacent to or traversing across the proposed area of works. Therefore, the following should be considered, prior to any proposed works commencing.</p> <p>Working in proximity to Western Power Distribution Lines All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in Vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below: http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.auhttp://www.commerce.wa.gov.au/WorkSafe/</p> <p>Western Power must be contacted on 13 10 87, if your proposed works involve: A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables. Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>	Comments Noted.
2.	Christine Lewis, Department of Indigenous Affairs PO box 3153 East Perth WA 6892	<p>Support</p> <p>Thank you for your correspondence dated in August 2012 seeking our comment on Proposed Scheme Amendment 1235/57 to the City of Cockburn Town Planning Scheme No. 3, seeking an extension of Additional Use Area No. 1 and replacement of Additional Use No 1 Provisions in Schedule 2. The details of the proposed amendment are understood to be:</p> <ol style="list-style-type: none"> 1) To extend Additional Use AU 1 ("AU 1 ") over the whole of Lots 1 01 and 1 04 and a portion of Lot 103 Jandakot Road, Jandakot as depicted on the Scheme Amendment Map; and 2) To alter the existing AU1 provisions contained under Schedule 2. The specific location of 	Comments Noted.

No.	Name/address	Submission	Council's Recommendation
		<p>the areas to be affected is clearly shown on the Scheme Amendment Map attached to your letter of 7th August 2012. The information you have provided has been reviewed and based on that information it is advised that there are no Aboriginal heritage sites as currently mapped on the Register of Aboriginal Sites in the area under consideration.</p> <p>All Aboriginal heritage sites (whether known to the DIA or not) are protected under the <i>Aboriginal Heritage Act, 1972 (AHA)</i>. Where rezoning of land is occurring for the purposes of development, we would like to reinforce that under the <i>AHA</i> it is the responsibility of the developer to assess the risks of potential impacts to Aboriginal heritage sites and inform its personnel and agents of the heritage values in the areas in question. It is recommended that advice on compliance with the <i>AHA</i> be provided to all parties affected by the proposed rezoning.</p> <p>Please find below a link to our Due Diligence Guidelines for assistance that will help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values:</p> <p>http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA Due Diligence Guidelines.pdf. Should cultural material or a new site be discovered, there is an obligation upon your organisation under section 15 of the <i>AHA</i> to report the information to the Registrar of Aboriginal Sites. If you have any questions regarding this matter, please contact Senior Heritage Officer Warren Mitchell on (08) 6551 8136 or via email at Warren.Mitchell@dia.wa.gov.au.</p>	
3.	Malcom Wilcox 35 Boeing Way JANDAKOT WA 6164	<p>Our property backs onto the subject lot, and we are impacted by traffic congestion and dangerous entrances.</p> <ol style="list-style-type: none"> 1) The development as planned seems reasonable; however the submission appears to request approval for use of the whole lots. Potential development of the whole lots with factories and showrooms would require significantly different planning considerations and would probably be unacceptable. Planning approval should be limited to the currently planned developments and areas. 2) The current access to Soil City is too close to the junction, it should be closed and moved to access but include a slip road. 	<p>Comments Noted.</p> <p>The development of the site, for the approved uses, will be only allowed over land within the additional use area. Outside that area the land is controlled by the basic controls of the Resource Zone under the City's Town Planning Scheme No. 3.</p> <p>As such Showroom, Warehouse and the existing uses cannot occur across the entirety of the Lots.</p>

No.	Name/address	Submission	Council's Recommendation
			Concerns regarding traffic egress noted. A traffic impact assessment was developed as part of the Scheme Amendment. Such matters will be addressed as part of any Development Approval, should one be forthcoming.
4.	Jim Dodds, Department of Health PO Box 8172 Perth Business Centre WA 6008	<p>Support</p> <p>Thank you for your letter dated 7 August 2012 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p><i>1. Water and Sewerage</i></p> <p>The purpose of the proposed Amendment is to facilitate the development of a warehouse and showroom for masonry. The development will need to comply with the <i>Government Sewerage Policy - Perth Metropolitan Region</i>. In this regard, the unsewered development will be limited by its production of wastewater i.e. 540 litres/day per 2000m² of lot size.</p> <p><i>2. Health Impact Assessment</i></p> <p>You should consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process. For your information and guidance, you may access the relevant information at the following sites: HIA- http://www.public.health.wa.gov.au/2/1400/2/health risk assessment.pm</p> <p>Should you have queries or require further information please contact Vic Andrich on 9388 4978 or victor.andrich@health.wa.gov.au.</p>	Support Noted.
5.	Seng Peh 17 Merian Close BETLEY WA 6102	<p>Objection</p> <p>I wish to oppose the proposal; I am concerned of increased traffic noise and traffic flow to the area.</p>	<p>Objection Noted – Not supported.</p> <p>A Traffic impact assessment was undertaken as part of the Scheme Amendment process. This assessment</p>

No.	Name/address	Submission	Council's Recommendation
			<p>noted current and expected traffic flows from this site.</p> <p>Moreover, such matters will be addressed as part of any Development Approval, should one be forth coming.</p>
6.	<p>Peter Goff, MGA Town Planners PO Box 104 WEST PERTH WA 6872</p> <p>On the behalf of Schaffer Corporation</p>	<p>We refer to the above Scheme Amendment and make the following submission on behalf of Schaffer Corporation, the owners of the land. Schaffer Corporation generally supports the Amendment as advertised but, having received a copy of the WAPC's letter of 5 July 2012 addressed to Council, feels that the following matters should be taken into account and that the Amendment should proceed to final approval unaltered.</p> <p>Schaffer Corporation is proud of the success of the Urbanstone business. Urbanstone produces a wide range of paving materials for internal and external use as well as a range of products for use in garden settings. The plant established at Jandakot because of the availability of raw materials (sand). While being a Western Australian business, it markets into the eastern states but, all manufacturing occurs in Western Australia.</p> <p>Schaffer Corporation is a listed industrial company headquartered in WA. It recognises the importance of manufacturing to the economy, particularly in a state dominated by mining and agriculture. It considers that a balanced economy is essential to help level out the severity of boom and bust cycles. Manufacturing's importance should be acknowledged and industries supported as much as possible in order to achieve a more balanced economy.</p> <p>The Company believes that the Jandakot area is maturing and becoming a hub of commercial and other activity. Indeed, SPP 4.2 recognises the adjacent Jandakot Airport as a "Specialised Activity Centre". Major development is occurring at the site and to service this development with access, Launders Street is programmed to be constructed as a major road, connecting directly into Berrigan Drive and thence providing access to the Kwinana Freeway. These works will result in significant volumes of traffic passing the subject land daily.</p> <p>The Amendment site will therefore be extremely well connected to the Kwinana Freeway as a consequence as well as being highly exposed. This enhanced Kwinana Freeway access will mean that the site is well connected to suburbs in the South-West Corridor.</p> <p>Jandakot's position as a southern metropolitan hub is becoming readily apparent by the suburban development also occurring in the South-East Corridors. There are many new suburbs developing on the western site of this Corridor generating increased traffic flows along Jandakot Road. Not</p>	Support Noted –

No.	Name/address	Submission	Council's Recommendation
		<p>only is the Amendment Site exposed and accessible to South West Corridor traffic coming from the Kwinana Freeway, it is exposed and accessible to traffic generated from the South-East Corridor.</p> <p>Urbanstone has various marketing / display centres through the metropolitan area. If it is able to consolidate sales centres in the southern metropolitan area to the Jandakot site there are huge benefits. Leasing costs are reduced and double handling / transport costs greatly reduced. The benefits can be enhanced by allowing supporting / related enterprises to co-locate at Jandakot. For example, people wishing to carry out DIY paving may require equipment, either wishing to purchase such equipment or hire it.</p> <p>In view of the relationship between paving and gardens, there is already a synergy between Urbanstone and the adjacent nursery business. This synergy could be improved by allowing more related businesses to operate at the site, avoiding the extra time / travel / carbon emissions, / costs in requiring people to travel to a variety of destinations in order to complete a single task.</p> <p>Comments are provided below on particular considerations requested by the Commission.</p> <p>- Lot 101 - Masonry Production Only In essence, it is intended that Lot 101 be retained for masonry production as there is no intention of reducing or decommissioning the plant. With regard to the DoW advice indicating a lack of support for the expansion of masonry production, it should be noted that Urbanstone is the subject of an EPA Works Permit (copy attached), limiting production to 65,000 tonnes per annum. Last year production levels were 41,837.19 tonnes.</p> <p>The issue with Lot 101 is that it is an irregularly shaped parcel of land with a broad battle-axe connection to Jandakot Road. In planning future development of the area, there should be flexibility to allow efficient layouts. This implies that there should be flexibility to massage site boundaries in order to achieve the best outcome and normally this would involve achieving regular shaped parcels of land. The purpose of including Lot 101 is to therefore provide flexibility.</p> <p>- New Lot 104 - Nursery Use Only After allowing for road widening, Lot 104 will have an area of approximately 3.6ha. It is accordingly a relatively large area of and the nursery business survives under severe constraints resulting in inefficient use of this relatively large area of land.</p> <p>The nursery business is largely constrained to supplying soils for gardening purposes and also supplies products related to hydroponics. Water supplies for other nursery activities are constrained by water supplies being restricted to an unreliable, unconfined aquifer because of the</p>	<p>Further discussions with the DoW and the applicant will see a modification made to the proposed Scheme Amendment to require the Masonry production and Warehouse uses to be generally located on Lot 101 Jandakot Road.</p> <p>The utilisation of land within the Resource Zone requires a land area not small than 4ha. The inclusion of he use within the Additional Area is due to future Lancaster</p>

No.	Name/address	Submission	Council's Recommendation
		<p>Jandakot Mound and its use for public water supplies.</p> <p>Again, flexibility to allow kindred uses to occur while maintaining the nursery function is proposed by Amendment 91.</p> <p>- New Lot 103 - Showroom / Warehouse Use It is agreed that showroom / warehouse use of Lot 103 should be permitted however, boundary adjustments with Lot 101 may be required to "square off" land areas for efficient development</p> <p>Accordingly, allowing the full range of uses over the Additional Use area enables flexibility for the most efficient development form.</p> <p>- Showroom Use Not Consistent With Policy A variety of policies influence the use of the subject land and this interaction is outlined as follows:</p> <p>Firstly, Council's Scheme, Gazetted in December 2002, zones the land "Resource". This Scheme takes into account relevant SPP's as required by the Act. The "Resource" zone makes particular reference to SPP 2.3 - Jandakot Groundwater Protection Policy in arriving at planning / land use guidelines for the subject land. The Policy provides for 2 ha subdivision for rural living purposes and a range of rural activities which would generally require bore licences to succeed commercially. In view of the demand on groundwater resources at Jandakot for public drinking supplies, the granting of bore licences is problematic.</p> <p>Under the policy framework, use of land in the "Resource" zone is guided towards 2ha rural living lots. However, SPP 5.3- Jandakot Airport Vicinity interacts to avoid housing under flight paths exposed to high levels of noise. Taken all together, the policy framework tends to prohibit potential uses rather than provide guidance on what are appropriate uses.</p> <p>SPP 4.2- Activity Centres for Perth and Peel identifies Jandakot Airport as a "Specialised Centre" and it is being developed as a commercial centre in conjunction with the general aviation function. Jandakot Airport adjoins the subject landholding. Moreover, infrastructure requirements for the development of Jandakot Airport impact the subject land with a strip of road widening to accommodate construction of the Launders Street link to Berrigan Drive and ultimately connection to the Kwinana Freeway to be taken from the subject land. Finally, the subject land is effectively used as an adjunct to the Jandakot Airport by virtue of the flight paths and noise limitations to development potential.</p>	<p>(Lauder) Road reducing Lot 104 to below 4ha. Both Lots 103 and 101 are larger than 4ha and could technically operate a nursery without the need for an additional use. As such the restriction of the additional use nursery to Lot 104 would be in contrary to the Scheme and have no practical impact.</p> <p>It has been indicated by the applicant that the Showroom use will be broadly located on the section of Lot 103 that is within the additional use area. Considering the need for the showroom to be ancillary to the existing Masonry Production the scale, scope and extent of any showroom development will be restricted.</p>

No.	Name/address	Submission	Council's Recommendation
		<p>Accordingly, while the subject land is not officially part of the Jandakot Airport, it has a strong association. The land is already partly used for industrial / commercial purposes such that, taking all of these factors into account, allowing for some intensification of these uses is not a major departure from the policy position of SPP 4.2. It also allows for the conflict between SPP's 2.3 and 5.3 to be rationalised.</p> <p>- Planning for Bush Fire Protection Guidelines- Edition 2 Section 1.1 of these Guidelines deals with implementation and advises that the Guidelines</p> <p><i>"are not designed to deal with the bush fire protection requirements of; - Subdivisions that already have a valid approval by the WAPC, but have not yet been developed".</i></p> <p>The subdivision of the subject land has been approved and has since been implemented. While it is arguable that the Guidelines therefore don't apply, it is nevertheless worthwhile having regard to a number of factors. Firstly, the amendment does not seek to allow / encourage residential uses. Rather, it proposes alternatives.</p> <p>Secondly, the Amendment has been considered by the EPA which has determined that it does not require formal assessment. By its nature, the Amendment envisages modification of existing vegetation on site and by determining that formal assessment is not required, the EPA has tantamountly given consent to a substantial level of modification. By its nature, this vegetation modification will reduce fire risk.</p> <p>Thirdly, the expected nature of the development will involve buildings allowing for service vehicle access, onsite storage and car parking. The likelihood is that there will be cleared areas, accessible by fire fighting vehicles around likely buildings. Coupled with connection to reticulated water supplies, the fire risk appears manageable.</p> <p>Thank you for the opportunity of commenting on the Amendment. We hope this advice assists Council to continue supporting the proposal.</p>	<p>The Amendment has been modified to require the operator of the site to prepare a Bushfire management Plan. The subject site is located within the proposed Bushfire Prone Area as part of Scheme Amendment No. 92. Although this relates specifically to the protection of residential dwellings the fact that this site is within said area should not be overlooked.</p> <p>The FMP will ensure that</p>

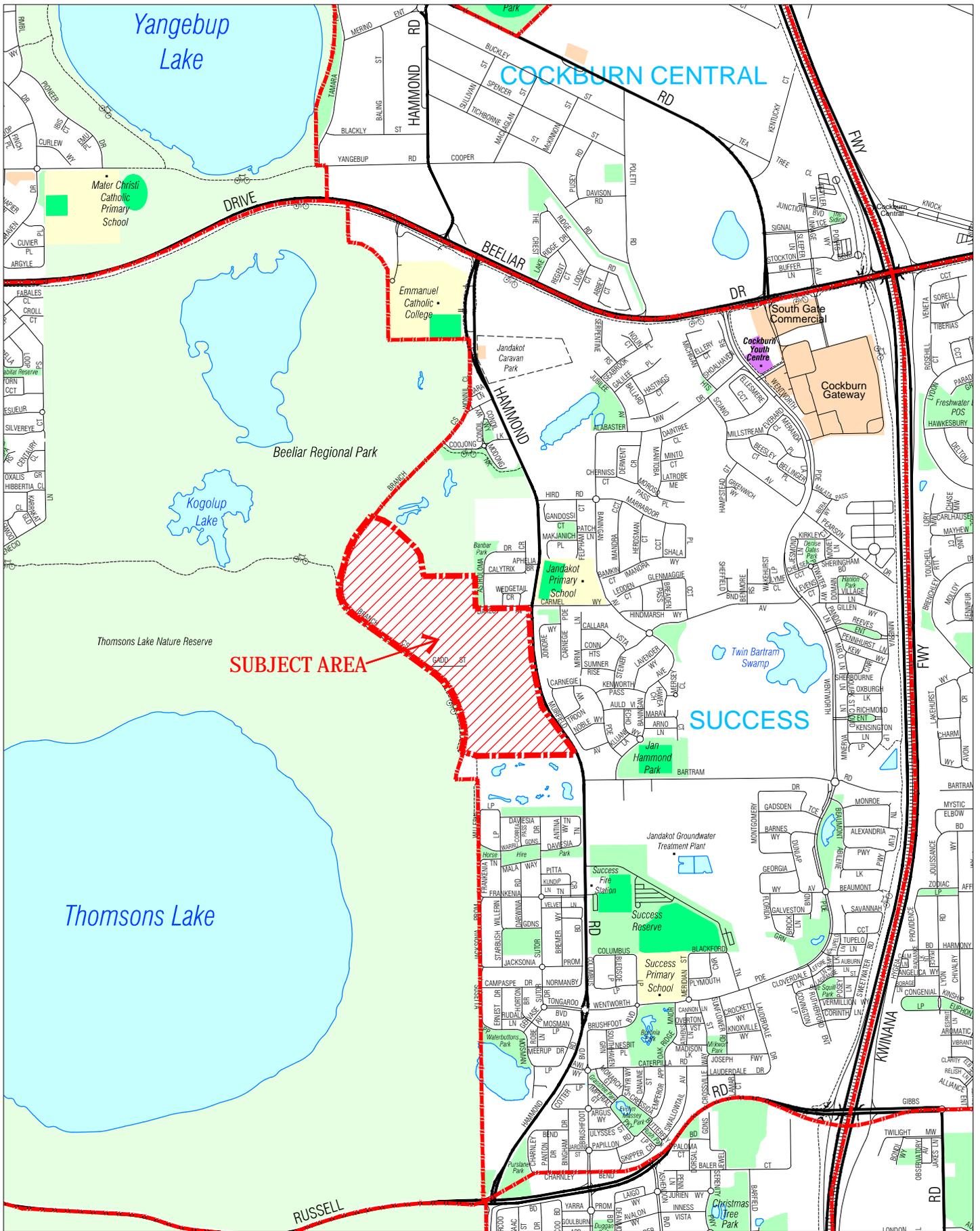
No.	Name/address	Submission	Council's Recommendation
			the site operates and staff are aware of the wider risk of fire in the locality.
7.	Brett Dunn, Department of Water PO Box 332 Mandurah WA 6210	<p>Objection</p> <p>Thank you for the above referral dated 7 August 2012. The Department of Water (DoW) has assessed the application and wishes to provide the following advice:</p> <p>Jandakot UWPCA</p> <p>The land subject to this proposal is located on a Priority 2 (P2) and wellhead protection zone (WHPZ) within the Jandakot Underground Water Pollution Catchment Area (Jandakot UWPCA). P2 areas are defined to ensure that there is no increased risk of pollution to the water source (Figure 1: Jandakot UWPCA for TPS Amendment 91). P2 areas are declared over land where low intensity development (such as rural) already exists. Protection of public water supply sources is a high priority in these areas. P2 areas are managed in accordance with the principle of risk minimization. WHPZ's are placed around drinking water supply bores and are used to protect underground sources of drinking water near the point of abstraction from contamination.</p> <p>Development on the Jandakot UWPCA is managed in accordance with a Western Australian Planning Commission's (WAPC) <i>Jandakot land use and water management strategy</i> (LUWMS), WAPC State Planning Policy 2.3 <i>Jandakot Groundwater protection policy</i> (SPP 2.3) and DoW's Water Quality Protection Note (No. 25) <i>Land use compatibility in public drinking water source areas</i> (WQPN 25). Approved land uses established before gazettal of the SPP 2.3 are permitted to continue at their presently approved level with best management practises.</p> <p>Current zoning and approvals</p> <p>The additional use "AU1" permits Masonry Production on part of Lot 77 Jandakot Road, Jandakot. Subsequently Lot 77 has been subdivided, ultimately creating Lots 101, 103 and 104 Jandakot Road, Jandakot. AU 1 currently only applies to Lot 101 Jandakot Road, Jandakot. DoW acknowledges that the Nursery on Lot 104 and Masonry Production on Lot 101 are existing approved land uses prior to the gazettal of SPP 2.3, thus are permitted to continue at their presently approved level with best management practises.</p> <p>Proposed amendment</p> <p>Amendment No. 91 of the City of Cockburn Town Planning Scheme No. 3 proposes to expand the approved land uses and the area of AU1 zone. In addition to Masonry Production, AU1 will include Nursery, Warehouse and Showroom land uses and extend the zone to Lots 101 and 104 and part of Lot 103 Jandakot Road, Jandakot. It is acknowledged that expanding the Nursery and Masonry Production activities are not being considered at this time, however, approvals will permit future</p>	See follow up correspondence from the Department of Water below indicating the removal of the original objection.

No.	Name/address	Submission	Council's Recommendation
		<p>expansion.</p> <p>A variety of chemicals and nutrients sources may be stored and used at Nurseries and Masonry production land uses. Warehouses may store potentially contaminating materials and people visiting Showrooms will increase sources of hydrocarbons from vehicles and additional pollutant sources from, for example, disposal of wastewater and rubbish.</p> <p>In accordance with SPP 2.3, Masonry Production, Warehouse and Showroom land uses should not be permitted and a Nursery should be referred to DoW for advice. Furthermore WQPN 25 states Masonry Production and Showroom are incompatible in P2 areas, and that Nursery and Warehouse are normally incompatible but may be conditionally approved where the facility is consistent State and local government planning strategies or schemes.</p> <p>Water Quality Protection Note No 93 <i>Light industry near sensitive waters</i> (DoW, 2009) states that light industrial sites, such as masonry production, are incompatible in P2 and WHPZ's.</p> <p>DoW does not support Amendment 91 of the City of Cockburn Town Planning Scheme No. 3 for the following reasons:</p> <ul style="list-style-type: none"> • The proposed land uses and expansion of current land uses are inconsistent in accordance with SPP 2.3, WQPN 25 and WQPN 93. • Amendment 91 will increase contamination risks to the groundwater which is incompatible with the water quality objectives of P2 areas within the Jandakot UWPCA. Providing they are consistent with State and local policies, the DoW will not object to the Nursery and Warehouse land uses, subject to the following conditions: <ul style="list-style-type: none"> • Fuel and chemical use and storage require approval by DoW and should be in accordance with Water Quality Protection Note 65 <i>Toxic and hazardous substances - storage and use</i>. • The nursery should be managed in accordance with the best management practises described in Water Quality Protection Note 32 <i>Nurseries and garden centres</i> (WQPN 32). WQPN 32 advises on minimising fertiliser application and loading in the groundwater recharge, efficient irrigation, construction and management. <ul style="list-style-type: none"> • Pesticide use should be consistent with DoWs <i>state-wide Policy No. 2: Pesticide Use in Public Drinking Water Source Areas</i>. • Storage and recycling of organic waste, such as green waste and compost, is incompatible in P2 	

No.	Name/address	Submission	Council's Recommendation
		<p>areas and not supported by DoW in accordance with Water Quality Protection Note 90 <i>Organic waste - storage and recycling</i> (WQPN 90). Should organic waste be approved on the subject site, the storage facilities need be constructed with a weatherproof cover on a low permeability hardstand.</p> <ul style="list-style-type: none"> Wastewater disposal facilities should be connected to the sewerage system. Alternatively, an aerobic treatment unit (ATU) which reduces biological oxygen demand, pathogenic microbes, phosphate, non-filterable residue may be used as per Water Quality Protection Note 70 <i>Wastewater treatment and disposal - domestic systems</i>. <p>Groundwater The subject area is located within the Jandakot Groundwater Area as proclaimed under the <i>Rights in Water and Irrigation Act 1914</i>. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the Department of Water. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p> <p>If you have any queries regarding this, please do not hesitate to contact Patrick Ridley at DoW's Mandurah office on 9550 4222.</p>	
8.	Lauren Taylor, State Heritage Office PO Box 7479 PERTH WA 6850	<p>Support</p> <p>Thank you for your correspondence received on 8 August 2012 regarding proposed Scheme Amendment No. 91.</p> <p>The following advice is provided in response to the referral of a scheme amendment as set out under Section 79 of the <i>Planning and Development Act, 2005</i>. The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.</p> <p>Should you have any queries regarding this advice please contact Lauren Taylor at lauren.taylor@stateheritage.wa.gov.au or on 6552 4152.</p>	Support Noted.
9.	Lindsay Broadhurst, Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your letter dated 7 August 2012 requesting Main Roads comments on the above proposed scheme amendment.</p> <p>Main Roads has no objection to the proposed scheme amendment.</p>	Support Noted.

No.	Name/address	Submission	Council's Recommendation
		If you require any further information please contact Anna Zhuang on (08) 9323 5437. In reply please quote file reference 04/11588-07 (012#289206).	
10.	Brett Coombes, Water Corporation PO Box 100 Leederville 6902 Perth Western Australia	<p>Support</p> <p>Thank you for your letter of 7 August 2012 inviting comments from the Water Corporation on the above amendment.</p> <p>The Corporation has no objections to the proposal.</p> <p>The subject land is located within the 'Priority 2' Source Protection Area in the Jandakot Groundwater Protection Area. Land use and development proposal in this area are subject to the provision of <i>State Planning Policy 2.3 – Jandakot Groundwater Protection Policy</i>. The City is encouraged to consult with the Department of Water regarding the permissibility of the proposed nursery, showroom and warehouse land uses and any special controls that should form part of the proposed additional use provisions to address groundwater protection requirements.</p> <p>Should you have any queries regarding this advice please contact me on the telephone number indicated above.</p>	Support Noted
11.	Brett Dunn, Department of Water PO Box 332 Mandurah WA 6210	<p>Thank you for the email seeking further information dated 15 October 2012 for the matter under consideration by the City of Cockburn, an amendment to the Additional Use AU1.</p> <p>The subject land is located within the Jandakot Underground Water Pollution Area (UWPCA) and is declared within a Priority 2 (P2) public drinking water source protection area. The Jandakot UWPCA is managed in accordance with the Western Australia Planning Commission's <i>Statement of Planning Policy No 2.3, Jandakot Groundwater Protection Policy (SPP 2.3)</i>. The Urbanstone plant that currently operates on the site is deemed an incompatible land use in the Jandakot UWPCA. However, as this land use was established prior the gazettal of <i>SPP 2.3</i>, Urbanstone is permitted to continue to operate in line with best management practices under "non-conforming use rights" of this policy.</p> <p>The Department of Water (DoW) had become aware of the proposal to include a showroom and warehouse in addition to expanding the masonry production and nursery land uses through a referral received from the CoC dated 7 August 2012, with subsequent advice provided by DoW in correspondence dated 18 September 2012.</p> <p>The Department did not support the original proposal, as the information provided indicated the showroom was an incompatible land use on the Jandakot UWPCA, and thus an increased risk to the public drinking water source.</p>	

No.	Name/address	Submission	Council's Recommendation
		<p>Further discussion with the planning consultant clarified the showroom is an extension to a pre-existing non-conforming land use subject to SPP 2.3. Also, that the masonry production and warehouse would be restricted to 'generally' Lot 1 01. It has been noted that masonry production is limited by EPA conditions.</p> <p>With consideration to further information provided and <i>non-conforming use rights</i> under <i>SPP 2. 3</i>, the DoW wishes to amend its position as communicated in correspondence dated 18 September 2012. The Department does not object to the proposed Amendment 91 subject to water quality protection measures being considered as a key component of planning.</p> <p>DoW requests that the conditions proposed in correspondence dated 18 September 2012 remain, and include the following condition:</p> <p>Urban Water Management Drainage systems should be designed and constructed consistent with the Stormwater Management Manual for Western Australia.</p>	



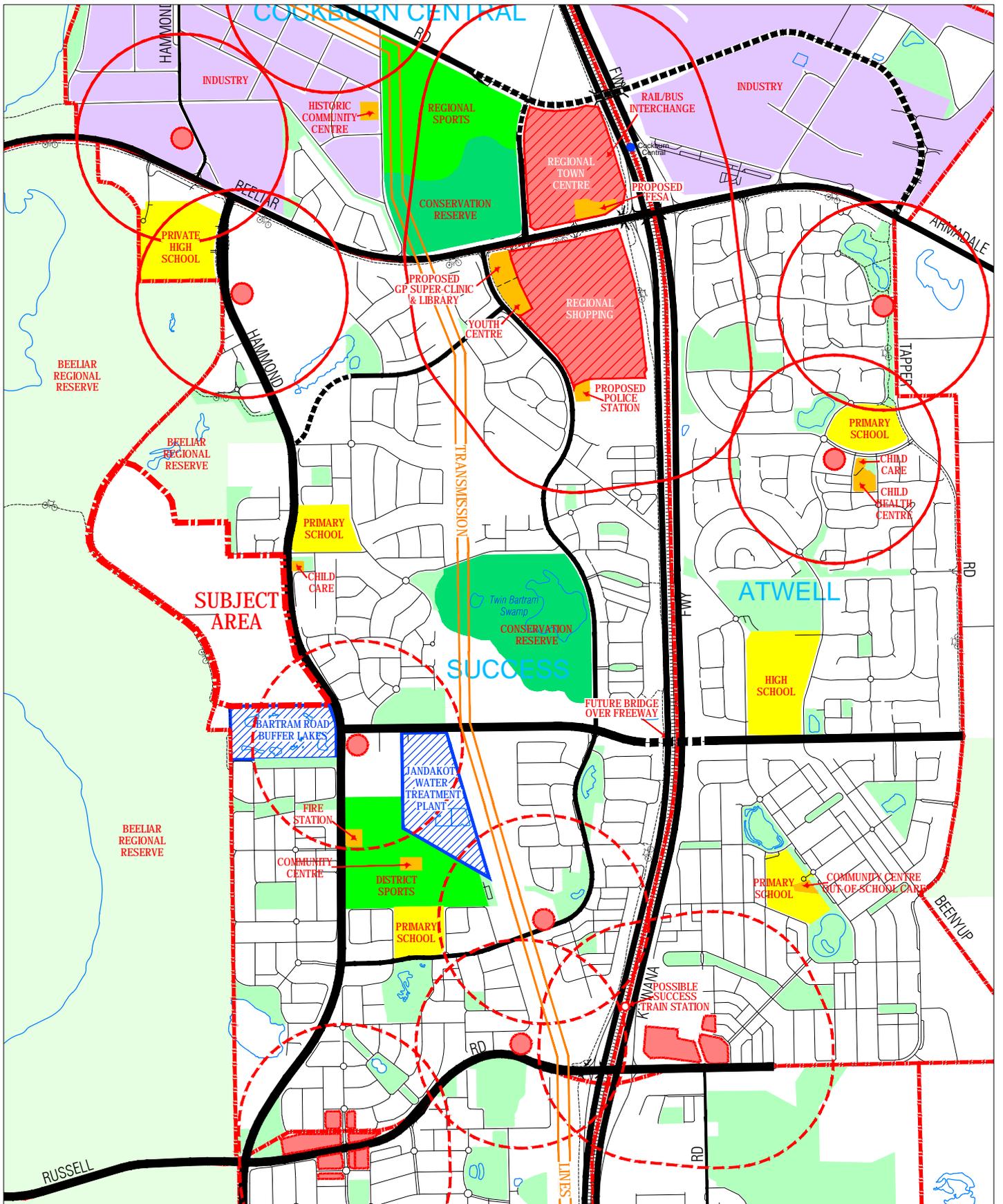
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SITE LOCATION PLAN

BRANCH CIRCUS

DISTRICT STRUCTURE PLAN, SUCCESS

FIGURE 1



- | | | | | | | | |
|--|---|--|---------------------------------|--|---------------------------|--|--------------------|
| | Cockburn Central Regional Centre & Catchment Area | | Region Reserve | | School | | Transmission Lines |
| | (Proposed) Neighbourhood Centre & Catchment Area | | Local Reserve | | Community Infrastructure | | |
| | Local Centre & Catchment Area | | Regional/District Sports Centre | | Water Corporation | | |
| | (Proposed) Local Centre & Catchment Area | | Conservation Reserve | | Industry / Mixed Business | | |



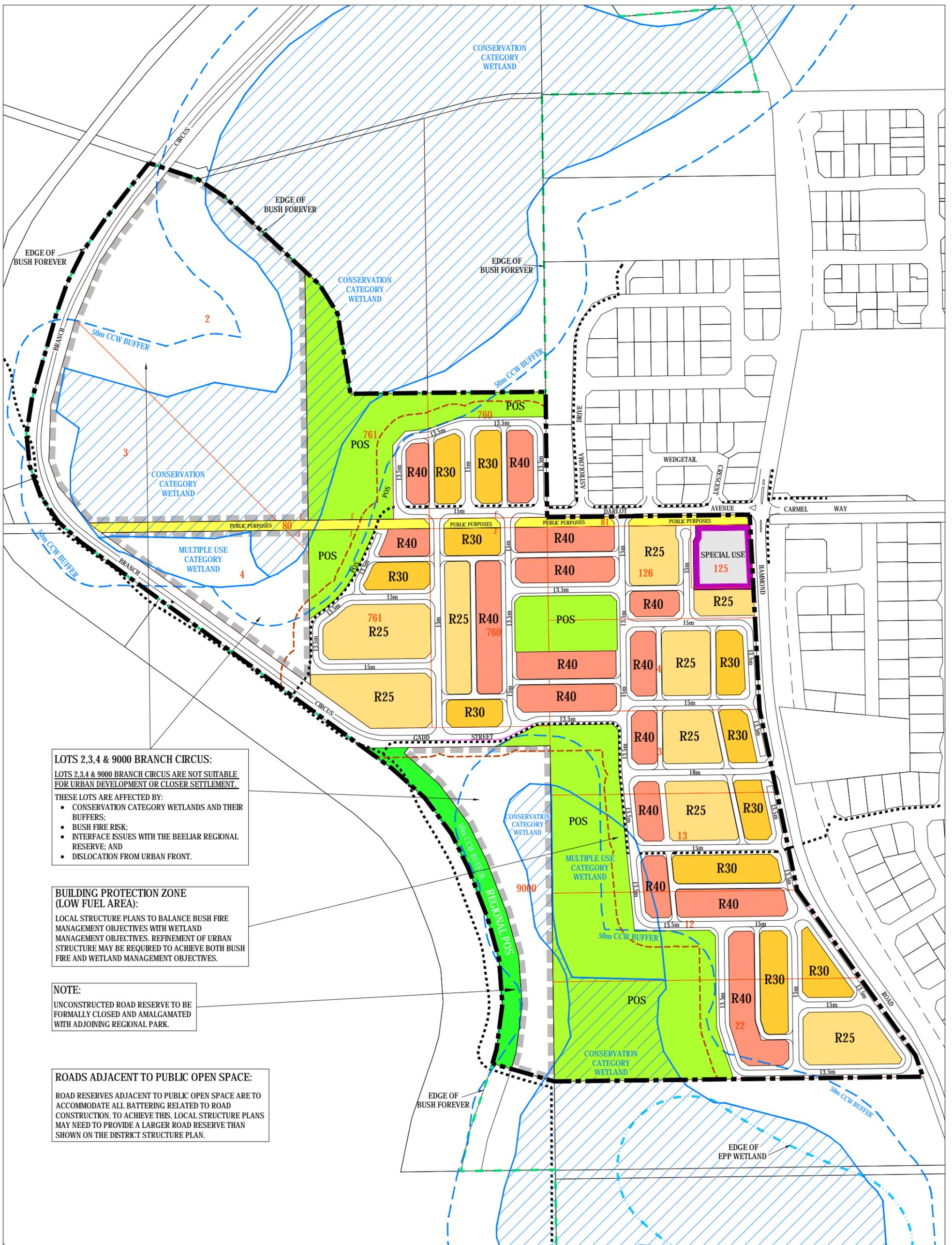
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CONTEXT ANALYSIS PLAN

BRANCH CIRCUS

DISTRICT STRUCTURE PLAN, SUCCESS

FIGURE 7



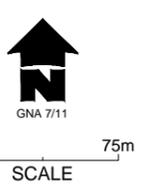
LOTS 2,3,4 & 9000 BRANCH CIRCUS:
 LOTS 2,3,4 & 9000 BRANCH CIRCUS ARE NOT SUITABLE FOR URBAN DEVELOPMENT OR CLOSER SETTLEMENT.
 THESE LOTS ARE AFFECTED BY:

- CONSERVATION CATEGORY WETLANDS AND THEIR BUFFERS;
- BUSH FIRE RISK;
- INTERFACE ISSUES WITH THE BEELIAR REGIONAL RESERVE; AND
- DISLOCATION FROM URBAN FRONT.

BUILDING PROTECTION ZONE (LOW FUEL AREA):
 LOCAL STRUCTURE PLANS TO BALANCE BUSH FIRE MANAGEMENT OBJECTIVES WITH WETLAND MANAGEMENT OBJECTIVES. REFINEMENT OF URBAN STRUCTURE MAY BE REQUIRED TO ACHIEVE BOTH BUSH FIRE AND WETLAND MANAGEMENT OBJECTIVES.

NOTE:
 UNCONSTRUCTED ROAD RESERVE TO BE FORMALLY CLOSED AND AMALGAMATED WITH ADJOINING REGIONAL PARK.

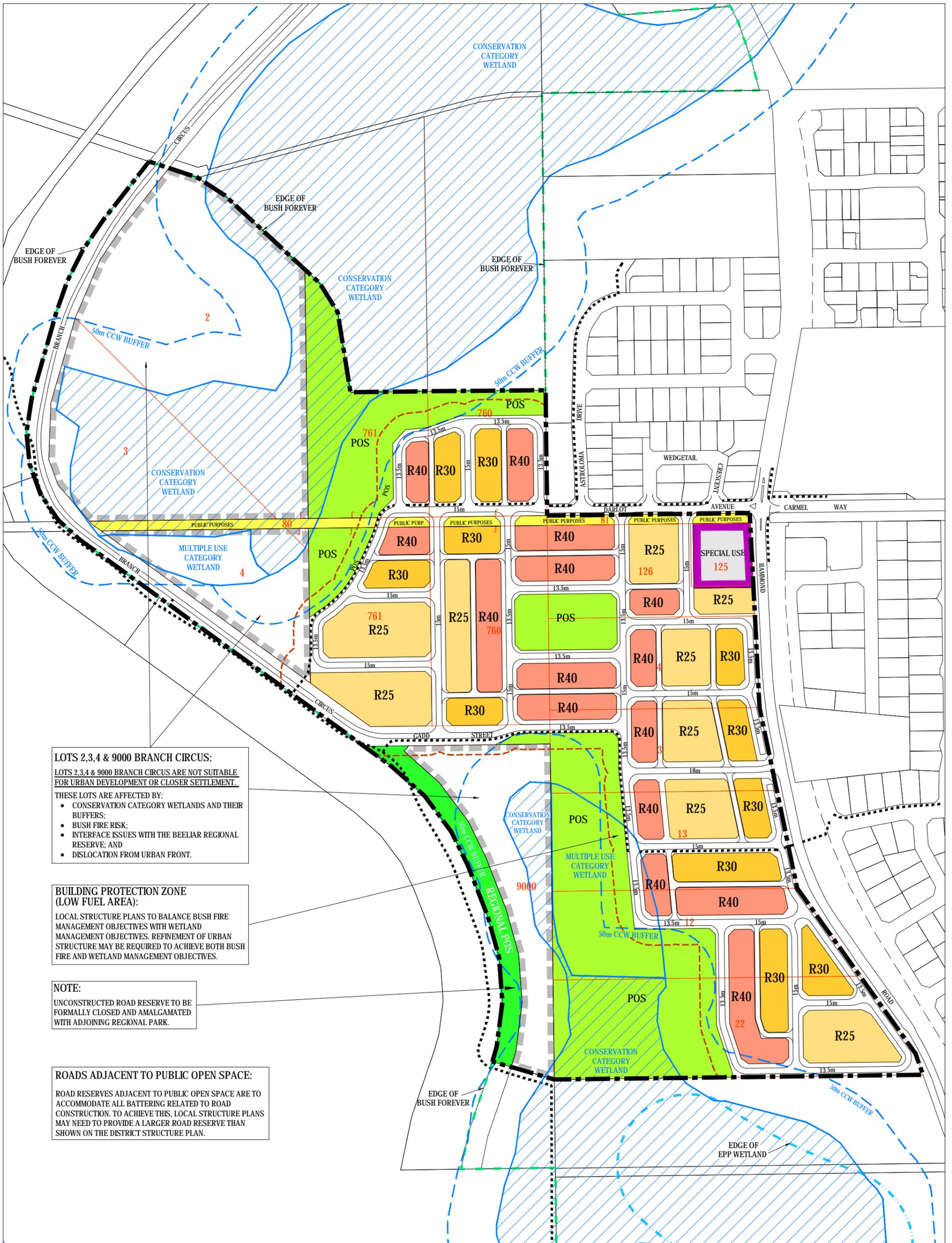
ROADS ADJACENT TO PUBLIC OPEN SPACE:
 ROAD RESERVES ADJACENT TO PUBLIC OPEN SPACE ARE TO ACCOMMODATE ALL BATTERING RELATED TO ROAD CONSTRUCTION. TO ACHIEVE THIS, LOCAL STRUCTURE PLANS MAY NEED TO PROVIDE A LARGER ROAD RESERVE THAN SHOWN ON THE DISTRICT STRUCTURE PLAN.



- Structure Plan Boundary
- Residential R25
- Residential R30
- Residential R40
- Special Use
- Public Open Space
- Regional Open Space
- Public Purposes
- Not Suitable for Urban Development or Closer Settlement
- Conservation Category Wetland
- 50m CCW Buffer
- Multiple Use Category Wetland
- Building Protection Zone (30m)
- Pedestrian/Cycle Links
- Bush Forever Boundary
- EPP Wetland Boundary

DISTRICT STRUCTURE PLAN BRANCH CIRCUS

LOTS 3,4,12,13,22,81,125,126 & UCL, HAMMOND ROAD, LOTS 2,3,4,80,761,9000
 BRANCH CIRCUS, & LOT 760 GADD STREET, SUCCESS



LOTS 2,3,4 & 9000 BRANCH CIRCUS:
 LOTS 2,3,4 & 9000 BRANCH CIRCUS ARE NOT SUITABLE FOR URBAN DEVELOPMENT OR CLOSER SETTLEMENT.
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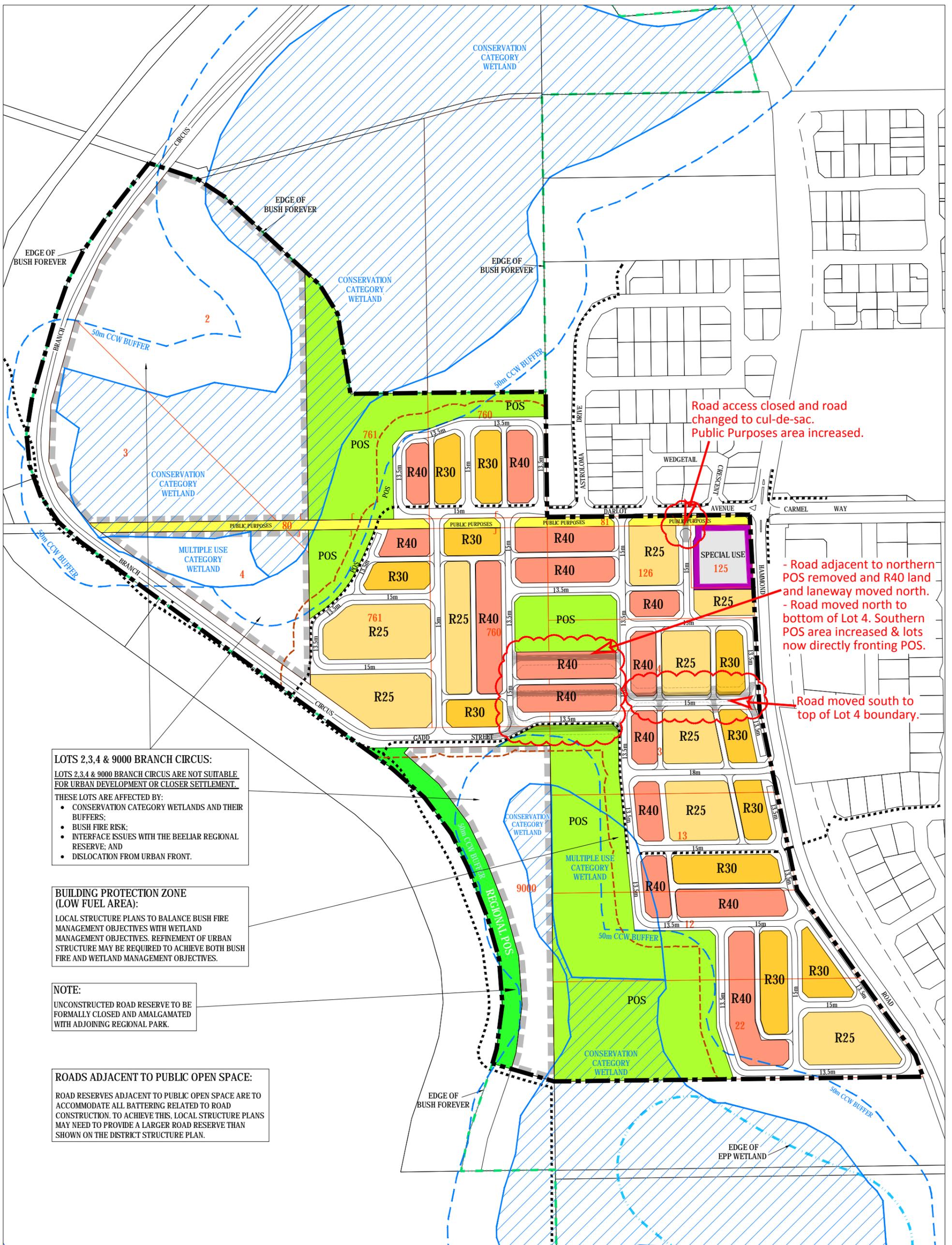
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<ul style="list-style-type: none"> Residential R25 Residential R30 Residential R40 Special Use Public Open Space Regional Open Space Public Purposes 	<ul style="list-style-type: none"> Structure Plan Boundary Not Suitable for Urban Development or Closer Settlement Conservation Category Wetland 50m CCW Buffer Multiple Use Category Wetland Building Protection Zone (30m) Pedestrian/Cycle Links Bush Forever Boundary EPP Wetland Boundary
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**DISTRICT STRUCTURE PLAN
 BRANCH CIRCUS**

LOTS 3,4,12,13,22,81,125,126 & UCL, HAMMOND ROAD, LOTS 2,3,4,80,761,9000
 BRANCH CIRCUS, & LOT 760 GADD STREET, SUCCESS

FIGURE 2



Road access closed and road changed to cul-de-sac. Public Purposes area increased.

- Road adjacent to northern POS removed and R40 land and laneway moved north.
- Road moved north to bottom of Lot 4. Southern POS area increased & lots now directly fronting POS.

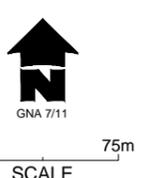
Road moved south to top of Lot 4 boundary.

LOTS 2,3,4 & 9000 BRANCH CIRCUS:
 LOTS 2,3,4 & 9000 BRANCH CIRCUS ARE NOT SUITABLE FOR URBAN DEVELOPMENT OR CLOSER SETTLEMENT.
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DISTRICT STRUCTURE PLAN BRANCH CIRCUS

LOTS 3,4,12,13,22,81,125,126 & UCL, HAMMOND ROAD, LOTS 2,3,4,80,761,9000 BRANCH CIRCUS, & LOT 760 GADD STREET, SUCCESS

File No. SM/M/024

SCHEDULE OF SUBMISSIONS
PROPOSED MODIFICATION TO BRANCH CIRCUS DISTRICT STRUCTURE PLAN – LOTS 3 - 5, 12, 13 & 22 HAMMOND ROAD, LOTS 760 & 761 GADD STREET and
LOTS 2 - 4 & 9000 BRANCH CIRCUS, SUCCESS

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Norm Walkerden, Telstra Forecasting & Area Planning Locked Bag 2525 Perth WA 6001	<p>Support</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/ .</p> <p>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/ . I add this information about NBN Co. as it is not known when services will be available from NBNCo. Telstra may provide services if NBN Co. cannot.</p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p>	Support Noted.
2	Western Power Locked Bag 2520 Perth WA 6000	<p>Support</p> <p>There are no objections, however, there are overhead powerlines and underground cables, adjacent to or traversing across the proposed area of works. Therefore, the following should be considered, prior to any proposed works commencing.</p> <p>Working in proximity to Western Power Distribution Lines All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below:</p> <p>http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.au http://www.commerce.wa.gov.au/WorkSafe/</p> <p>Please note: Western Power must be contacted on 13 10 87, if your proposed works involve:</p>	Support Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>A) Any changes to existing ground levels around poles and structures. B) Working under overhead powerlines and/or over underground cables. Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>	
3	James McCallum, Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your letter dated the 23rd of October, 2012 requesting comment on the above proposed modifications.</p> <p>Main Roads has no objections to the above proposed modifications. If you require any further information please contact James McCallum on (08) 9323 4214. In reply, quote reference number 04/11588-08 (012#352138).</p>	Support Noted.
4	Richard Bloor, Department of Education 151 Royal Street EAST PERTH WA 6004	<p>Support</p> <p>Thank you for your letter dated 22 October 2012 regarding the proposed modification to the Branch Circus Local Structure Plan.</p> <p>The Department of Education has reviewed the document and advises that it has no objection to the proposed modification.</p>	Support Noted.
5	Brett Dunn Department of Water PO Box 332 MANDURAH WA 6210	<p>Support</p> <p>Thank you for the abovementioned referral regarding modification to the Branch Circus District Structure Plan (DSP), received with correspondence dated 23 October 2012.</p> <p>In accordance with <i>Better Urban Water Management (WAPC, 2008)</i> a DSP is required to be supported by a District Water Management Strategy (DWMS).</p> <p>The Department has previously approved the <i>DA 13 Branch Circus District Water Management Strategy (Cardno, 2011)</i>, associated with the original DSP. Given modifications to the structure plan do not significantly impact water management for the site, the approved DWMS remains suitable to support the DSP, and inform future local structure plans. Accordingly the Department has no objections to proposal to modify the Branch Circus DSP.</p> <p>If you wish to discuss this matter further, please do not hesitate to contact the undersigned on 9550 4202.</p>	Support Noted.
6.	Christine Lewis, Department of Indigenous Affairs PO Box 3153	<p>Support</p> <p>Thank you for your correspondence dated 23rd October 2012 seeking our comment on the Proposed Modification to the Branch Circus Local Structure Plan - Lots 3-5, 13 & 22 Hammond</p>	Support Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
	EAST PERTH WA 6892	<p>Road, Lots 760 & 761 Gadd Street, and Lots 2-4 & 9000 Branch Circus, Success. It is understood that the purpose of the proposed modification is to rezone the land to facilitate its utilisation for an urban outcome, featuring residential lots, public open space and associated road network.</p> <p>The information provided by your office has been reviewed to determine the potential impact of the proposed development upon any places of Aboriginal heritage value or significance within the land in question, Based upon that information; it is advised that there are no registered Aboriginal heritage sites upon this land.</p> <p>All Aboriginal heritage sites (whether known to the DIA or not) are protected under the <i>-Aboriginal-Heritage Act, 1972 (AHA)</i>. Where proposals for development of land are occurring we would like to reinforce that under the <i>AHA</i> it is the responsibility of the developer to inform themselves of the heritage values in the areas in question and assess the risks of potential impacts to Aboriginal heritage sites. Please find below a link to our Due Diligence Guidelines for assistance that will help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values: http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA</p> <p>Due Diligence Guidelines.pdf Should cultural material or a new site be discovered, there is an obligation under section 15 of the Aboriginal Heritage Act 1972 to report the information to the Registrar of Aboriginal sites.</p> <p>If you have any questions regarding this matter, please contact Senior Heritage Officer Warren Mitchell on (08) 6551 8136 or by email at Warren.Mitchell@dia.wa.gov.au.</p>	
7.	Loretta van Gasselt, Department of Planning Locked Bag 2506 PERTH WA 6001	<p>Thank you for referring the above proposal to Policy Development for comments. Bush Forever identifies regionally significant bushland for protection. Assessment of any proposal that may affect a Bush Forever area should recognise and give due consideration to the high conservation values of the site.</p> <p>The proposal is unlikely to have any impact on Bush Forever Area 391 - Thomsons Lake Nature Reserve and Adjacent Bushland, Beeliar (BF 391) and therefore Policy Development raises no objection. The land subject of the Branch Circus District Structure Plan (BCDSP) adjoins BFA 391 which is a Conservation Category Wetland (CCW), the highest priority wetland. The subject land is also traversed by CCW, for which a mandatory 50 metre buffer for development is required, and an Environmental Protection (Swan Coastal Plain) Lakes Policy 1992 (EPP) wetland.</p> <p>It is understood that the proposed modifications to the BCDSP relate to minor alterations to road alignments or removal of roads to remove undesirable access and provide a better urban design outcome. None of the road changes are in the vicinity of BFA 391, which adjoins the BCDSP.</p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>It should also be noted that the subject site has been identified as a potential habitat for Carnaby's Black Cockatoo which is an Endangered species under the <i>Environment Protection and Biodiversity Act 1999</i>. Clearing and development of the subject site may be required to be referred to the Australian Governments' Department of Sustainability, Environment, Population, Water and Communities for assessment.</p> <p>Please note that this is a departmental response to Bush Forever issues only and does not reflect comments of other branches of the Department of Planning or a position of the Western Australian Planning Commission, which may need to be consulted on this proposal. Please contact Helen Griffiths on 6551 9368 if you have any queries on this matter.</p>	
8.	Peter Evans 5 Macoa Avenue HIGH WYCOMBE WA 6057	<p>Objection</p> <p>To many Lots Not enough road access To higher density</p> <p>As briefly summarized in the in the attached form my concerns are based on the following; Before I go on I must stress that we have to make room for new dwellings and I accept this fact. As far as I can work it out there will be 441 lots over the entire area. This to me is too higher density</p> <p>It is generally accepted that we are a 2 car plus family. This means that we will have to accommodate 900 plus vehicles. Say we allow for 700 vehicles trying to leave the area at peak times. Exit roads: Circus Branch / Gadd Street, Darlot Ave & I unnamed road</p> <p>People will try to get out by going down Astroloma Drive onto Aphelia Brace. As Circus Branch will be the main route out, what happens at the end and how is the intersection with Hammond road to be managed.</p> <p>Where I live there are 63 lots, and when you compare the proposed 441 lots in an area 3 times the size it fills me with horror. I hope my figure of 441 lots is vastly wrong and I would appreciate feedback on this subject.</p> <p>In conclusion I see the plan as get as much out of the area rate wise at the expense quality living.</p>	<p>The Branch Circus District Structure Plan allows for approximately 320 residential lots across 9.1 ha of site area. This equates to approximately 35 dwellings per site hectare.</p> <p>Directions 2031 and the Outer Metropolitan Perth and Peel Sub-Regional Strategy noted that the area covered by the Branch Circus DSP is to deliver 600 plus. The 600 plus dwelling forecast also includes two 'Urban' zoned lots, with a total area of 4.07 ha, located to the north of the DSP area. The <i>Direction 2031</i> dwelling target was based on an expected development scenario held before the DEC's determination of the wetland reclassification in June 2010.</p> <p>The Branch Circus DPS delivers an average residential density of 8 dwellings per gross urban</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>zoned hectare (the area zoned 'Urban Deferred' under the MRS) and therefore does not meet the density target for greenfield developments set out in <i>Directions 2031</i>. The land identified as 'Not Suitable for Urban Development or Closer Settlement' and the CCW areas, which protect high value environmental areas, drastically reduce the achievable average dwelling density per gross urban zoned hectare across the DSP area.</p> <p>The final design of the intersection of Branch Circus and Hammond Road has not undergone detailed design work. It is however expected to be a controlled by way of a roundabout following establishment of residential developments to the east of Hammond Road.</p> <p>Objections and concerns are therefore noted but not supported.</p>
9.	Francis W Kipling 767 Branch Circus SUCCESS WA 6164	<p>Objection</p> <p>As a rate payer and volunteer Council has progressed us and others from rural to urban (millionaires on paper) to conservation worthless land and seriously in debt \$40000 to fix up Hammond Road now over \$100,000 Council pride is not shared by a lot of rate payers.</p> <p>I propose unconstructed road reserve of Branch Circus be cleared from Gadd Street to Russell Road as a fire break and access for fire vehicles. Thomson Lake Reserve opposite Lot 9000 was last brunt 45 years ago and I was there with other volunteers for a week trying to put it out. I am against the Branch Circus District Structure Plan and its proposed modification.</p>	<p>Comments and Objection Noted.</p> <p>With regard to the use of the unutilised Road Reserve south of Gadd Street. The un used road reserve extends approximately 500m to the south of Gadd Street. It is currently vegetated with a dual use path running through</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>a section of it. The road reserve does not run to Russell Road.</p> <p>It is expected that this reserve will be incorporated into the Regional Reserve.</p> <p>The dual use path extends along Branch Circus and connects through to the residential developments to the south. This path can act as fire access during bush fire events.</p> <p>The utilisation of the unconstructed road reserve for use as a fire break is not supported.</p>
10.	Grace Patorniti, Department of Environment and Conservation PO Box 1167 Bentley Delivery Centre WA 6983	<p>Support</p> <p>Thank you for referring the proposed modification to the structure plan. I understand the modifications are minor and relate to the road layout and pipeline crossovers; therefore, DEC's Swan Region has no comments on this proposal.</p> <p>The Department of Environment and Conservation Swan Region has no comments on this proposal. It is in expectation of DEC that the planning system will appropriately address environmental planning issues.</p>	Support Noted.
11.	Lindsay Broadhurst, Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your letter dated the 22nd of October, 2012 requesting comment on the above proposed modifications.</p> <p>Main Roads has no objections to the above proposed modifications. If you require any further information please contact James McCallum on (08) 9323 4214. In reply quote reference number 04/11588-08 (012#352132).</p>	Support Noted

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
12.	Kevin Purcer Water Corporation PO Box 100 Leederville WA 6902	<p>Thank you for your letter dated 23 October 2012 and also the extended time to reply. The Corporation offers the following comments in regard to this proposal.</p> <p>Water</p> <p>The subject area can be served from the Thomsons Lake water supply scheme. Reticulated water is currently available to the subject area by extension. All water mains must be laid within the existing and proposed road reserves within the area proposed to be subdivided, on the correct alignment in accordance with the Utility Providers Code of Practice.</p> <p>The Armadale to Thomson's Lake Pipeline is a high pressure water main of 760mm diameter, which provides water to households in the Success area. It is vital that the pipeline is not encroached upon by development and adequate access is maintained for inspection and maintenance.</p> <p>A 10m wide area around the pipeline is reserved in the City's local planning scheme for "Public Purposes - WC" (Water Corporation). The Corporation currently owns most of the reserved land around the pipeline within the structure plan area.</p> <p>The reserve should also not be fenced off, placed within the street frontage of lots with shared driveways and easements, or placed at the rear of lots as this would create both amenity and access problems.</p> <p>The pipeline may be placed within local road reserves provided that the alignment of the pipe and its associated manholes, valves etc. are not placed under the road pavement surface. Alternately, portions of the pipeline could be located within public open space areas.</p> <p>The Corporation appreciates that the number of road crossings over the water main has been reduced from 5 to 3. The location of any road crossings should be carefully designed to avoid any existing valves, manholes or water sampling points along the main. The land required for road crossings will need to be purchased from the Corporation at the developers' expense. It would be appreciated if you could remind subdividers and their planning consultants to contact the Water Corporation's Corporate Real Estate Branch well advance of subdivision lodgement to obtain written consent on the subdivision Form 1A to include the sections of the pipe reserve within the subdivision application area, and to settle the valuation and sale of the portions of the reserve required for road crossings.</p> <p>Wastewater</p> <p>The subject area can be connected to the existing gravity sewer network. Reticulated sewerage is currently available to the subject area by extension. All sewerage mains should be laid within the</p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>existing and proposed road reserves within the area proposed to be subdivided, on the correct alignment in accordance with the Utility Providers Code of Practice.</p> <p>The proposed new development will require headworks size sewer mains to be constructed at some stage traversing the subject land from west to east. The headworks mains (600mm) will be required to be constructed as part of the subdivision process of this or other proposed developments in the area. A route for the headworks mains will also be required. The route should be in the form of a road reserve.</p> <p>Drainage</p> <p>The subject area falls within the Southern Lakes Drainage Catchment. Developers should also be aware that the subject area falls within the Thomsons Lake Drainage area where Special Developer Contributions are required.</p> <p>General Comments</p> <p>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays.</p> <p>The developer is expected to provide all water and sewerage reticulation. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of those 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> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Corporation should be contacted to confirm if the information is still valid.</p> <p>Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.</p>	
13.	<p>Rob Sklarski RPS Group PO Box 465 Subiaco WA 6904</p>	<p>RPS acts on behalf of the following landowners with respect to this matter:</p> <ul style="list-style-type: none"> • Lot 3 Branch Circus, Success (C.A. Palumbo) • Lot 4 Branch Circus (M.J. Keegan) <p>RPS has also been in contact with the landowner of Lot 9000 Branch Circus, Success (F. W. Kipling) and whilst not engaged directly by this landowner, based on discussions held between the landowners that RPS currently act for, and the owner of Lot 9000, we can confirm that response conveyed within this submission on behalf of the landowners which RPS represents is consistent</p>	<p>The City acknowledges the desires and wishes of the landowners of Lot 3 and 4 Branch Circus. Particularly the desire for their land to be included within the Regional Reserve.</p> <p>The City supports this desire</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>with the position of the owner of Lot 9000.</p> <p>The following comment is provided with respect to the modified DSP for the DA 13 area that has been advertised by the City.</p> <p>1) The District Structure Plan (DSP) does not address the fact that the subject land is zoned 'Urban Deferred' in the Metropolitan Region Scheme (MRS), with the implications of this zoning being that the land is somehow capable of being developed for urban purposes.</p> <p>2) Additionally, the DSP does not address the fact that the subject land falls within the 'Development' zone in the City of Cockburn Town Planning Scheme No. 3 (TPS3), and is included in Development Area 13, thereby implying that the subject land is somehow capable of being included within a future Local Structure Plan.</p> <p>3) The subject land is therefore ostensibly developable by virtue of its current statutory context.</p> <p>4) The DSP does not integrate the subject land in any way with the broader DSP area. The DSP essentially isolates the subject land ('no mans land') and does not address what other future land use could be considered appropriate, and how these land uses could be coordinated or integrated with the broader DSP area, or for that matter, the adjacent Beeliar Regional Park.</p> <p>5) The area noted in the DSP as 'not suitable for urban development or closer settlement' was formerly proposed to be included within the 'Conservation' zone, which would have provided a statutory mechanism to enable the land to be appropriately managed through further planning at the detailed structure planning stage, irrespective of the ultimately desired land use outcome.</p> <p>6) The status quo is considered unrealistic.</p> <p>7) The interface between the DSP area and Beeliar Regional Park can be better managed, including implementation of fire management measures, wetland management etc, by incorporating the entirety of the area depicted as not suitable for urban development or closer settlement within the Beeliar Regional Park.</p> <p>8) The subject land should therefore be transferred to the Parks and Recreation Reserve in the MRS, thereby enabling the landowners to be properly compensated for land that has been rendered undevelopable through the provisions introduced by the DSP, notwithstanding that the subject land is ostensibly developable by virtue of its current statutory context.</p> <p>9) The DSP should be modified to address the ultimate future land use that the City considers desirable. If the desired land use is to reserve the land for Parks and Recreation, which is considered appropriate under the circumstances, the DSP should reflect this.</p>	<p>and will write to the Western Australian Planning Commission requesting that they consider amending the Metropolitan Region Scheme to reflect these wishes.</p> <p>The District Structure Plan map will be modified to provide notification to this affect and also to indicate the City's willingness to consider a LSP over such lots for "conservation zone purposes should the Commission not be forth coming.</p> <p>Therefore Objection partially supported.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>We trust that this submission will be favourably considered by the City and look forward to receiving a response in due course.</p>	
14	<p>Jim Dodds Department of Health PO Box 8172 Perth Business Centre WA 6849</p>	<p>Thank you for your letter dated 22 October 2012 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage For the development density indicated in the structure plan, the Government Sewerage Policy - Perth Metropolitan Region requires the provision of reticulated sewerage to serve the developments.</p> <p>2. Mosquito-borne Disease Control Programs and Services</p> <p>The DOH <i>does not support</i> the proposed Local Structure Plan as the risk to public health from mosquito-borne diseases would be unacceptably high. Mosquito management strategies would only be partially effective, at best, and some treatments may be rejected by environmental managers due to adverse impacts on non-target organisms.</p> <p>Despite the best efforts of mosquito management strategies, current and future residents in this location will be at significant risk from mosquito-borne diseases. In 2011-2012, 111 human cases of Ross River virus were reported for the City of Cockburn and research into mosquito breeding around Thomsons Lake demonstrates a significantly increased chance of contracting Ross River virus for residents within 2kms of Thomsons Lake.</p> <p>It is strongly recommended that a major review of mosquito breeding and management associated with Thomsons Lake and surrounding wetlands is undertaken as a pre-requisite for any further progress on the Structure Plan. Appropriate environmental approvals to allow access to and substantial modifications of these problematic sites must be obtained before any further development is supported.</p> <p>The proponent should expect that all subsequent zoning/subdivision/development proposals will require mosquito management strategies and may not be supported unless effective mosquito management outcomes can be demonstrated.</p> <p>Should this development proposal be granted approval despite the Department of Health's concerns, the following measures will be required:</p> <ul style="list-style-type: none"> • Detailed mosquito management plans are developed and implemented to manage on-site and off-site mosquito populations to minimise the lifestyle and public health impacts on residents; The proponents are required to contribute ongoing funding towards mosquito management in the region; • Public open space with limited vegetation should be located between the mosquito breeding sites 	<p>NOTE: LATE SUBMISSION.</p> <p>The City acknowledges the concerns raised by the Department of Health in relation to the risk of mosquito-borne diseases in the locality of Success.</p> <p>It is deemed appropriate that a notation be placed on the District Structure Plan Map noting the requirement for all future Local Structure Plans to feature annotation that require appropriate Section 165 notifications and also Mosquito Management Plans at the Subdivision Stage of development.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>and residential areas to create an area that is refractory to mosquito dispersal, thereby reducing the number of mosquitoes impacting residents;</p> <ul style="list-style-type: none"> • Built form design measures (insect screening on doors and windows and screened outdoor enclosures), public education packages and public signage be included as part of the State and local government conditions of approval; and • New residents are warned of the risk of mosquito-borne disease and the potential for nuisance mosquitoes via an appropriately worded notification on the property titles. <p>3. Health Impact Assessment</p> <p>You should also consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process. For your information and guidance, you may access the relevant information at the following sites:</p> <p>HIA - http://www.public.health.wa.gov.au/2/140Q/2/health_risk_assessment.pm</p> <p>PHA - http://www.public.health.wa.gov.au/2/1399/2/public_health_assessment.pm</p>	



CITY OF COCKBURN
TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 98

NOVEMBER 2012



CITY OF COCKBURN

TOWN PLANNING SCHEME NO.3

AMENDMENT NO.98

NOVEMBER 2012

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Document Status

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Our Ref: T:\Lynnette JAKOVICH\AGENDA Items December\Item 7 - Scheme Amendment 98 - 14.10\Attachment 1 - Amendment 98

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PLANNING AND DEVELOPMENT ACT, 2005
 RESOLUTION TO AMEND A TOWN PLANNING SCHEME
 CITY OF COCKBURN
 TOWN PLANNING SCHEME NO. 3
 AMENDMENT NO. 98

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No.3 by:

1. Amending Schedule 12 of the Scheme text by inserting the following items in Development Contribution Area 13 – Community Infrastructure, under *Infrastructure and Administrative Items to be Funded* as follows (additional wording shown in **bold** text):

Infrastructure and administrative items to be funded	<p>Regional</p> <ul style="list-style-type: none"> Coogee Surf Club Wetland Education Centre/Native Ark Cockburn Central Recreation and Aquatic Centre Cockburn Central Community Facilities Visko Park Bowling and Recreation Club Coogee Golf Complex (excluding the pro shop and restaurant components) Bibra Lake Management Plan Proposals Atwell Oval <p>Sub Regional—East</p> <ul style="list-style-type: none"> Cockburn Central Library and Community Facilities Cockburn Central Playing Fields Anning Park Tennis Cockburn Central Heritage Park Bicycle Network—East <p>Sub Regional—West</p> <ul style="list-style-type: none"> North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne) Phoenix Seniors and Lifelong Learning Centre Beale Park Sports Facilities Western Suburbs Skate Park Bicycle Network—West Dixon Reserve/Wally Hagen Facility Development (excluding the café component) <p>Local</p> <ul style="list-style-type: none"> Lakelands Reserve
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AMENDING SCHEME REPORT

1.	LOCAL AUTHORITY	City of Cockburn
2.	DESCRIPTION OF TOWN PLANNING SCHEME:	Town Planning Scheme No. 3
3.	TYPE OF SCHEME:	District Zoning Scheme
4.	SERIAL NO. OF AMENDMENT:	Amendment No. 98
5.	PROPOSAL:	<p>The specific elements of the Scheme Amendment are as follows;</p> <ol style="list-style-type: none"> 1. Amend Schedule 12 of the Scheme text by inserting the following items in 'Development Contribution Area 13; Community Infrastructure', under 'Infrastructure and Administrative Items to be Funded': <ul style="list-style-type: none"> • Banjup Playing Field • Banjup Community Centre <p>and</p> <ul style="list-style-type: none"> • Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.

SCHEME AMENDMENT REPORT

INTRODUCTION

The purpose of this Amendment is to amend the City of Cockburn Town Planning Scheme No 3 (TPS No 3) to modify existing Development Contribution Area 13 (DCA 13) provisions in the Scheme text to add additional items as a result of the urbanisation of the Banjup Quarry site.

BACKGROUND

A draft structure plan has been prepared for Lot 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road and lodged with the City of Cockburn (see Figures 1 and 2). The urbanisation of this development cell was not known about at the time DCA13 was originally prepared. It had previously been assumed this area would be ultimately developed for Rural Residential purposes.

This new structure planning area will transform an old quarry site and provide a home for an estimated 4,770 people living close to the heart of the city and adjacent to Cockburn Central, the freeway and rail line, the Gateways shopping complex and a variety of regional facilities. The (Draft) Structure Plan provides for residential development, retirement living, public open space, a town centre and a private school. With this additional development comes a proportional increase in the community facilities which are needed to service this community.

Figure 1: Location and extent of the Banjup Quarry proposed development

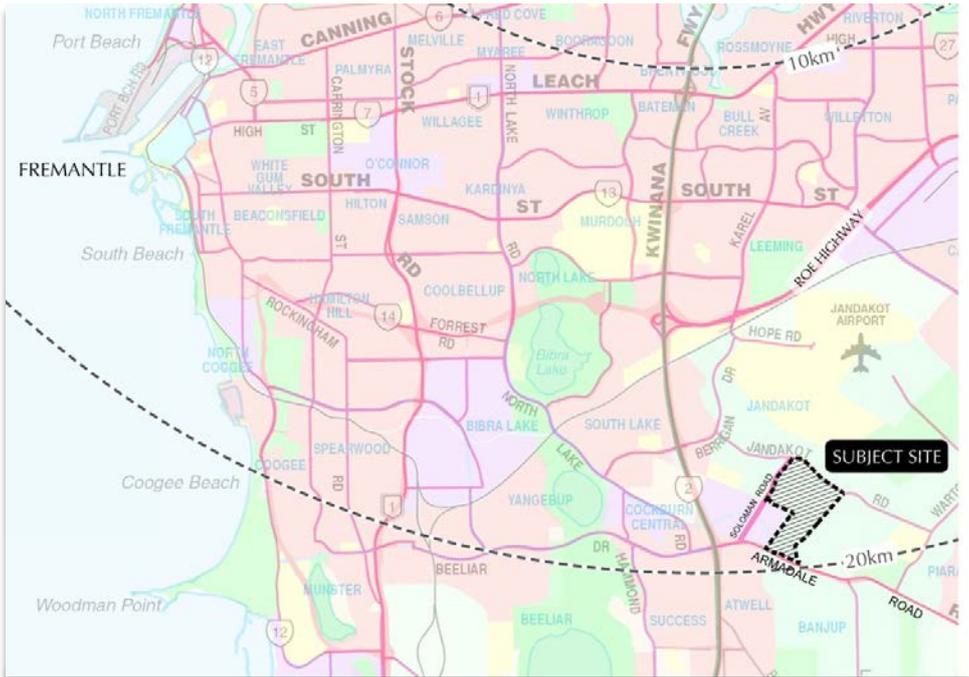
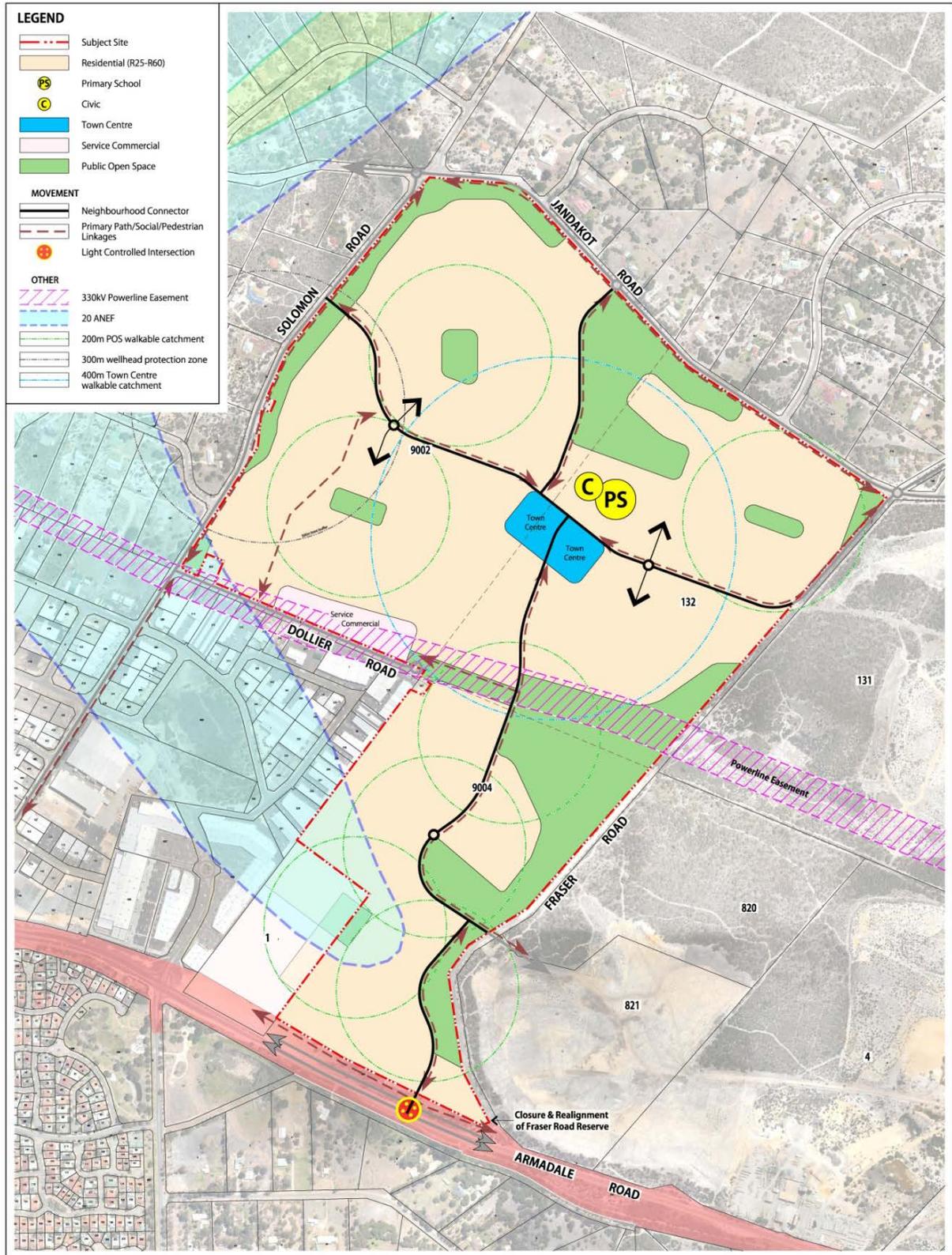


Figure 2: Indicative Structure Plan – Banjup Quarry site proposed development



City of Cockburn Town Planning Scheme No. 3 - Development Contribution Plan 13

In accordance with the *State Planning Policy 3.6 Developer Contributions for Infrastructure* (SPP 3.6), the City of Cockburn has introduced a Development Contributions Plan (DCP 13) for community infrastructure items. The DCP 13 applies to all land within the City to be subdivided and/or developed for residential, rural residential or resource zone purposes and applies in addition to any other DCP requirements applying to an area. DCP 13 describes the following infrastructure items that have been agreed by the City of Cockburn for inclusion in the calculations of developer costs.

Regional

- Coogee Surf Club
- Wetland Education Centre/Native Ark
- Cockburn Central Recreation and Aquatic Centre
- Cockburn Central Community Facilities
- Visko Park Bowling and Recreation Club
- Coogee Golf Complex (excluding the pro shop and restaurant components)
- Bibra Lake Management Plan Proposals
- Atwell Oval

Sub Regional—East

- Cockburn Central Library and Community Facilities
- Cockburn Central Playing Fields
- Anning Park Tennis
- Cockburn Central Heritage Park
- Bicycle Network—East

Sub Regional—West

- North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne)
- Phoenix Seniors and Lifelong Learning Centre
- Beale Park Sports Facilities
- Western Suburbs Skate Park
- Bicycle Network—West
- Dixon Reserve/Wally Hagen Facility Development (excluding the café component)

Local

- Lakelands Reserve
- Southwell Community Centre
- Hammond Park Recreation Facility
- Frankland Reserve Recreation and Community Facility
- Munster Recreation Facility

The City of Cockburn through its town planning and strategic community planning processes has clearly articulated the requirements for community facilities and services at the local, subregional and regional level. These were based on a forecast number of dwellings and did not include the forecast dwellings resulting from the Banjup Quarry project, given that they were prepared prior to the proposal for urbanisation of this area. Accordingly these needs will require appropriate review and adjustment in light of the (approximately) 1800 dwellings likely to be accommodated at the Banjup Quarry development. It is proposed to add two infrastructure items to DCA13 (Banjup Playing Field and Banjup Community Centre) as well as the ability for the City to recover costs for any loans it needs to raise in order to deliver any of the works associated with DCA13.

PROPOSED AMENDMENT

Amendment Scope and Content

The specific elements of the Scheme Amendment are to amend Schedule 12 of the Scheme text by inserting the following items in 'Development Contribution Area 13; Community Infrastructure', under 'Infrastructure and Administrative Items to be Funded':

- Banjup Playing Field (including land cost)
 - Banjup Community Centre (including land cost)
- and
- Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.

Development Contributions - Needs Identification

The Development Contribution Plan Report which accompanied Amendment 81 to the Scheme (introducing DCA 13 into the Scheme), and specifically Appendix 3 of the report, provided a forecast of dwellings, the basis on which development contributions are calculated. It did not include the dwelling forecasts resulting from the Banjup Quarry project, given that it was prepared prior to the proposals for urbanisation of this area.

The addition of Banjup (Draft) Structure Plan area (Lots 9002, 9004 and 132) will add in the vicinity of additional 1,800 dwellings.

In the same way that the Banjup dwelling forecasts will need to be added to the City's overall housing inventory, so too will an agreed list of community facilities required in the estate need to be added to the calculations, particularly those that will service residents outside of the estate.

An analysis of community facilities and services requirements for the Banjup ((Draft) Structure Plan area has been undertaken by CCS Strategic. These have been identified as contribution items in a Development Contribution Plan ([Appendix 1](#) refers). Those community infrastructure items proposed to be provided within the Banjup Estate and subsequently added to the schedule in DCA 13 are detailed in sections below.

The size and scale of the Banjup Project will not increase the overall number of dwellings to a level that would warrant additional regional or subregional facilities to be provided. They have been designated as 'Local'. It is not intended that any facilities in the Banjup Estate will serve a regional function.

Catchment area for the additional DCA 13 items (suburbs that will be contributing to the new items) includes Banjup Quarry Site (the subject land), the remainder of Banjup North and Jandakot areas. This represents a logical catchment bounded to the west by the Kwinana Freeway, Farrington Rd to the north, Armadale Road to the south and Warton Rd to the east. There is a existing population within this area and that proportion of the demand for these facilities will need to be sourced from other funds (such as municipal) and the proportion of new development in Banjup North (including the Banjup Quarry proposal) and Jandakot area will be funded through DCP13. The apportionment of these costs is shown in the Cost Contribution/Cost Apportionment Schedule.

Development Contribution Plan

A comprehensive Development Contribution Plan (DCP) Report has been prepared for DCA 13 modifications (Appendix 1). The DCP specifies additional community facilities items to be added to Council's DCA 13. Cost Contribution/Cost Apportionment Schedule is enclosed as an Appendix to the DCP Report.

CONCLUSION

The proposed Scheme amendment is consistent with the planning objectives for this area from both the local and State planning perspectives. Approval of the proposed Development Contribution Area provisions is consistent with orderly and proper planning and will enable residential and associated development to capitalise from the existing urban services and infrastructure. On that basis, support for the proposed Amendment is being sought

SCHEME AMENDMENT

PLANNING AND DEVELOPMENT ACT, 2005

CITY OF COCKBURN

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 98

The City of Cockburn under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme by:

Amending Schedule 12 of the Scheme text by inserting the following items in Development Contribution Area 13 – Community Infrastructure, under *Infrastructure and Administrative Items to be Funded* as follows (additional wording shown in bold text):

<p>Infrastructure and administrative items to be funded</p>	<p>Regional</p> <ul style="list-style-type: none"> Coogee Surf Club Wetland Education Centre/Native Ark Cockburn Central Recreation and Aquatic Centre Cockburn Central Community Facilities Visko Park Bowling and Recreation Club Coogee Golf Complex (excluding the pro shop and restaurant components) Bibra Lake Management Plan Proposals Atwell Oval <p>Sub Regional—East</p> <ul style="list-style-type: none"> Cockburn Central Library and Community Facilities Cockburn Central Playing Fields Anning Park Tennis Cockburn Central Heritage Park Bicycle Network—East <p>Sub Regional—West</p> <ul style="list-style-type: none"> North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne) Phoenix Seniors and Lifelong Learning Centre Beale Park Sports Facilities Western Suburbs Skate Park Bicycle Network—West Dixon Reserve/Wally Hagen Facility Development (excluding the café component) <p>Local</p>
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	<p>Lakelands Reserve</p> <p>Southwell Community Centre</p> <p>Hammond Park Recreation Facility</p> <p>Frankland Reserve Recreation and Community Facility</p> <p>Munster Recreation Facility</p> <p>Banjup Playing Field (including land cost)</p> <p>Banjup Community Centre (including land cost)</p> <p><i>Administrative costs including –</i></p> <p>Costs to prepare and administer the Contribution Plan during the period of operation (including legal expenses, valuation fees, cost of design and cost estimates, proportion of staff salaries, computer software or hardware required for the purpose of administering the plan).</p> <p>Cost to prepare and review estimates including the costs for appropriately qualified independent persons.</p> <p>Costs to prepare and update the Community Infrastructure Cost Contribution Schedule.</p> <p>Costs including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.</p>
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ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on theday of 2012.

MAYOR

CHIEF EXECUTIVE OFFICER



FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the ordinary meeting of Council held on the day of 2013, and the Common Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

(Seal)

MAYOR

DATE

CHIEF EXECUTIVE OFFICER

DATE

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING
COMMISSION

DELEGATED UNDER s16 PLANNING AND DEVELOPMENT ACT 2005

_____ DATE

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE



6.5 LCACS ACTION PLAN

TABLE 34 ACTIONS FOR CITY TO IMPLEMENT LCACS				
Actions	Stakeholders	Priority	Timeframe	Relevant Area of Strategic Plan
Strategic Planning Framework				
Review the LPS (Appendix 8 provides a suggested scope of works for review of LPS).	City of Cockburn Lead Department: Planning Services Department	Medium	5 years	Governance Excellence
Prepare and adopt a transport infrastructure strategy (Appendix 8 provides a suggested scope of works for preparation of integrated transport strategy).	City of Cockburn Lead Department: Infrastructure Services Department Support Departments: Planning Services Department and Engineering Services Department	High	1-2 years	Transport Optimisation Infrastructure Development
Prepare and adopt an economic development strategy to aid the City removing roadblock and prioritisation of resources to support continued economic development within the City (Appendix 8 provides a suggested scope of works for preparation of integrated transport strategy).	City of Cockburn Lead Department: Finance Department Support Departments: Planning Services Department	High	1-2 years	Employment and Economic Development
Continue the preparation of revitalisation strategies within the City's established and well connected suburbs in order to deliver more housing choice, affordable housing options and greater densities around our activity centres. Revitalisation strategies will investigate the need for DAPs for neighbourhood and local centres within the study area and will prepare DAPs in consultation with land owners when deemed necessary to deliver improvements.	City of Cockburn Lead Department: Planning Services Department	High	Ongoing	Demographic Planning Infrastructure Development
Town Planning Scheme No 3				
Comprehensive review of TPS3.	City of Cockburn Lead Department: Planning Services Department	Medium	5 years	Governance Excellence
Prepare and adopt an amendment to TPS3 to include provisions for adopting structure plans and DAPs over land zoned local centre, district centre and mixed business.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Review land use definitions included in Schedule 1 of TPS3 to reflect contemporary land uses and business model, particularly for bulk goods.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Review the permissibility of commercial land uses for the various commercial zones within TPS3, particularly bulk goods in industrial zones and residential land uses in centre zones,	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Review TPS3 parking provisions set out in Section 5.9.5-5.9.9 in light of the upper limit car parking requirements set out in SPP4.2.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Review Schedule 3 – Restricted Uses of TPS3 with the objective of removing all anticompetitive restricted use provisions that do not relate to valid planning considerations.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence

Policies and Guidelines				
Review <i>APD36 Shopping Centres and Service Stations, APD31 Detailed Area Plans and PSPD 8 Landscape Standards for Industrial, Commercial and Mixed Use Development.</i>	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department and Parks and Environment Department	High	1-2 years	Governance Excellence
Prepare Local Planning Policy to guide development of residential land uses in centre zones.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department.	High	1-2 years	Governance Excellence
Investigate the preparation of a Percent For Art Local Planning Policy, consistent with the Goals of the 2009 Public Art Strategy	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department and Community Services Department	High	1-2 years	Governance Excellence Lifestyle and Aspiration Achievement
Investigate the preparation of a Public Realm Investment Local Planning Policy	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department, Community Services Department and Parks and Environment Department	High	1-2 years	Governance Excellence Lifestyle and Aspiration Achievement
Prepare <i>General Guidelines on the Expectations and Targets for Neighbourhood and Local Centres</i>	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Develop guidelines for proponents and external stakeholders to aid them implement of the LCACS.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Prepare a model DAP for a neighbourhood or local centre with explanatory text to demonstrate LCACS objectives for these centres.	City of Cockburn Lead Department: Planning Services Department Support Departments: Development Services Department	Medium	2-4 years	Governance Excellence
Activity Centre Structure Plans				
Facilitate the preparation and adoption of an overarching activity centre structure plan for Cockburn Central Regional Centre and Phoenix District Centre.	City of Cockburn Lead Department: Planning Services Department WAPC, PTA, Landcorp and Major Landowners	Medium	2-4 years	Governance Excellence Infrastructure Development
Internal Processes				
Develop an internal procedural guideline to aid the City implement the LCACS through the processing and assessment of strategic and statutory planning application.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence
Prepare and adopt a Position Statement to support the implementation of the LCACS by the City.	City of Cockburn Lead Department: Planning Services Department Support Department: Development Services Department	High	1-2 years	Governance Excellence

LCACS Workshop

Summary of Discussion

6 August 2012

Workshop Background

The City of Cockburn has prepared the draft Local Commercial and Activity Centres Strategy (LCACS) in response to the revised State Planning Policy No. 4.2 – Activity Centres for Perth and Peel (SPP4.2). The draft LCACS represents a new strategic direction for the planning and development of activity centres within the City.

As part of the advertising of the draft LCACS the City conducted a workshop to engage with retail industry stakeholders in Western Australia. The objective of the workshop was to gain industry feedback on the draft LCACS in order to ensure the Strategy met industry needs and could be practicably implemented by the private sector.

The workshop attendees are outlined below:

Workshop Attendee	Organisation Representing
Scott Robinson Coles	Coles
Wayne Spencer Retail Traders Association WA	Retail Traders Association WA
Andrew Byars Perron Group	Perron Group
Murray Casselton TPG	Perron Group
Jenelle Provost Landcorp	Landcorp
Ben McCarthy LandCorp	Landcorp
Sam Down TPG	Phoenix Shopping Centre
Martin Dawkins Coolbellup Shops	Coolbellup Shops
George Hajigabriel Greg Rowe and Associates	Coolbellup Shops
Daniel Arndt City of Cockburn	City of Cockburn
Rosy Serventy City of Cockburn	City of Cockburn

The agenda for the workshop is included in **Appendix One**.

Workshop Outcomes

The outcomes of the workshop are outline in the following sections.

1 Implementation of Strategy

- a. Many attendees noted that the LCACS does not outline in detail the requirements for the next layer of planning for activity centres i.e. structure planning, detailed area planning and development assessment. Attendees felt that the 'devil was in the detail' which was acknowledged as a valid concern by the City. Implementation of the LCACS over the life of the document will depend greatly on the thinking of the City's staff at the time. The LCACS, unlike older local commercial strategies, does provide a workable planning assessment framework for City staff. The framework sets out what is to be considered in the assessment process, how it is to be reported on and how performance is to be measured. However, the LCACS being a high level strategic document by its nature does not provide all detail on the assessment process. The LCACS' Action Plan includes the preparation of two documents which will provide the detail that attendees wished to see. These documents are:
 - Guidelines for proponents and external stakeholders to aid them implement the LCACS; and
 - Prepare *General Guidelines on the Expectations and Targets for Neighbourhood and Local Centres*.

It will be important to gain industry feedback during the preparation of these guidelines in order to ensure their implementation concerns are addressed. These guidelines will be advertised and the City may again approach retail industry stakeholders for expert input.

- b. Concern was raised that proposed Scheme amendments would delay the processing of upcoming planning proposals. The proposal to apply a Development Area zoning (under the Special Control Area provisions of TPS3) over the top of the existing centre zones is the Scheme amendment most likely to delay planning proposals. The objective of this Scheme amendment is to allow the preparation and approval of structure plans (for our District Centres) and DAPs (for our Neighbourhood and Local Centres) under TPS3. This is in line with the planning requirements set out in State Planning Policy 4.2 – Activity Centre for Perth and Peel (SPP4.2).
Cockburn Central already has this type of zoning structure, therefore any delays due to the Scheme amendments will only apply to our district, neighbourhood and local centres. The City proposes to undertake the Scheme amendment within 1-2 years of the finalisation of the LCACS. In the meantime proponents always have the ability to make applications under the current zoning. The City also has the ability to process a structure plan concurrently with a Scheme amendment. The City will always make every effort to deal with a proposal in a timely manner.
- c. Concern was raised regarding the setting of expectations at one point in time that would not reflect unforeseen changes in circumstances. This is a valid concern and

the LCACS acknowledges the need for planning to always remain responsive to the current context of a proposal. The LCACS in *Section 5.7 Reporting Against Assessment Areas* states:

When interpreting and implementing the LCACS it is important to note that the Strategy is unable to address all future contingencies. It is therefore essential that both the City and proponents of development maintain open channels of communication and work collaboratively towards the development of activity centres that address the LCACS principles through innovative solutions that deliver commercial outcomes for landholders.

The LCACS requires that the reporting of impacts against the 11 assessment areas justify the 'change in state' against the previously outlined expectations and targets. This reporting process should allow proponents and the City to consider external influences or a change in context, which may have influenced the ability of a proposal to achieve targets.

- d. Many attendees raised concerns that when centres contain multiple landowners that development on one landholding will be tied in some way to the outcomes of development on another landholding in the centre. This issue emerges from the targets set out in both SPP4.2 and the LCACS for land use diversity and intensity. Will proponents be made to 'make up' up for a lack of diversity or intensity on other landholding in the centre? The City acknowledges this as a valid concern and believes that the structure planning process will be the pivotal point at which these implementation issues will need to be resolved. Structure planning will establish clear guidance on what will be delivered on each landholding. This will enable landowners to progress proposals relatively independently and with certainty of the City's expectations for their landholding.

2 Metropolitan wide consistency

- a. Various attendees wished to know what level of input WAPC has had in guiding the format of local commercial strategies like the LCACS. They believed that there needed to be a consistent approach to these strategies across WA and that it was the WAPC's role to ensure this occurred. The City informed attendees that Department of Planning staff had been briefed on several occasions on the LCACS (twice during its development and once post finalisation). The City voiced its concern that the WAPC had decided not to formally consider and adopt local commercial strategies. The City believes that this decision will not aid the development of a consistent approach to the planning of activity centres across Perth, leading to uncertainty for proponents and local governments. The aim of all parties, private sector, WAPC and LGs should be to establish a model that works for all. It seems logical that the WAPC should play a central role in drawing these interests together.

3 Non- Retail Uses Targets

- a. Most attendees expressed concern about land owners being forced to provide land uses that were not part of their business model and expertise as part of their future development. Most comments related to residential land uses being forced into retail developments. The potential conflict between the two uses was emphasised. They called for a 'common sense' approach to the application of land use diversity targets. Attendees saw retail as the forerunner for other land uses and that should be recognised as the first step in the development of a centre. A few attendees felt that the WAPC had been very forceful in some cases with the application of mixed

use targets. One attendee proposed that what was needed to achieve diversity targets was to get all experts together around the table. The attendee foresaw increasing coordination between residential developers and retail developers.

Some attendees emphasised the large 'stake' that consumers had in an activity centres future. Retail is the main investor in Perth's activity centres and therefore is an important agent for achieving centre improvements. One attendee said that despite all the planning we may do, the customer's preference can negate it all.

The City responded to these concerns in the following ways:

- The walkable catchments provide the ability to achieve diversity targets across a boarder site. The City has put in place medium and higher density zonings around its higher level centres which goes someway to facilitating greater land use diversity within its activity centre boundaries.
- There will be a greater need for 'deal making' between developers of different expertise to deliver the diversity targets as pointed out by one of the attendees.

4 Activity Centre Hierarchy

- a. One attendee wanted to know if the City had reviewed the centre hierarchy as outlined in SPP4.2. In response the City noted that the LCACS activity centre hierarchy had been adopted from SPP4.2, but that we believe that the hierarchy is open to challenge. An activity centre's unique context and assets should be maximised subject to development according with LCACS and SPP4.2's principles. Therefore, the principles and objectives of LCACS and SPP4.2 should be given a greater priority that the strict application of the activity centre hierarchy.
- b. One attendee noted that though they were not supportive of retail caps they did provide certainty to landowners and proponents. It was observed that a more subjective approach to development control would allow for more political influence over activity centre planning. The City agreed that this is a possible impact of removing retail caps, but that it believes the LCACS' clear articulation of should be achieve in its activity centre provides adequate guidance for good decision making at the local government level.
- c. There was discussion on how retail floor space caps utilised by local commercial strategies prepared under the old state planning policy have artificially suppressed supply of retail and skewed market. Some attendees believed that WA was behind the Eastern States in terms of retail investment due to the caps and was due for an increase in investment.

5 Performance Metrics

- a. Various attendees raised the concern that performance metrics required planners to undertake more complex decision making processes. They noted that existing planning processes used a definitive 'tick off' approach and that there may be problems when it comes to implementing a more qualitative assessment process. The City acknowledged that there would need to be a change in mindset. However, local government planners are experienced in make complex judgment calls and that the LCACS through its clarity of intent would aid planners to make high quality decisions.
- b. Two attendees noted that when the using performance metrics it was important for planners to acknowledge the relative maturity of a centre. Centres performance should improve with time as gradual capital investment occurs. It is also quite common for land

owners to wait for a lift in land values before undertaking development and therefore we may see “a smile without the teeth” in the early days. The City agrees with these comments.

- c. An attendee noted that for the performance assessment process to work it must be easy to update the ‘speedo’ calculations. It would also be helpful if the City updated the calculations regularly. The City and Pracsys confirmed that the process for updating the calculation was quite straight forward and that the LCACS provides clear direction on how to update the ‘speedo’ assessments.

6 Activity Centre Planning

- a. Representatives from LandCorp and Perron Group expressed support for the preparation of an overall activity centre plan structure plan for Cockburn Central.

7 Infrastructure contributions

- a. Clarification was sought on the LCACS’ position on infrastructure cost contributions and its relationship to the structure planning process. Attendees felt that it was very difficult negotiating infrastructure contributions with State agencies. The City responded by reminding attendees that the City had limited involvement in the planning and delivery of regional infrastructure. The LCACS is silent on infrastructure contributions and its relationship to the structure planning process. However, it is believed that the LCACS focus on defining accurately the user for a particular centre at the start of the planning process will help establish/justify the State benefit and wider economic gain of an activity centre development. Establishing a business case for infrastructure investment by the State would be supported by this centre user focused planning.
- b. One attendee also expressed concern that the State Government’s capital investments were not working towards decentralisation of employment, an important aspiration of Directions and SPP4.2.

8 Parking

- a. Several attendees wished to know what input has the City had on Activity Centres Parking Discussion Paper. The City informed the group that it had not made a submission on the Discussion Paper. One attendee voiced the opinion that road infrastructure which was out of the control of private landowners had a significant impact on the parking arrangements for centres.

9 More design guidance for retail

- a. An attendee expressed a wish for increase design guidance for all retail models. They pointed out that the main street and big box retail models are very different in nature. Generally big box development has occurred haphazardly and with resulting poor design outcomes. The attendee thought that the WAPC should provide more guidance for the development and expansion of big box retail.

Next Steps

The City will be considering the feedback from the workshop along with all submissions received within the advertising period in the following month. The City's intent is to finalise the LCACS and present the Strategy for adoption by the Council at its 13 December meeting. In 2013 the City will then commence the implementation of the LCACS in accordance with the timeframes outlined in the Strategy.

File No. SM/M/045

SCHEDULE OF SUBMISSIONS
DRAFT LOCAL COMMERCIAL AND ACTIVITY CENTRE STRATEGY

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	<p>David Caddy, TPG Town Planning, Urban Design and Heritage Level 7, 182 St Georges Terrace Perth WA 6000</p> <p>On the behalf of Perron Investments Pty Ltd</p>	<p>I refer to the City of Cockburn [the City] draft Local Commercial and Activity Centres Strategy [draft LCACS] as prepared by Pracsys and the related Invitation from the City to comment on the draft document before 10 September 2012</p> <p>TPG Town Planning, Urban Design and Heritage [TPG] has prepared this submission on the draft LCACS on behalf of Perron Investments Pty Ltd [Perron] the owners of the Cockburn Gateway Shopping Centre located at Lots 202 and 203 Beeliar Drive, Success [the subject land].</p> <p>A completed copy of the City's submission form is attached to this correspondence.</p> <p>Having reviewed the draft LCACS, we generally support the approach advocated within the document. In particular, the following aspects of the City's new approach to activity centre planning are supported:</p> <ul style="list-style-type: none"> • The removal of floorspace caps as a planning control on the basis that they are inappropriate. • Cockburn Central [encompassing the subject land] being identified as a 'secondary' activity centre within the Cockburn Activity Centres Hierarchy. • The use of a non-proprietary performance based assessment methodology and a performance based planning framework using defined principles and assessment areas [with the qualifications as set out below]. • The proposed development application criteria approach to minor and significant development proposals as set under Figure 8, although it is considered that further guidance needs to be provided on the criteria to avoid inappropriate subjective assessment and potential conflict with development proponents. <p>However, there are a number of matters which we believe require further consideration by the City in finalising the draft LCACS that will affect the ultimate development potential of the subject land and the Cockburn Central Regional Centre generally, detailed as follows:</p>	<p>Noted</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> • As is inevitably the case for these types of planning documents and notwithstanding the significant guidance as set out in Section 5.7 - Reporting Against Assessment Areas, there is considerable room for differing interpretations and qualitative judgements in determining expectations, targets and impacts against the identified assessment areas. In particular, the application of pragmatic and realistic versus aspirational and unrealistic expectations and targets will need to be balanced. In this respect the proposed development of guidelines for proponents and external stakeholders to aid them in the implementation of the LCACS as set out in Section 6.5- LCACS Action Plan, is likely to be a critical document. We believe that there is a need for strong stakeholder representation and input into the preparation of these guidelines to ensure pragmatic outcomes and alignment with the City's intent and expectations. • The process for the City to prepare internal procedural guidelines to aid it in implementing the LCACS through the processing and assessment of strategic and statutory planning applications and the preparation and adoption of a position statement to support the implementation of the LCACS as set out in Section 6.5 - LCACS Action Plan, needs to be clarified. In the interests of open and accountable governance, these documents should be prepared with broad stakeholder input and be publicly available as opposed to internal potentially confidential documents. • The population demand modelling for an activity centre such as Cockburn Central at the secondary Centre level in the centre hierarchy should adequately take into consideration the substantial sub regional draw of a centre of this size and composition and also the excellent accessibility afforded by freeway and public transport access, including the significantly improved access that is proposed as part of the Stage 3 development of the subject land. These attributes are likely to further enhance future demand in this location, potentially beyond that identified in the LCACS. • The applicability and relevance of the currently defined principles and assessment areas should be the subject of a comprehensive review at an appropriate stage to ensure that they are meeting the needs and expectations of all stakeholders, and to assess any divergence of views that has occurred between landowners, development proponents and the City. 	<p>Supported The City will endeavour to consult with the retail industry during the preparation of the LCACS implementation documents set out in the LCACS Action Plan, particularly the <i>General Guidelines on the Expectations and Targets for Neighbourhood and Local Centres</i> and guidelines for proponents and external stakeholders to aid them implement of the LCACS.</p> <p>Noted The demand modelling for Cockburn Central, outlined in Appendix 4, included a catchment which extended into the City of Armadale, Kwinana, Rockingham and Shire of Serpentine Jarrahdale. This reflects the regional accessibility of the Centre.</p> <p>Noted The LCACS will be reviewed on its fifth year of operation. Five years is considered a relatively short period in terms of the timeframes involved in the planning and development of activity centres.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> <li data-bbox="667 256 1599 528">• In terms of reporting against assessment areas, the expectations of the landowner/developer when compared to the aspirations of the City will need to be carefully considered as they relate to the subject land. Relevantly, there is likely to be a significant temporal element to any proposition of achieving pre-determined targets, that will need to be able to be responsive to decisions taken by other landowners, changes in market demand and other economic and social considerations. We note that this consideration does appear to have been recognised in the LCACS to some extent. <li data-bbox="667 815 1599 1054">• The allocation of responsibility for the preparation of any required Activity Centre Structure Plan across any area with a diverse land ownership, such as the Cockburn Central Regional Centre may need to be clarified either as part of the LCACS or via a subsequent process. The process for the development of such structure plans, irrespective of who is responsible for their preparation, needs to consider meaningful consultation and input with all stakeholders to ensure that all expectations and aspirations are balanced and fairly met. 	<p data-bbox="1615 256 2089 432">Supported As noted in the submission, the LCACS stresses the importance of interpreting and implementing the LCACS within the context of the proposal, the site and the current market conditions.</p> <p data-bbox="1615 472 2089 775">The LCACS is unable to address all future contingencies. It is therefore essential that both the City and proponents of development maintain open channels of communication and work collaboratively towards the development of activity centres that address the LCACS principles through innovative solutions that deliver commercial outcomes for landholders.</p> <p data-bbox="1615 807 2089 1481">Noted It is not considered necessary for the LCACS to designate responsibility for the preparation of each Activity Centre Structure Plan as any individual or organisation has the right to submit a structure plan to the City for approval. The LCACS Action Plan contains a task to <i>Facilitate the preparation and adoption of an overarching activity centre structure plan for Cockburn Central Regional Centre and Phoenix District Centre</i> with a timeframe of 2-4 years, however a proponent may wish to prepare a structure plan earlier than this and should be able to do so. The important consideration is that all stakeholders are adequately involved in the process to ensure their interests are embedded in the structure plan. The responsibility for the preparation of an Activity Centre Structure Plan will be</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> • It should be noted that current State level planning and other initiatives, such as the proposed WAPC statement of planning policy on activity centre parking arrangements may work against decentralisation and compromise the intent to provide more strategic and knowledge intensive employment, directly contradicting a key objective of the LCACS. Land use diversity to the extent desired may be difficult to achieve in this circumstance. • Broader concerns still remain as to how dwelling targets can realistically be met in an economically viable manner in many activity centres. A lack of demand in a relatively immature market, high construction costs and restrictive funding arrangements for many developers currently dictate against this form of development in many instances including on the subject land. Whilst we consider that local government generally understands this issue, the concern is that the Department of Planning and Western Australian Planning Commission [WAPC) will seek to enforce unrealistic requirements through intervention in subsequent planning processes. <p>Other considerations that we believe are relevant to the City in the evolution of its strategic and statutory planning framework that applies to activity centres and specifically the subject land are as follows:</p> <ul style="list-style-type: none"> • It would be unacceptable if the proposed future development of the subject land was unduly held up pending the City undertaking modifications to its statutory planning framework to bring it in to line with the LCACS and SPP4.2. • On this basis, it needs to be clarified as to whether future major development on the subject land can be undertaken under current-or future structure plans prepared in accordance with the current zoning and structure planning requirements set under the City"s TPS3 that address the Model Centre Framework outlined in SPP4.2, in the absence of an 	<p>determined on a centre by centre basis in consultation with the major land owners.</p> <p>Noted</p> <p>Noted It is acknowledged that there are challenges to the medium and high density residential market in Perth, however land use diversity is an important principle for activity centre development recognised at a State and local government level. The activity centre boundary for Cockburn Central is considered large enough to provide some flexibility in achieving the land use targets across the centre.</p> <p>Supported The Strategy's adoption will not prohibit any application from being progressed under the existing planning framework of TPS3 or documents approved under TPS3. However, future structure planning and amendments to TPS3 will be required to address the LCACS.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>endorsed Activity Centre Structure Plan.</p> <ul style="list-style-type: none"> The City's TPS3 in its current form does not support the preparation of a consolidated Activity Centre Structure Plan over the Cockburn Central Regional Centre. At present, this area is made up of a number of different structure planning units [DA's under TPS3] and associated Development Contribution Areas [DCAs under TPS3]. The process of how TPS3, as the primary statutory planning instrument, will consolidate multiple structure plans that were prepared at different times and that have different levels of detail into a consolidated Activity Centre Structure Plan is unclear. In particular, the arrangements for how major regional Infrastructure upgrades for instance the upgrading of Beeliar Drive will be funded and undertaken is a significant issue that is likely to compromise the ability of the centre to achieve its full desirable development potential. It will also be important to ensure that the outcomes of the LCACS are supported by the Department of Planning and the WAPC as the capacity to implement all recommendations will include statutory and strategic processes involving these key agencies. 	<p>Supported</p> <p>The submission is correct that the TPS3 in its current form does not allow for the preparation of a consolidated Activity Centre Structure Plan over the Cockburn Central Regional Centre. Therefore, an Amendment to TPS3 to create one Development Area Zone over the whole centre would be required before a structure plan was adopted. This Amendment process would add to the timeframe for the delivery of a consolidated structure plan. However, TPS3 allows for the concurrent progressing of an Amendment and a structure plan which would reduce this timeframe.</p> <p>An alternative to the adoption of a consolidated Activity Centre Structure Plan for Cockburn Central Regional Centre adopted under TPS3 would be the adoption of a Structure Plan by the City as a guiding document only and not under clause 6.2.9 of TPS3. Therefore, the existing and future structure plans would be adopted under the existing Development Areas and would designate the statutory zonings and development controls. The guidance only, consolidated Activity Centre Structure Plan would be used to inform new structure plans and structure plan revisions.</p> <p>Noted</p> <p>Unfortunately, the WAPC has determined that they will not be adopting multiple local planning strategies for one</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>We trust that the above comments are of assistance to the City in finalising the preparation of the LCACS and also as inputs into subsequent strategic and statutory planning processes that will support its implementation.</p> <p>Should you have any queries in relation to the above, please do not hesitate to contact the undersigned or Murray Casselton of our office.</p>	<p>local government area, but rather only one overriding local planning strategy. The City has made every endeavour to engage the Department of Planning during the preparation and finalisation of the LCACS. The City received positive feedback verbally, but no formal feedback. The LCACS will be forwarded to the WAPC for their information once it is finalised and we expect that they will use the document to guide their decision making within activity centres in the City of Cockburn.</p>
2	<p>David Caddy, TPG Town Planning, Urban Design and Heritage Level 7, 182 St Georges Terrace Perth WA 6000</p> <p>On behalf of Volley Investments Pty Ltd</p>	<p>I refer to the draft Local Commercial and Activity Centres Strategy [LCACS] currently being advertised by the City of Cockburn. TPG Town Planning, Urban Design and Heritage is pleased to provide the following submission on behalf of Volley Investments Pty Ltd the owners of the Phoenix Park Shopping Centre [the subject land]. A completed copy of the City's submission form is attached to this correspondence.</p> <p>We are aware that the City of Cockburn has prepared the draft LCACS in response to the revised State Planning Policy No. 4.2 - Activity Centres for Perth and Peel [SPP 4.2] and Directions 2031 and beyond: Metropolitan planning beyond the horizon. We understand that the LCACS represents a new strategic direction for the planning and development of activity centres within the City and replaces the 2006 version of the Local Commercial Strategy.</p> <p>As mentioned in the Strategy there are a number of key differences between the approach taken by the LCACS and a traditional local commercial strategy, which include;</p> <ul style="list-style-type: none"> • A shift towards evidence and performance based planning; • The avoidance of floor space caps or triggers to control the planning and development of activity centres; • Centre planning focused on the centre's user rather than subjective population catchments; • An activity centre network incorporating commercial, industrial and specialised centres; and • A focus on delivery of quality employment options. 	<p>Noted</p>

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		<p>It is understood that the LCACS aims to provide a comprehensive roadmap for translating its vision for activity centres into a decision making framework. Key to this approach is a strong link between its nine principles and a performance based assessment framework that can be utilised in the City's various decision making responsibilities.</p> <p>The LCACS's assessment framework responds to both the scale of the proposal and the importance of the centre within the activity centre network. The LCACS outlines the minimum reporting requirements for a proposal. It seeks to provide a clear understanding of the expectations flowing from LCACS to both the City and proponents of development within the City's activity centres.</p> <p>The LCACS's activity centre hierarchy shown on Table 1, reflects the hierarchy for Perth's activity centres outlined in SPP4.2, whereby the Phoenix Park Shopping Centre is identified within the 'Phoenix District Centre'. This is a large district centre located along Rockingham Road. The activity centre boundary [identified in Appendix 3 Centre Performance Assessment] for Phoenix also includes the City of Cockburn Public Offices and Council Chambers, existing residential and areas of mixed business.</p> <p>The owners of the Phoenix Park Shopping Centre fully support the designation and extent of the 'Phoenix District Centre' proposed in the draft LCACS, as the mix of land uses will facilitate and support an increase in retail activity at the shopping centre in the medium to long term.</p> <p>The draft Strategy states that the City's activity centres largely perform at Perth metropolitan average levels or below across the defined performance metrics. Therefore there is a clear need for improvement of activity centre performance in the future.</p> <p>It is noted in Section 6.2.2.2 Structure Plan and DAP Adoption within Centre Zones, that an amendment to Town Planning Scheme No.3 [TPS3] will be prepared to include provisions for adopting structure plans and DAPs over land zoned local centre, district centre and mixed business. We understand that this will allow the City to adopt structure plans and DAPs over its existing activity centres on 'centre' zoned land which landowners would be obliged to comply with when subdividing and developing land.</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>the proponents and external stakeholders implementation concerns are addressed.</p> <ul style="list-style-type: none"> • In terms of reporting against assessment areas, the expectations of the landowner/developer when compared to the aspirations of the City will need to be carefully considered as they relate to the subject land. Relevantly, there is likely to be a significant flexibility to any proposition of achieving pre-determined targets, that will need to be able to be responsive to decisions taken by other landowners, changes in market demand and other economic and social considerations. We note that this consideration does appear to have been recognised in the LCACS to some extent. • The allocation of responsibility for the preparation of any required Activity Centre Structure Plan across any area with a diverse land ownership, such as the Phoenix District Centre may need to be clarified either as part of the LCACS or via a subsequent process. The process for the development of such structure plans, irrespective of who is responsible for their preparation, needs to consider meaningful consultation and input with all stakeholders to ensure that all expectations and aspirations are balanced and fairly met. 	<p><i>centre structure plan for Cockburn Central Regional Centre and Phoenix District Centre with a timeframe of 2-4 years, however a proponent may wish to prepare a structure plan earlier than this and should be able to do so. The important consideration is that all stakeholders are adequately involved in the process to ensure their interests are embedded in the structure plan.</i></p> <p>Supported As noted by in the submission the LCACS stresses the importance of interpreting and implementing the LCACS within the context of the proposal, the site and the current market conditions.</p> <p>The LCACS is unable to address all future contingencies. It is therefore essential that both the City and proponents of development maintain open channels of communication and work collaboratively towards the development of activity centres that address the LCACS principles through innovative solutions that deliver commercial outcomes for landholders.</p> <p>It is not considered necessary for the LCACS to designate responsibility for the preparation of each Activity Centre Structure Plan as any individual or organisation has the right to submit a structure plan to the City for approval. The LCACS Action Plan contains an task to <i>Facilitate the preparation and adoption of an overarching activity centre structure plan for Cockburn</i></p>

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		<p>Other considerations that we believe are relevant to the City in the evolution of its strategic and statutory planning framework that applies to activity centres and specifically the subject land are as follows:</p> <ul style="list-style-type: none"> • It would be unacceptable if any proposed future development of the subject land was unduly held up pending the City undertaking modifications to its statutory planning framework to bring it in to line with the LCACS and SPP4.2. • On this basis, it needs to be clarified as to whether any future major development on the subject land can be undertaken under current or future structure plans prepared in accordance with the current zoning and structure planning requirements set under the City's TPS3 that address the Model Centre Framework outlined in SPP4.2, in the absence of an endorsed Activity Centre Structure Plan. • It will also be important to ensure that the outcomes of the LCACS are supported by the Department of Planning and the WAPC as the capacity to implement all recommendations will include statutory and strategic processes involving these key agencies. <p>We trust that the above comments are of assistance to the City in finalising the preparation of the LCACS and also as inputs into subsequent strategic and statutory planning processes that will support its implementation.</p> <p>Should you have any queries or require clarification on any of the matters raised please do not hesitate to contact the undersigned on [08] 9289 8300.</p>	<p><i>Central Regional Centre and Phoenix District Centre</i> with a timeframe of 2-4 years, however a proponent may wish to prepare a structure plan earlier than this and should be able to do so. The important consideration is that all stakeholders are adequately involved in the process to ensure their interests are embedded in the structure plan. The responsibility for the preparation of a Activity Centre Structure Plan will be determined on a centre by centre basis in consultation with the major land owners.</p> <p>Supported The Strategy's adoption will not prohibit any application from being progressed under the existing planning framework of TPS3 or documents approved under TPS3. However, future structure planning and amendments to TPS3 will be required to address the LCACS.</p> <p>Noted Unfortunately, the WAPC has determined that they will not be adopting multiple local planning strategies for one local government area, but rather only one overriding local planning strategy. The City has made every endeavour to engage the Department of Planning during the preparation and finalisation of the LCACS. The City received positive feedback verbally, but no formal feedback. The LCACS will be forwarded to the WAPC for their information once it</p>

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			is finalised and we expect that they will use the document to guide their decision making within activity centres in the City of Cockburn.
3	<p>Lauren Vidler, Coffey Projects Ground Floor, 89-91 Burswood Road BURSWOOD WA 6100</p>	<p>Support</p> <p>Coffey Projects, on behalf of LandCorp (as the developer of Cockburn Central and Cockburn Central West), hereby submits the following in response to the City of Cockburn Local Commercial and Activities Centres Strategy (LCACS) currently being advertised by the City. LandCorp are currently undertaking the structure planning and subdivision of the Cockburn Town Centre and Cockburn Central West which comprises part of a 'Secondary Centre' as defined in the <i>State Planning Policy 4.2 – Activity Centres for Perth and Peel</i>. In this regard, LandCorp have a tangible interest in the implementation of a commercial strategy throughout the municipality.</p> <p>The Cockburn Central West Structure Plan is currently being finalised and shall propose Cockburn Central West be developed as a contiguous extension to the existing Town Centre, in turn supporting the role of Cockburn Central as identified by the LCACS as a 'Secondary Centre' and embracing the nine objectives of the LCACS.</p> <p>Generally, LandCorp is supportive of the LCACS and the guiding principles that will enable to the City and its Officers to assess applications for commercial and retail land uses based on the merit of the application in lieu of prescriptive development standards. However, the proposed implementation of the Strategy does not provide certainty to the developers with applications within the Activity Centres Hierarchy to be determined at the discretion of the Council.</p> <p>Under the proposed LCACS the onus is on the developer to justify the proposal without establishing quantifiable benchmarks for assessment for all assessment criteria. Although the assessment approach of the LCACS encourages innovation and responds to changing urban planning principles it fails to establish minimum standards that must be adhered to by the developer nor identifies Council's expectations for development with many metrics for assessment being qualitative rather than a measurable criterion. The assessment criteria provides guidance as to Council's expectations however, the LCACS does not articulate how each criterion will be measured.</p>	<p>Noted</p> <p>Noted</p> <p>The LCACS establishes a mix of quantitative and qualitative methods for assessing performance. The LCACS provides a measurement method for every assessment area. For some assessment areas only a qualitative method could be established due to the complexity of the assessment element.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>The shift to performance based assessment may result in ambiguities and discrepancies between the Council's and the developers expectations of acceptable development. Of particular concern, in the context of Cockburn Central Structure Planning, relates to 5.7.12 <i>Activation</i> of the LCACS. The LCACS stipulates that 'Secondary Centres' must achieve a minimum Economic Activation Score of '8'. In order to achieve this rating, the proponent is required to demonstrate that the activity centre has:</p> <ul style="list-style-type: none"> • A well defined economic purpose (Table 27) • Diverse anchor tenants (Table 27) • High proportion of streets lined by active frontages (predominantly retail) (Table 28). <p>Although the intention of the Council to activate street frontages is wholly supported by LandCorp, it is imperative that the Structure Plan for Cockburn Central (West) is commercially viable and provides opportunities for the market to determine how much retail space is required and the best location for active land uses. The intention of the Structure Plan for Cockburn Central West shall be to strongly encourage activation at ground level through the land use table and land use classifications. Due consideration will be given to the location of all land uses in the first instance to promote legibility and permeability from the Cockburn Central Station through the Cockburn Town Centre and Cockburn Central West. The Structure Plan will maintain flexibility to facilitate active land uses at ground floor however, to achieve an optimal outcome, the market will determine the floor</p>	<p>However, when possible the LCACS does provide guidance only minimum targets, for example diversity and intensity targets. These are deliberately not mandatory and not to be rigidly applied without consideration of the context of the centre and the application. This approach allows every proposal to be assessed on its merits and its performance against the full range of assessment areas. As such outstanding performance in one area may offset underperformance in another area where for valid reasons targets cannot be met.</p> <p>Noted The submission is correct that performance based assessments may result in ambiguities and discrepancies between the Council's and the developer's expectations of acceptable development. However within the current structure planning process, which is the concern of the submissioner, there is already much ambiguity and potential for discrepancies between the City and a proponent. This is particularly the case for activity centres which now must respond to the expanded requirements of SPP4.2 which are expressed mostly as objectives rather than minimum benchmarks.</p> <p>It is believed that through its evidence based approach and its establishment of logical methodologies for the assessment of a proposal's</p>

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		<p>areas required for these land uses. In this regard, the proportion of street frontages to be activity may be driven by market demand.</p> <p>Further, benchmark descriptions do not identify clearly what the developer must demonstrate in order to achieve each rating and as such the scoring of each criterion is subjective.</p>	<p>performance, the LCACS reduces the potential for ambiguity and discrepancies in expectations.</p> <p>In regard to concerns regarding assessment of the future Cockburn Central West structure plan under the LCACS, the LCACS stresses the importance of interpreting and implementing the LCACS within the unique context of the proposal, the site and the current market conditions.</p> <p>The LCACS is unable to address all future contingencies. It is therefore <i>“essential that both the City and proponents of development maintain open channels of communication and work collaboratively towards the development of activity centres that address the LCACS principles through innovative solutions that deliver commercial outcomes for landholders” p 43.</i></p> <p>Further, the LCACS requires performance to be measured across the centre and therefore there is some flexibility for structure plans and development proposals which only cover part of the activity centre. This is particularly important for sites which are on the periphery of the activity centre such as Cockburn Central West.</p>
4	<p>Greg Rowe & Associates Level3, 369 Newcastle Street Northbridge WA 6003</p>	<p>Submission - Local Commercial and Activity Centres Strategy (SM/M/045) Greg Rowe and Associates, as and interested party, thank the City and the opportunity to make a submission in relation to the Local Commercial and Activity Centres Strategy (herein referred to as the 'Strategy'). We specifically seek to provide comment regarding the Cockburn Coast Centre and the Phoenix District</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Centre.</p> <p>We understand that this submission is provided after the advertised closing date (10 September 20 12), but hope that the comments can still be considered.</p> <p>Cockburn Coast Centre We note that the Cockburn Coast Centre is identified as a District Centre by SPP 4.2. We also note that the draft Strategy provides an indication of the possible amount of retail floorspace for the Centre for the period up and until 2026.</p> <p>We also understand, via our discussions with Council's senior planning staff that there is a view that the Cockburn Coast Centre is planned to contain employment, eating, entertainment and tourist opportunities consistent with a District or Secondary Centre, with a retail being limited to be more in keeping with a larger Neighbourhood Centre. Unfortunately this view is not represented within the draft Strategy. We agree with this view and that it is appropriate to classify the Cockburn Coast Centre as a district centre, albeit with a reduced retail role. We note that SPP4.2 intends that centres contain a variety of different uses, and not only focused on retail development.</p> <p>It is likely that retailing within this centre will be focused on day-to-day and convenience shopping, and potential tourist orientated uses. Restaurants and food premises (classified as being shop uses by the WAPC) are expected to be included within the centre in greater numbers than might otherwise occur in other centres.</p> <p>We are also of the view that the layout of the Cockburn Coast Centre will be more in keeping with village centre, and street activated. This layout does not lend itself to the inclusion of larger retailers such as Discount Department Stores, which are associated with larger retail areas. These are more appropriately located in centres that have a significant component that includes internal malls.</p> <p>Accordingly any future inclusion of a Discount Department Store(s) in this part of the municipality should be located within the Phoenix District Centre. The inclusion of an additional Discount Department Store within the Phoenix District Centre will also further encourage the redevelopment of that centre.</p>	

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		<p>While we understand that various levels of the planning have nominated the location and creation of the Cockburn Coast Centre, we believe that introducing a 'new' centre that would grow above a district level is not economically sound and doesn't reflect the usual catchment associated with this level of floorspace. We note that the approximate catchment areas for District Centres (20,000 - 50,000 persons). A significant proportion of the 'normal' catchment of the Cockburn Coast Centre is the within Cockburn Sound, with the remainder being within the catchment of the existing Phoenix District Centre. This would create a large overlap between the new centre and existing Phoenix District Centre's trade area. Creating large centres with only half a catchment is not responsible.</p> <p>Two medium sized centres, located in close proximity is likely to result in the creation of 2 underperforming centres, neither of which is likely to perform its function in the hierarchy effectively. There is also an increased likelihood of both centres experiencing difficulties in obtain capital to undertake improvements. It is likely that the major retailers would avoid the area, rather than risking locating in an underperforming centre.</p> <p>For comparison purposes, the following table has been extracted from the draft Strategy:</p> <p>The draft Strategy should limit the retail growth of the Cockburn Coast Centre to the levels shown for 2016. The draft strategy does not reflect the ultimate intended use of the centre as an employment node. This should be modelled by the draft Strategy.</p> <p>Phoenix District Centre Under the Strategy, the Phoenix Shopping Centre is designated 'District Centre' status that is consistent with the typical services offered and catchment population. The Strategy states the following with regard to Phoenix Centre:</p> <p>The City undertook the Phoenix Revitalisation Strategy between 2006 and 2009. The Strategy provides a framework for improvements to the Phoenix District Centre, supporting its evolution into a mixed use hub for office, residential, retail, entertainment, cultural, civic activities. The Strategy also looked at opportunities for urban infill across the surrounding suburbs of Spearwood and a portion of Hamilton Hill, which resulted in amendments to TPSJ to allow more urban infill. Preparation of the Revitalisation Strategy included a comprehensive community consultation program.</p>	<p>Not Supported The high level demand modelling for the City's activity centres, as outlined in Appendix 4, indicates the ability of both the future Cockburn Coast District Centre and Phoenix District Centre to expand their retail offer. Therefore, the concerns regarding the viability of Phoenix District Centre into the future are unfounded.</p> <p>The modelling, based on a gravity model, only indicates the overall trend for economic function within the wider regional economy, and also provides an indicator of the 'reasonableness' of the scale of any future developments. It must be emphasised that the modelling is prepared through a generalised distribution of demand that does not consider detailed locational functions such as infrastructure, brand offer and local catchment conditions for each individual centre. These factors must be considered at the detailed planning stage for activity centres and may result in variations in the demand figures.</p> <p>The LCACS does not use the demand modelling to cap retail development, which is consistent with State Planning Policy 4.2 and the Federal Government's position on anti-competitive regulations. As such retail expansion within the Phoenix District Centre will not be limited by the demand modelling, but rather it is more likely to be limited by the existing spatial limitation of the centre. It will also be limited by the ability of the Centre to</p>

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		<p>The Phoenix Shopping Centre is an already well established Centre and should remain the primary 'Retail' centre for the area. In terms of retailing, the Centre already has to compete with both the Cockburn Central Regional Centre (Secondary Centre) and Fremantle area (outside of the Strategy area). Introducing a new centre, in such relative close proximity, that has the potential to grow to a level that would clearly erode the catchment and viability of the Phoenix District Centre would not be in the best interest of the local residents.</p> <p>The Strategy has undertaken a detailed analysis of the Centre in terms of expected Retail demand and provides predictions accordingly for a number of years (up to 2026). We are of the view that the potential growth has been adversely affected by the over-supply at the Cockburn Coast Centre. This is likely to adversely impact on the potential for redevelopment to occur at Phoenix, which will impact on the potential for the City to implement their plans to rejuvenate the existing civic site.</p> <p>The projected floorspace allowance may not allow for the capacity of the centre to accommodate an additional Discount Department Store along with the associated specialty retail. For the centre to consolidate it will be critical that a Discount Department Store be included in any expansion. We understand that there is some interest from the major retailers in adding a Discount Department Store within this centre, provided that there is an overall upgrade and re-configuration.</p> <p>While it is acknowledged that the indicative growth modelling has limited statutory weight, it is still important that the Strategy reflects the planned outcomes. As such the Strategy should be modified to include additional retail floorspace with the Phoenix District Centre, so to encourage the redevelopment the centre and the surrounding area.</p> <p>Summary Following our review of the Strategy and in considering the above, we request that the following modifications be made to the draft Strategy.</p> <ol style="list-style-type: none"> 1. The intent of the Cockburn Coast Centre, being an employment, tourism and an eating and entertainment node, with less emphasis on retailing being clearly articulated. 2. Accordingly, reduce the expected retail floors pace for the Cockburn Coast Centre. 3. Emphasise the importance of the Phoenix District Centre, and the need for the centre to be redeveloped along with the surrounding area to create a more active centre. 	<p>offer the shopping environment and the retail offer that draws people within the catchment to the Centre rather than them going further afield. As such the City believes that further retail expansion of Phoenix District Centre into the future will be an activity centre design issue more than catchment issue.</p> <p>The LCACS goes further to implementing the State and Federal government's drive to remove on anti-competitive regulations, by requiring a future review TPS 3 to removing all anticompetitive restricted use provisions that do not relate to valid planning considerations. In this light the City would definitely not consider the introduction of new anti-competitive restrictions on an activity centre.</p> <p>On this basis the requested modification are not supported.</p>

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		<p>4. Re-allocate the floorspace 'allocation' to the Phoenix District Centre.</p> <p>We would expect that some variations to the projected growth table would occur, potentially as highlighted.</p> <p>Should you require any further information or clarification in relation to this matter, please contact Sean Fairfoul on 9221 1991.</p>	

List of Amendment Provisions

Item No.	Proposed Amendment	Reasoning
a	Modifying the Scheme Text by deleting the Veterinary Consulting Rooms use from Schedule 1 - Land Use Definitions and Table 1 - Zoning Table;	Due to multiple classifications for veterinary land uses, there is no longer need for the veterinary consulting room. This Scheme Amendment has been brought about in an attempt to return the Scheme to a point where it is in line with the Model Scheme Text.
b	Modifying the Scheme Text by deleting the Veterinary Hospital use from Table 1 - Zoning Table;	Due to multiple classifications for veterinary land uses, there is no longer a need for the veterinary hospital land use in the Scheme. This Amendment has been brought about in an attempt to return the Scheme to a point where it is in line with the Model Scheme Text.
c	Modifying the Scheme Text by amending the use permissibility designation of Veterinary Centre from X to A for the Rural Living zone under Table 1 - Zoning Table;	This modification to the Scheme is proposed in order to allow the veterinary centre land use to be changed under Table 1 – Zoning Table, in order to make this use a permissible use in the rural living zone. This has been proposed as it will simplify veterinary land uses in the City, allowing for simpler assessment of these uses.
d	Modifying the Scheme Text by amending Clause 5.8.5(a)(ii) to read as follows: “A home occupation or home business can be undertaken subject to clause 5.8.5 (a) (ii) by the owner or occupier of the land and is not transferable.”	The change to clause 5.8.5 (a)(ii) has been proposed in order to modify the Scheme Text to realign it with the Model Scheme Text.
e	Modifying the Scheme Text by correcting the spelling under Clause 8.2.1(h) as follows: "the erection on a single lot of two grouped dwellings (included extensions and ancillary outbuildings) where a grouped <u>d</u> wellings is designated with the symbol ‘P’ in the cross-reference to that Use Class and a Zone in the Zoning Table, and where the development is consistent with Local Planning Policy No. APD58 (Residential Design Guidelines) and the Residential Design Codes. "	This change is proposed in order to fix a spelling mistake that was made at the time of writing this clause.

Item No.	Proposed Amendment	Reasoning
f	<p>Modifying the Scheme Text by amending Clause 8.2.1(i)(i) to read as follows: “of 100 square metres or less and a wall height of 2.4 metres or less in the Development and Residential Zone;”</p>	<p>This clause conflicts with the provisions of the Residential Design Codes. The proposed change will realign the Scheme Text with what is suggested as acceptable development under State Planning Policy 3.1.</p>
g	<p>Modifying the Scheme Text by amending Clause 8.3.2 to read as follows:</p> <p>"Where planning approval has been granted subject to conditions, and one or more of the conditions and/or approved plans have not been complied with to the satisfaction of the local government, the local government may refuse to issue approval for the further use or development of the land to which the conditions of a previous approval are outstanding."</p>	<p>This amendment has been proposed in order to allow the City more control over the refusal of development approval. This clause will allow the City better controls over the refusal to continue development or further use of the land, when one or more of the conditions of approval have not been complied with.</p>
h	<p>Modifying the Scheme Text by amending Clause 10.10.1 to read as follows:</p> <p>"An applicant aggrieved by a determination of the local government in respect of the exercise of a discretionary power under the Scheme may apply for a review to the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005."</p>	<p>The change to clause 10.10.1 has been proposed in order to modify the Scheme Text to realign it with the Model Scheme Text. This amendment ensures that applicants who are aggrieved with a decision made by Council, have the right to apply to the State Administrative Tribunal for a review of the matter.</p>
i	<p>Modifying the Scheme Text by amending the Town Planning Act definition under Schedule 1 - General Definitions to read as follows: “means the Planning and Development Act 2005.”</p>	<p>This change allows for reference to the new legislation to be implemented. The Scheme Text currently refers to the old legislation, which is no longer in force.</p>
j	<p>Modifying the Scheme Text by introducing a new Small Bar definition under Schedule 1 - Land Use Definitions as follows:</p> <p>“Small Bar: means premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged; and with the number of persons who may be on the licensed premises limited to a maximum of 120.”</p>	<p>This modification to the Scheme will introduce a new use class to the Scheme, Small Bar. Inclusion in the Scheme will allow for the addition of this land use into Table 1 – Zoning Table, allowing it to be an applicable land use Regional, District and Local Centre zones, prohibited in all other zones. This amendment follows guidance provided by Planning Bulletin 85 – Small Bar Licensed Premises, to reword the definitions of these land uses due to changes brought about in 2007 to the</p>

Item No.	Proposed Amendment	Reasoning
		<i>Liquor Control Act 1988.</i>
k	Modifying the Scheme Text to add Small Bar as a use class under the Commercial Uses category, with the use permissibility designation of A within the Regional Centre, District Centre and Local Centre zones, and as an X use in all other zones;	Inclusion in the Scheme will allow for the addition of this land use into Table 1 – Zoning Table, allowing it to be an applicable land use in Regional, District and Local Centre zones, prohibited in all other zones. This is to follow the guidance provided by Planning Bulletin 85 – Small Bar Licensed Premises.
l	Modifying the Scheme Text by introducing a new Holiday Home (standard) definition under Schedule 1 - Land Use Definitions as follows: “Holiday Home (standard): means a single house (excluding ancillary accommodation), which may also be used for short stay accommodation for no more than six people (but does not include a bed and breakfast, guesthouse, chalet and short stay accommodation unit).”	This amendment follows guidance provided by Planning Bulletin 99 – Holiday Home Guidelines, to include the definitions for this land use, due to these particular land uses being a legitimate part of the tourist industry, and an increasingly more popular land use. This amendment will formalise this land use for local government authorities to have a specific land use zone.
m	Modifying the Scheme Text to add Holiday Home (standard) as a use class under the Residential Uses category, with the use permissibility designation of A within the Residential zone, and as an X use in all other zones;	This amendment follows guidance provided by Planning Bulletin 99 – Holiday Home Guidelines, to include the definitions of these land uses due to these particular land uses being a legitimate part of the tourist industry, and an increasingly more popular land use. This amendment will formalise this land use for local government authorities to have a specific land use zone.
n	Modifying the Scheme Text by introducing a new Holiday Home (large) definition under Schedule 1 - Land Use Definitions as follows: “Holiday Home (large): means premises conforming to the definition of holiday home (standard) with the exception that the premises provide short stay accommodation for more than six people but not more than 12 at any one time.”	This amendment follows guidance provided by Planning Bulletin 99 – Holiday Home Guidelines, to include the definitions for this land use, due to these particular land uses being a legitimate part of the tourist industry, and an increasingly more popular land use. This amendment will formalise this land use for local government authorities to have a specific land use zone.
o	Modifying the Scheme Text to add Holiday Home (large) as a use class under the Residential Uses category, with the use permissibility designation of an X use in all zones;	This amendment follows guidance provided by Planning Bulletin 99 – Holiday Home Guidelines, to include the definitions for this land use, due to these particular land uses

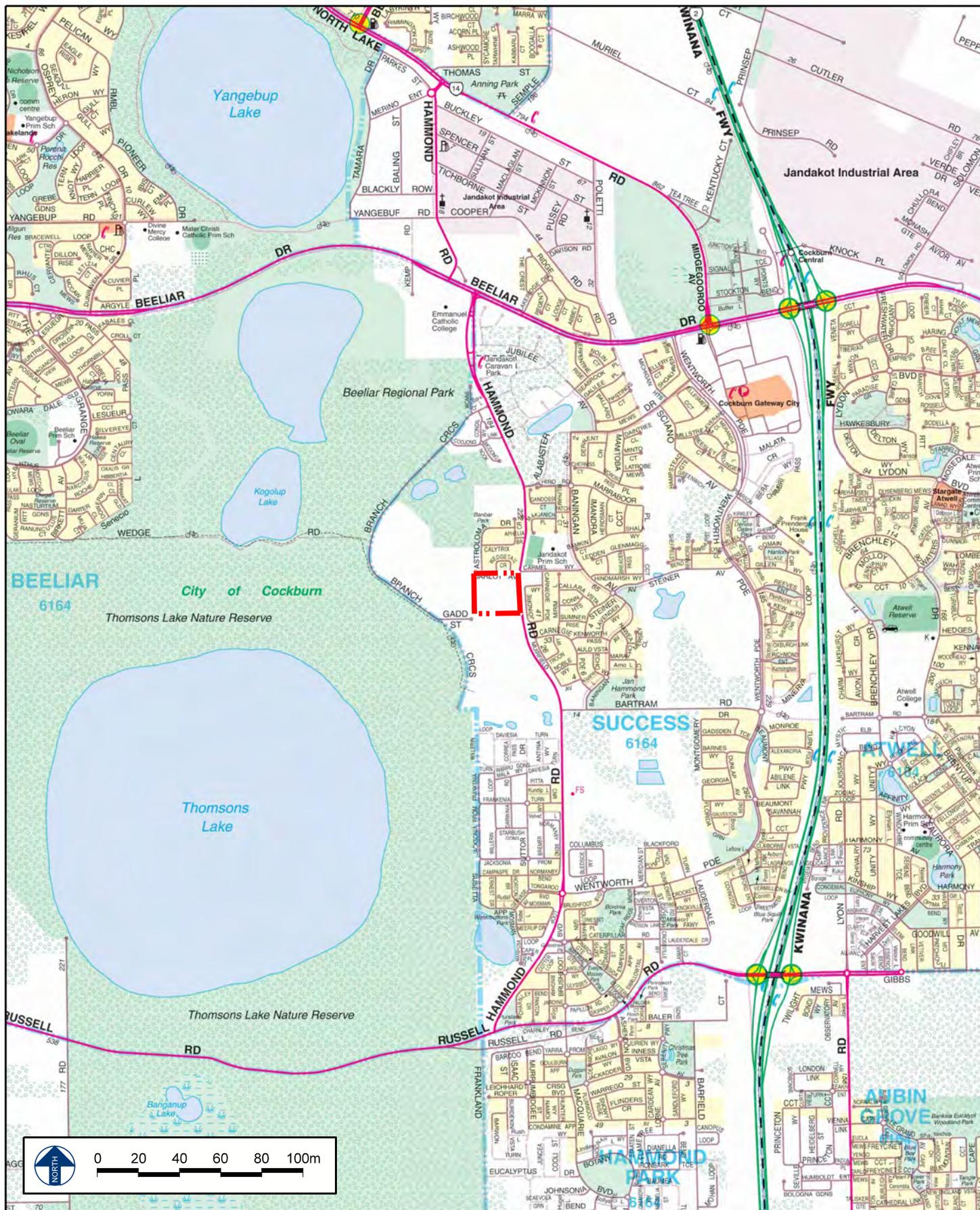
Item No.	Proposed Amendment	Reasoning
		being a legitimate part of the tourist industry, and an increasingly more popular land use. This amendment will formalise this land use for local government authorities to have a specific land use zone.
p	Modifying the Scheme Text by amending the Hotel definition in Schedule 1 - Land Use Definitions to read as follows: “Hotel: means premises providing accommodation the subject of a hotel licence under the Liquor Control Act and may include a betting agency on those premises.”	Inclusion of this amendment in the Scheme will allow for the addition of this land use into Schedule 1, updating the current definition to for a Hotel land use. This is to follow the guidance provided by Planning Bulletin 85 – Small Bar Licensed Premises, due to changes brought about in 2007 to the <i>Liquor Control Act 1988</i> .
q	Modifying the Scheme Text by amending the Tavern definition in Schedule 1 - Land Use Definitions to read as follows: “Tavern: means premises licensed as a tavern under the Liquor Control Act and used to sell liquor for consumption on the premises.”	Inclusion of this amendment in the Scheme will allow for the addition of this land use into Schedule 1, updating the current definition to for a Tavern land use. This is to follow the guidance provided by Planning Bulletin 85 – Small Bar Licensed Premises, due to changes brought about in 2007 to the <i>Liquor Control Act 1988</i> .
r	Modifying the Scheme Text by correcting the spelling error in Schedule 4, under SU9 Clause 3(e)(ii) as follows: “Signage is to complement the Architectural proportion and scale of the building. Roof signs will not be permitted.”	This change is proposed in order to fix a spelling mistake that was made at the time of writing this clause.
s	Modifying the Scheme Text by correcting the spelling error in Schedule 11, under DA7 Provision 2 as follows: “To provide for an integrated town centre with a mix of residential, commercial, recreation, community and education facilities, in accordance with an approved Structure Plan.”	This change is proposed in order to fix a spelling mistake that was made at the time of writing this clause.
t	Modifying the Scheme Text by amending Schedule 11, under DA29 Provision 3 (b) (i) to read as follows: “(i) a minimum of 5% of the total area of each lot must be landscaped between the lot boundary and the building line (excluding verge areas) or as varied under the provisions of Clause 5.9.2 of the Scheme.”	This amendment amends this section of the Scheme as it was previously incorrect in its wording. This amendment would allow this section of the Scheme text to be reworked to sound more logical.

Item No.	Proposed Amendment	Reasoning
u	Rezoning the portion of redundant road reserve adjoining the southern boundary of Lot 50 (No. 18) Interim Road, Spearwood from Local Reserve - Local Road to Residential R30;	This change to the Scheme Map will allow for this portion of vacant land to be utilised for development, rather than remaining as an access way for vehicles to enter Lot 50 Interim Road, Spearwood.
v	Rezoning the southern portion of Lot 1 (No. 15) Yangebup Road, Yangebup from No Zone to Development Zone within Development Area 4 (DA4) and Development Contribution Area 4 (DCA4);	This change to the Scheme Map will allow for this portion of land to now be zoned within the Development Area, previously having no zone allocated to it.
w	Rezoning the southern portion of Lot 105 (No. 45) Armadale Road, Jandakot and the adjoining portion of Road Reserve from No Zone to Development Zone within Development Area 20 (DA20);	This change to the Scheme Map will allow for this portion of land to now be zoned within Development Area 20, previously having no zone due to MRS 1166/57 (20 Oct, 09).
x	Rezoning the former Pedestrian Access Way between Lot 2718 (No. 10) Benedick Road, Lot 157 (No. 14) Benedick Road and Lot 158 (No. 5) Rosalind Way, Coolbellup from No Zone to Development Zone within Development Area 34 (DA34);	This change to the Scheme Map will allow for this portion of land to now be zoned within Development Area 23, previously having no zone allocated to it. This parcel of land is a pedestrian access way and can therefore be rezoned with the realignment of the development area's boundary.
y	Rezoning the stretch of land south of Russell Road / Kwinana Freeway Primary Regional Roads Reservation and north of the Railways Regional Reservation from No Zone to Development Zone within Development Area 8 (DA8) and Development Contribution Area 2 (DCA2);	This change to the Scheme Map will allow for this portion of land to now be zoned within Development Area 8, previously having no zone allocated to it. This parcel of land requires a realignment of the boundary of Development Area 8.
z	Rezoning the eastern portions of 44 Pearson Drive and 33 Gillen Way, Success from No Zone to Residential R40;	This amendment zones a portion of land currently having no zone, to Residential R40. The subject land is parallel to the Kwinana Freeway and is included in Development Area 14, however, was has been left unzoned previously.
aa	Rezoning the stretch of No Zone land north of Pearson Drive from No Zone to Residential R80;	This amendment zones a portion of land currently having no zone, to Residential R80. The subject land is parallel to the Kwinana Freeway and is included in Development

Item No.	Proposed Amendment	Reasoning
		Area 14, however, was has been left unzoned previously.
bb	Rezoning the rear portions of Lots 100 and 101 Russell Road and Lots 102 and 103 Rockingham Road, Henderson from No Zone to Light and Service Industry;	This amendment zones small portions of land that have been previously left unzoned within the boundaries of the lots on Russell and Rockingham roads. The change from no zone to Light and Service Industry allows all of the subject land to now possess the correct zoning.
cc	Adding the appropriate Additional Use 18 (AU18) designation to 44 Port Kembla Drive, Bibra Lake;	This addition to the Scheme Map was not undertaken when Additional Use 18 was approved. The Scheme Text was amended at the time, however, no update of the Scheme Map occurred.
dd	Rezoning Lot 2054 (No. 59) Redmond Road and Lot 3001 (No. 57) Redmond Road, Hamilton Hill from Local Reserve – Parks and Recreation to Local Reserve - Community Purpose;	These lots are now owned by the Multiple Sclerosis Society of WA and are should no longer be zoned under Local Reserve – Parks and Recreation, as they are no longer used for this purpose.
ee	Rezoning the southern portion of Lot 51 (No. 5) Dodd Street and 7 Dodd Street, Hamilton Hill from Residential R20 to Local Centre;	This amendment intends to rezone a small stretch of land that has been left as Residential R20 on the subject sites, giving the land a split land use zoning. A change to the Local Centre under the TPS will correct the incorrect zoning that has previously occurred.
ff	Rezoning Reserve No. 46985 Richmond Entrance, Success from Residential R20 to Local Reserve - Parks and Recreation;	This change to the Scheme Map will allow for this portion of land to be rezoned an area of public open space, as it is not as an area of residential development, as previously zoned.
gg	Recoding Lots 1023 to 1026 (No. 1 to 7) Strand Close, Atwell from R5 to R20;	This amendment proposed that the lots in question be rezoned to the correct residential zoning, R20. These lots are no longer classified as R5 under the Residential Design Codes and therefore should be amended on the Scheme Map to ensure that any future subdivision of the land occurs in accordance with the correct zoning.
hh	Rezoning the Public Purpose (WP) Local Reserve portion of Lot 1 Semple Court,	This land has recently been purchased by the

Item No.	Proposed Amendment	Reasoning
	South Lake to Residential R40.	City, and as such it is now being proposed that a change of zone be approved in order for the land to be redeveloped into an R40 residential site.
ii	Rezoning Lot 76 (No. 213) Winterfold Road, the western adjoining portion of Lot 4613 (No. 219) Winterfold Road and the northwest adjoining portion of Lot 4612 (No. 30) Mopsa Way, Coolbellup from Residential R20 and Public Purpose Reservation to Residential R25;	This land has recently been purchased by the City, and as such it is now being proposed that a change of zone be approved in order for the land to be redeveloped into an R25 residential site.
jj	Rezoning the southern portion of Lot 4613 (No. 219) Winterfold Road and the adjoining eastern portion of Lot 4612 (No. 30) Mopsa Way, Coolbellup from Public Purpose Reservation to Residential R25;	This land has recently been purchased by the City, and as such it is now being proposed that a change of zone be approved in order for the land to be redeveloped into an R25 residential site.
kk	Rezoning the Local Reserve - Lakes and Drainage on portion of Lot 1301 (No. 301) Spearwood Ave and Reserve 46427 (Lot No. 4527) Spearwood Avenue, Bibra Lake to Industry;	This amendment allows for the Scheme Map to be amended to correctly showing the drainage for this site. The sump is located on Lot No. 4527 Spearwood Ave, however, the Scheme Map currently shows the area of drainage to be across two sites, which is incorrect.
ll	Rezoning the eastern portion of Lot 30 Tapper Road, Lot 31 (No. 52) Myall Place and eastern portion of Lot 40 Myall Place, Banjup from No Zone to Resource Zone;	This amendment proposes to change an area of land that currently has no zone, to Resource Zone under the TPS. This is due to the particular land previously being set aside as a private access way. This access way is not to be developed, and therefore the land can now be zoned in accordance with the surrounding land.
mm	Rezoning Lot 40 (No. 39) Cervantes Loop, Yangebup from Local Reserve - Lakes and Drainage to Residential R30;	This change to the Scheme Map will allow for this portion of land to be rezoned as Residential R30, as it is no longer required as an area of drainage.
nn	Rezoning Lot 282 Skeahan Street, Spearwood from Local Reserve - Lakes and Drainage to Residential R30;	This change to the Scheme Map will allow for this portion of land to be rezoned as Residential R30, as it is no longer required as an area of drainage.

Item No.	Proposed Amendment	Reasoning
oo	Rezoning Lot 1 Lomax Court, Beeliar so that the entire lot is zoned Residential R40 within Additional Use 9 (AU9);	This lot was not correctly displayed on the Scheme Map when this development was approved. It requires the correct zoning to be put in place, realigning the zoning to be consistent with the lot boundary.
pp	Rezoning Lot 77 (No. 52) Malvolio Road, Coolbellup from Local Reserve - Lakes and Drainage to Residential R20.	This change to the Scheme Map will allow for this portion of land to be rezoned as Residential R20, as it is no longer required as an area of drainage.
qq	Deleting Additional Use 14 (AU14) from the Scheme Text and Map.	This amendment proposes the removal of the AU14 annotation from the Scheme Text and the Scheme map. This site is now zoned as Industry and is no longer an additional use site.
rr	Rezoning Lot 75 (No. 14) Bundy Court, South Lake from Local Reserve - Public Purpose (Civic) to Residential R20.	This change to the Scheme Map will allow for this portion of land to be rezoned as Residential R20, as it is no longer required as a Public Purpose site under the TPS.



--- Subject Area

CONTEXT ANALYSIS MAP

Property Description
**Lots 4, 125 & 126 Hammond Rd,
 SUCCESS**

Image supplied by Street Smart 2009.
 Accuracy +/- 4m. Projection MGA Zone 50 / PCG94 / PHG94 / GDA94.
 Areas and dimensions shown are subject to final survey calculations.
 All carriageways are shown for illustrative purposes
 only and are subject to detailed engineering design.

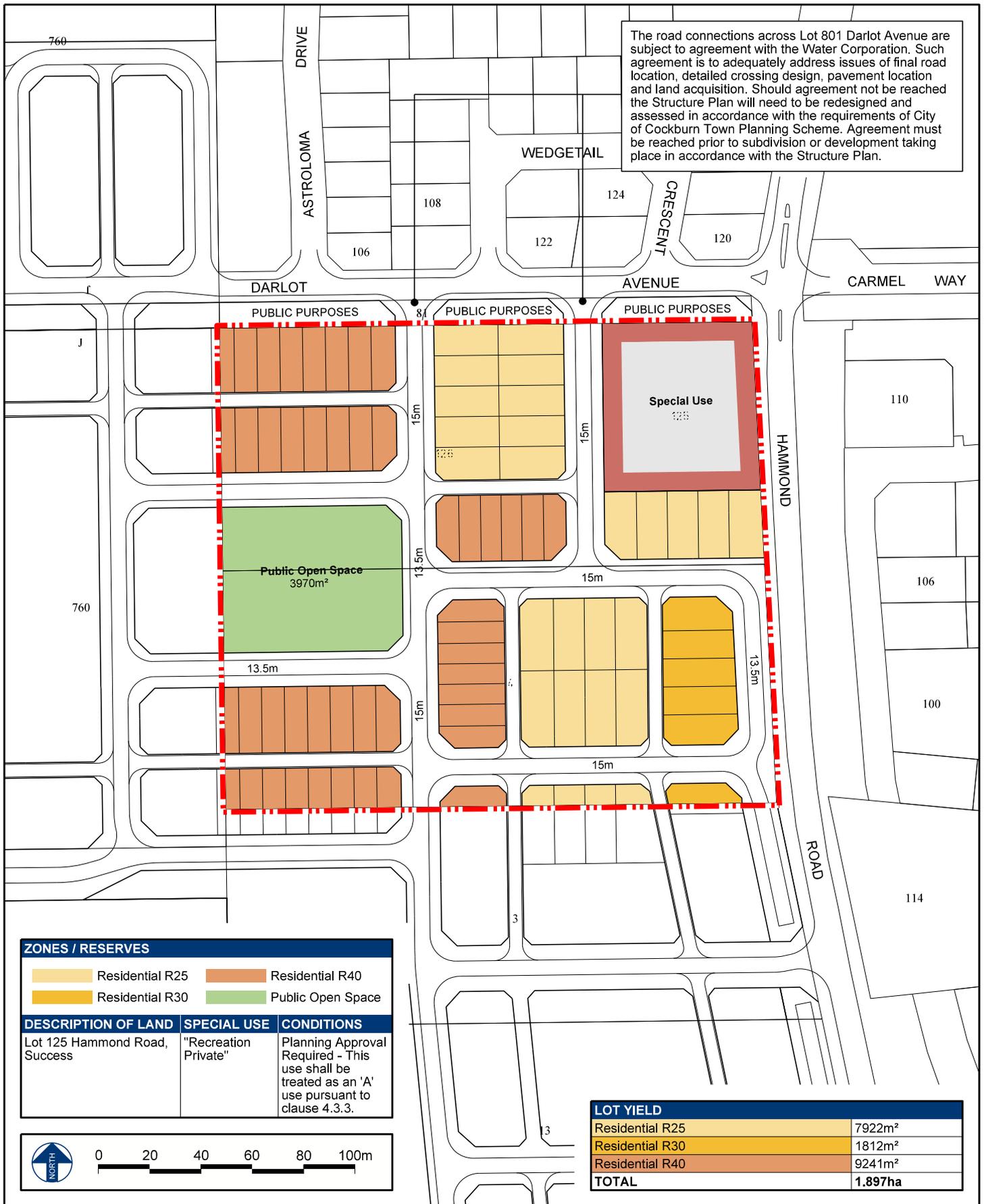
Muntoc Pty. Ltd. : CLIENT
 1:25,000@A4 : SCALE
 15 September 2011 : DATE
 3200-5-002.dgn : PLAN No
 - : REVISION
 T.K. : PLANNER
 R.F. : DRAWN
 R.S. : CHECKED



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FIGURE 2



Subject Area

APPROVED LOCAL STRUCTURE PLAN

Property Description
Lots 4, 125 & 126 Hammond Rd, SUCCESS

Base data supplied by City of Cockburn.
 Accuracy +/- 4m. Projection MGA Zone 50.
 Areas and dimensions shown are subject to final survey calculations.
 All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

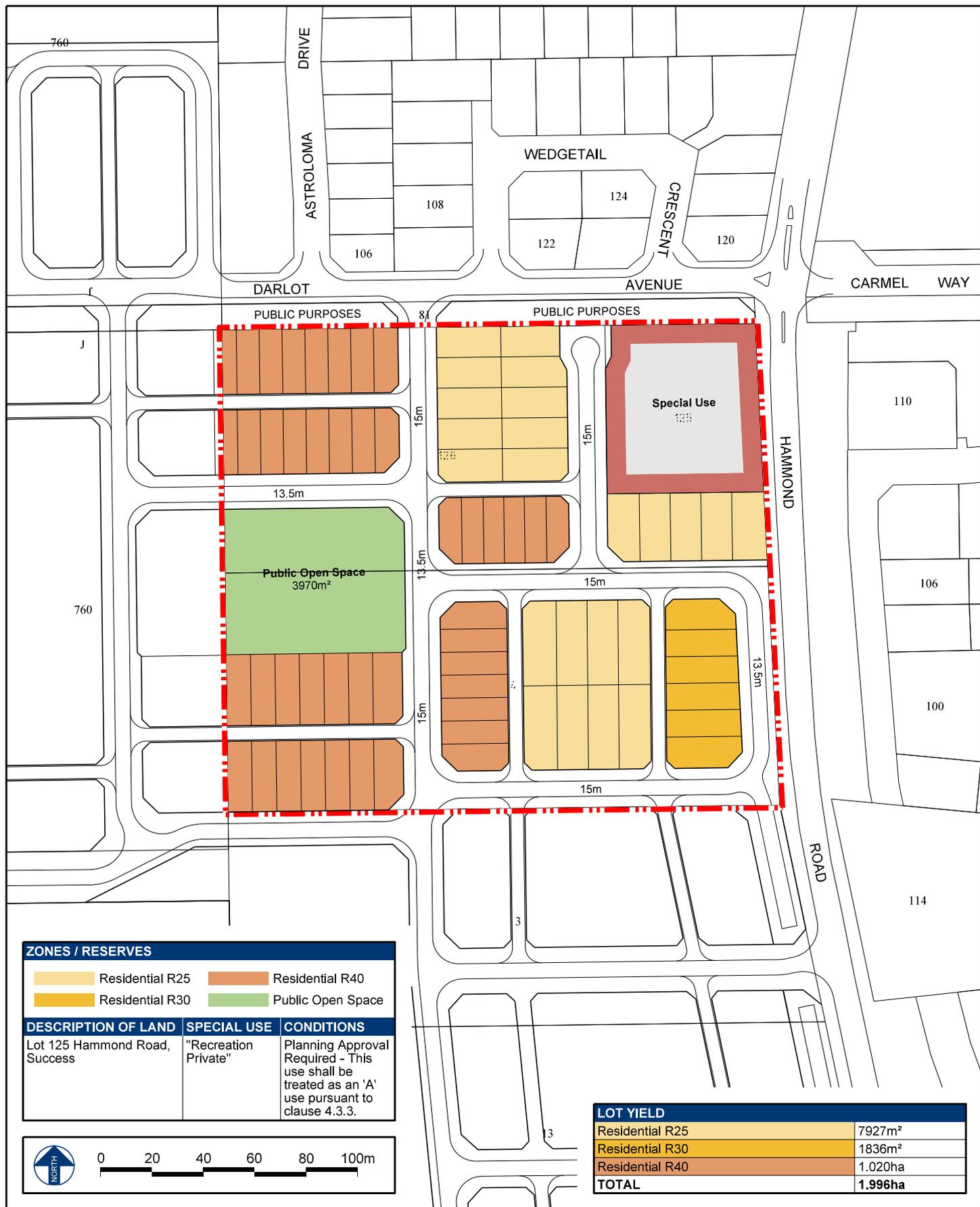
Muntoc Pty. Ltd. : CLIENT
 1:2,000@A4 : SCALE
 18 April 2012 : DATE
 3200-5-003c.dgn : PLAN No
 c : REVISION
 T.K. : PLANNER
 R.F. : DRAWN
 R.S. : CHECKED



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FIGURE 4



--- Subject Area

LOCAL STRUCTURE PLAN

Property Description
Lots 4, 125 & 126 Hammond Rd, SUCCESS

Base data supplied by City of Cockburn.
Accuracy +/- 4m. Projection MGA Zone 50.
Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

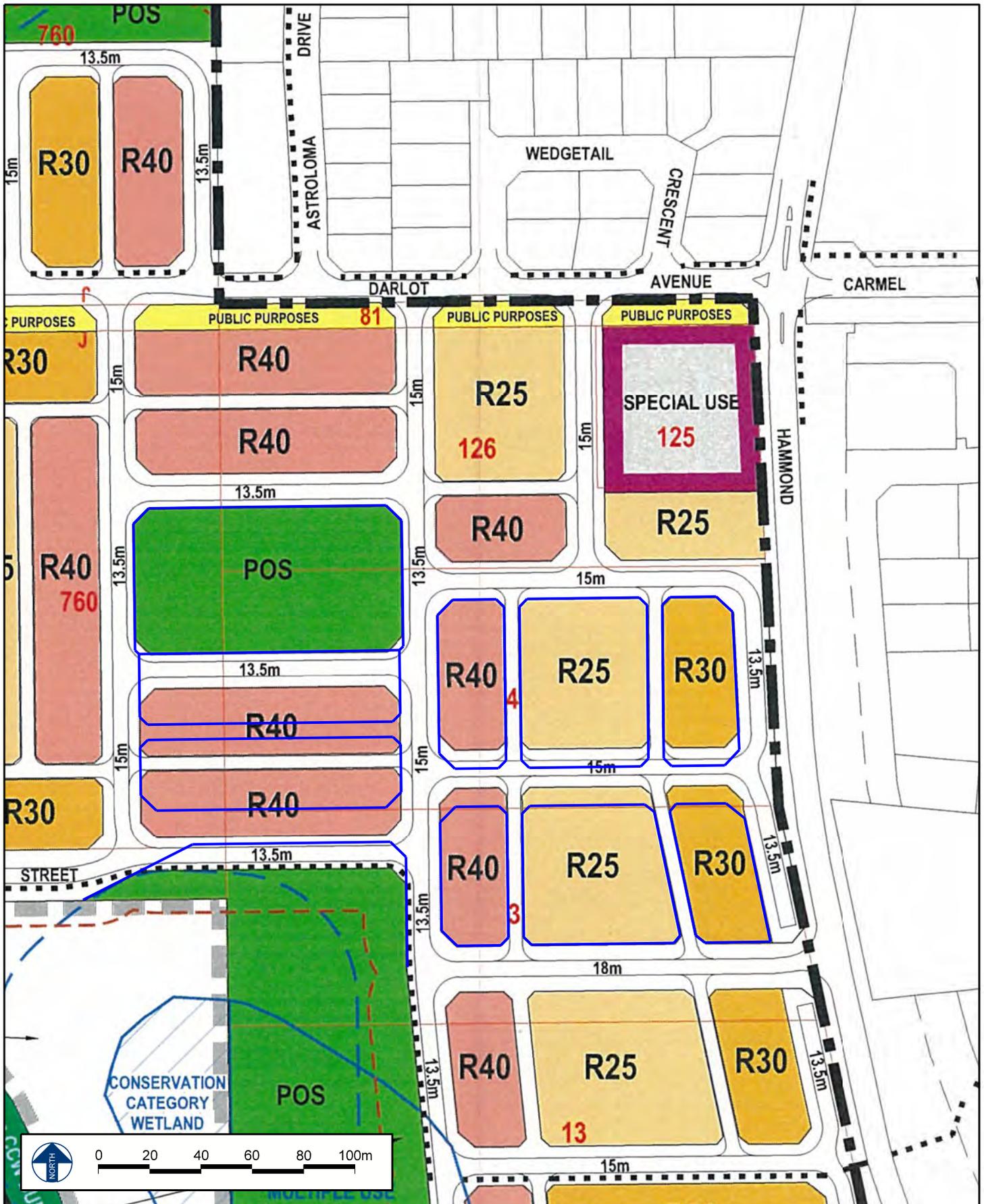
Muntoc Pty. Ltd. : CLIENT
1:2,000@A4 : SCALE
6 July 2012 : DATE
3200-5-003e.dgn : PLAN No
e : REVISION
T.K. : PLANNER
R.F. : DRAWN
R.S. : CHECKED



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FIGURE 5



Proposed Modifications

DISTRICT STRUCTURE PLAN WITH PROPOSED MODIFICATIONS

Property Description

Branch Circus

Base data supplied by City of Cockburn.
Accuracy +/- 4m, Projection MGA Zone 50.

Areas and dimensions shown are subject to final survey calculations.
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

Muntoc Pty. Ltd. : CLIENT
1:2,000@A4 : SCALE
5 July 2012 : DATE
3200-4-002.dgn : PLAN No
- : REVISION
T.K. : PLANNER
R.F. : DRAWN
R.S. : CHECKED



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File No. SM/M/061

SCHEDULE OF SUBMISSIONS
PROPOSED MODIFICATION TO BRANCH CIRCUS LOCAL STRUCTURE PLAN – LOTS 4, 125 & 126 HAMMOND RD, SUCCESS

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Norm Walkerden, Telstra Forecasting & Area Planning Locked Bag 2525 Perth WA 6001	<p>Support</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>Any network extension that may be required for any development within the area concerned, the owner/developer will have to submit an application before construction is due to start to NBN Co. or the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/ .</p> <p>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/ . I add this information about NBN Co. as it is not known when services will be available from NBNCo. Telstra may provide services if NBN Co. cannot.</p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p>	Support Noted.
2	Western Power Locked Bag 2520 Perth WA 6000	<p>Support</p> <p>There are no objections; however, there are overhead powerlines and underground cables, adjacent to or traversing across the proposed area of works. Therefore, the following should be considered, prior to any proposed works commencing.</p> <p>Working in proximity to Western Power Distribution Lines All work must comply with Worksafe Regulation 3.64 - Guidelines for Work in the Vicinity of Overhead Power Lines. If any work is to breach the minimum safe working distances a Request to Work in vicinity of Powerlines form must be submitted. For more information on this please visit the Western Power Website links below:</p> <p>http://www.westernpower.com.au/safety/Electrical_Safety_at_Work.html http://www.westernpower.com.au/safety/DialBeforeYouDig.html or www.1100.com.au http://www.commerce.wa.gov.au/WorkSafe/</p> <p>Please note: Western Power must be contacted on 13 10 87, if your proposed works involve: A) Any changes to existing ground levels around poles and structures.</p>	Support Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>B) Working under overhead powerlines and/or over underground cables. Western Power is obliged to point out that any change to the existing (power) system; if required, is the responsibility of the individual developer.</p>	
3	<p>Brett Dunn Department of Water PO Box 332 MANDURAH WA 6210</p>	<p>Thank you for the abovementioned referral for modification to the Branch Circus Local Structure Plan (LSP), received with correspondence dated 22 October 2012. The Department of Water (DoW) has reviewed the proposal and wishes to provide the following advice.</p> <p>Water Management</p> <p>In accordance with <i>Better Urban Water Management (WAPC, 2008)</i> a Local Structure Plan (LSP) is required to be supported by a Local Water Management Strategy (LWMS). The Department previously advised in its e-mail of the 17 October 2011 that given the small size of the LSP area, previous hydrological planning presented in the approved District Water Management Strategy (DWMS), the sites higher location in the localised catchment and the presence of adequate public open space (POS) for drainage retention/infiltration, it is satisfied with the proposed approach for the LSP to proceed in the absence of a LWMS, thus water management issues shall be addressed in the future Urban Water Management Plan (UWMP) as a condition of subdivision.</p> <p>This decision has been made relevant to the individual sites constraints, and the preference of the City of Cockburn, and does not set precedent for other LSP's within or outside in the greater District Structure Plan (DSP) area. LWMS's will be required to support future LSP's in the area in accordance with <i>Better Urban Water Management (WAPC, 2008)</i>.</p> <p>Furthermore, it is recommended the issue of irrigation of POS be addressed by applying for a groundwater licence from the Department. As stated in the approved DWMS the local groundwater area was 87% allocated in October 2010. Thus the greater District Structure Plan (DSP) area may encounter the situation where there is no groundwater remaining to irrigate POS. This will halt any further progression of planning processes in the DSP area until a suitable alternative is found.</p> <p>If you wish to discuss this matter further, please do not hesitate to contact the undersigned on 9550 4202.</p>	Comments Noted.
4.	<p>Robert Dunn & Kelly Rar 256 Hammond Road SUCCESS WA 6163</p>	<p>Objection</p> <p>I oppose the culdesac on Darlot Avenue side. The through road to Darlot Avenue as originally proposed and accepted is preferable. The watercorp services are located in the reserve 11 metres from 125/126 boundary – sufficient for through road to Darlot Avenue.</p>	<p>Comments and Objection Noted.</p> <p>The original Branch Circus District and Local Structure Plan indicated a road crossing</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>The current Lot 4 access from Hammond Road will be extremely dangerous and I assume that it will be closed once alternative access through Lot 126 is an option?</p> <p>If this is going to cause congestion by limiting access and confusion with adjoining Lot 125 having a 6m wide entry into Darlot Avenue.</p> <p>The Darlot Avenue access issues that currently exist with north exit only and south entry only into Darlot Avenue will be exacerbated and present traffic safety issues because of the volume of traffic that can only access Darlot Avenue from the north via Aphelia Brace.</p> <p>Lot 125 is projected to have 1400 car visits per week plus the added traffic of 70 dwellings on Lot 126 and Lot 4.</p> <p>I am available for site visit or discussion. <i>Diagram enclosed</i></p>	<p>of the Water Corporation Pipeline directly west of Lot 125. Water Corporation corresponded with the City and indicated that the number of road crossings of their infrastructure was not acceptable.</p> <p>The previous DSP showed 5 road crossings, the Water Corporation has indicated that 3 road crossings would be acceptable. The modification of the DSP and the subsequent modification to the LSP has been done in response to that information.</p> <p>Through negotiations with the Water Corporation that paid particular attention to the location of critical infrastructure points along the pipeline it has been proposed to alter the DSP and the LSP. This included terminating the road directly west of the Lot 125 boundary in a cul-de-sac.</p> <p>Therefore returning the road access through to Darlot Avenue is not supported. There is however, need to move the Cul-de-sac head west to remove it from the existing Lot 125 boundary to ensure that access to the Lot is not impacted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			It is anticipated that the Development of Lot 4 Hammond Road will be undertaken first. This development will take temporary access from Hammond Road. This access will be designed in line with the City of Cockburn and Main Roads requirements. As such the development of Lot 4 Hammond Road should have no impact on traffic levels Astroloma Drive.
5.	Richard Bloor, Department of Education 151 Royal Street EAST PERTH WA 6004	<p>Support</p> <p>Thank you for your letter dated 23 October 2012 regarding the proposed modification to the Branch Circus Structure Plan.</p> <p>The Department of Education has reviewed the document and advises that it has no objection to the proposed modification.</p>	Support Noted.
6.	Christine Lewis, Department of Indigenous Affairs PO Box 3153 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your correspondence dated 5th October 2012 seeking our comment on the Proposed Modification to the Branch Circus Local Structure Plan - Lots 4, 125 & 126 Hammond Road, Success. It is understood that the purpose of the proposed modification is to rezone the land to facilitate its utilisation for an urban outcome, featuring residential lots, public open space and associated road network.</p> <p>The information provided by your office has been reviewed to determine the potential impact of the proposed development upon any places of Aboriginal heritage value or significance within the land in question, Based upon that information; it is advised that there are no registered Aboriginal heritage sites upon this land.</p> <p>All Aboriginal heritage sites (whether known to the DIA or not) are protected under the <i>-Aboriginal-Heritage Act, 1972 (AHA)</i>. Where proposals for development of land are occurring we would like to reinforce that under the <i>AHA</i> it is the responsibility of the developer to inform themselves of the heritage values in the areas in question and assess the risks of potential impacts to Aboriginal heritage sites.</p>	Support Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Please find below a link to our Due Diligence Guidelines for assistance that will help in identifying the risk that proposed activities may have on adversely impacting Aboriginal heritage values:</p> <p>http://www.dia.wa.gov.au/Documents/HeritageCulture/Heritage%20management/AHA</p> <p>Due Diligence Guidelines.pdf Should cultural material or a new site be discovered, there is an obligation under section 15 of the Aboriginal Heritage Act 1972 to report the information to the Registrar of Aboriginal sites.</p> <p>If you have any questions regarding this matter, please contact Senior Heritage Officer Warren Mitchell on (08) 6551 8136 or by email at Warren.Mitchell@dia.wa.gov.au.</p>	
7.	Loretta van Gasselt, Department of Planning Locked Bag 2506 PERTH WA 6001	<p>Thank you for referring the above proposal to Policy Development for comments. Bush Forever identifies regionally significant bushland for protection. Assessment of any proposal that may affect a Bush Forever area should recognise and give due consideration to the high conservation values of the site.</p> <p>The proposal is unlikely to have any impact on Bush Forever Area 391 - Thomsons Lake Nature Reserve and Adjacent Bushland, Beeliar (BF 391) and therefore Policy Development raises no objection. The land subject of the Branch Circus District Structure Plan (BCDSP) adjoins BFA 391 which is a Conservation Category Wetland (CCW), the highest priority wetland. The subject land is also traversed by CCW, for which a mandatory 50 metre buffer for development is required, and an Environmental Protection (Swan Coastal Plain) Lakes Policy 1992 (EPP) wetland.</p> <p>It is understood that the proposed modifications to the BCDSP relate to minor alterations to road alignments or removal of roads to remove undesirable access and provide a better urban design outcome. None of the road changes are in the vicinity of BFA 391, which adjoins the BCDSP.</p> <p>It should also be noted that the subject site has been identified as a potential habitat for Carnaby's Black Cockatoo which is an Endangered species under the <i>Environment Protection and Biodiversity Act 1999</i>. Clearing and development of the subject site may be required to be referred to the Australian Governments' Department of Sustainability, Environment, Population, Water and Communities for assessment.</p> <p>Please note that this is a departmental response to Bush Forever issues only and does not reflect comments of other branches of the Department of Planning or a position of the Western Australian Planning Commission, which may need to be consulted on this proposal. Please contact Helen Griffiths on 6551 9368 if you have any queries on this matter.</p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
8.	Grace Patorniti Department of Environment and Conservation PO Box 1167 Bentley Delivery Centre WA 6983	<p>Support</p> <p>Thank you for referring the proposed modification to the structure plan. I understand the modifications are minor and relate to the road layout and pipeline crossovers, therefore DEC's Swan Region has no comments on this proposal.</p> <p>The Department of Environment and Conservation Swan Region has no comments on this proposal. It is in expectation of DEC that the planning system will appropriately address environmental planning issues.</p>	Support Noted.
9.	Lindsay Broadhurst, Main Roads WA PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>Thank you for your letter dated the 22nd of October, 2012 requesting comment on the above proposed modifications.</p> <p>Main Roads has no objections to the above proposed modifications. If you require any further information please contact James McCallum on (08) 9323 4214. In reply quote reference number 04/11588-08 (012#352132).</p>	Support Noted.
10.	Jim Dodds Department of Health PO Box 8172 Perth Business Centre WA 6849	<p>Thank you for your letter dated 22 October 2012 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage For the development density indicated in the structure plan, the Government Sewerage Policy - Perth Metropolitan Region requires the provision of reticulated sewerage to serve the developments.</p> <p>2. Mosquito-borne Disease Control Programs and Services</p> <p>The DOH <i>does not support</i> the proposed Local Structure Plan as the risk to public health from mosquito-borne diseases would be unacceptably high. Mosquito management strategies would only be partially effective, at best, and some treatments may be rejected by environmental managers due to adverse impacts on non-target organisms.</p> <p>Despite the best efforts of mosquito management strategies, current and future residents in this location will be at significant risk from mosquito-borne diseases. In 2011-2012, 111 human cases of Ross River virus were reported for the City of Cockburn and research into mosquito breeding around Thomsons Lake demonstrates a significantly increased chance of contracting Ross River virus for residents within 2kms of Thomsons Lake.</p>	<p>LATE SUBMISSION.</p> <p>The City acknowledges the issues related to Mosquitoes and mosquito-borne diseases as raised by the Department.</p> <p>The motion to Council will be amended to ensure that a Mosquito Management Plan and also appropriate Section 165 notifications are added to the LSP map. These will be required at the subdivision stage.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>It is strongly recommended that a major review of mosquito breeding and management associated with Thomsons Lake and surrounding wetlands is undertaken as a pre-requisite for any further progress on the Structure Plan. Appropriate environmental approvals to allow access to and substantial modifications of these problematic sites must be obtained before any further development is supported.</p> <p>The proponent should expect that all subsequent zoning/subdivision/development proposals will require mosquito management strategies and may not be supported unless effective mosquito management outcomes can be demonstrated.</p> <p>Should this development proposal be granted approval despite the Department of Health's concerns, the following measures will be required:</p> <ul style="list-style-type: none"> • Detailed mosquito management plans are developed and implemented to manage on-site and off-site mosquito populations to minimise the lifestyle and public health impacts on residents; • The proponents are required to contribute ongoing funding towards mosquito management in the region; • Public open space with limited vegetation should be located between the mosquito breeding sites and residential areas to create an area that is refractory to mosquito dispersal, thereby reducing the number of mosquitoes impacting residents; • Built form design measures (insect screening on doors and windows and screened outdoor enclosures), public education packages and public signage be included as part of the State and local government conditions of approval; and • New residents are warned of the risk of mosquito-borne disease and the potential for nuisance mosquitoes via an appropriately worded notification on the property titles. <p>3. Health Impact Assessment</p> <p>You should also consider incorporating Health Impact Assessment (HIA) and/or Public Health Assessment (PHA) principles in your decision making process. For your information and guidance, you may access the relevant information at the following sites: HIA - http://www.public.health.wa.gov.au/2/140Q/2/health risk assessment.pm PHA - http://www.public.health.wa.gov.au/2/1399/2/public health assessment.pm</p>	

CITY OF COCKBURN

MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066905	24246	BEST FLIGHTS PTY LTD AIR TRAVEL SERVICES - INTERNATIONAL	2/10/2012	7,029.00
EF066906	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066907	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	1,833.33
EF066908	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	6,166.67
EF066909	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066910	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066911	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066912	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066913	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066914	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066915	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	4/10/2012	583.33
EF066916	10102	ATWELL PRIMARY SCHOOL COMMUNITY GRANT	4/10/2012	50.00
EF066917	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	4/10/2012	267,300.00
EF066918	10365	COC VOLUNTARY SES EXPENSE REIMBURSEMENTS	4/10/2012	633.36
EF066919	10784	JANDAKOT PRIMARY SCHOOL SCHOOL GRADUATION AWARDS 2012	4/10/2012	50.00
EF066920	10788	JANDAKOT VOLUNTEER BUSH FIRE BRIGADE EXPENSE REIMBURSEMENTS	4/10/2012	44.79
EF066921	10888	LJ CATERERS CATERING SERVICES	4/10/2012	4,237.50
EF066922	11333	SHELFORD CONSTRUCTIONS PTY LTD CONSTRUCTION SERVICES	4/10/2012	7,109.30
EF066923	11396	SOUTH COOGEE PRIMARY SCHOOL COMMUNITY GRANT	4/10/2012	50.00
EF066924	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	4/10/2012	1,340.00
EF066925	11447	SPEARWOOD DALMATINAC CLUB INC COMMUNITY GRANT	4/10/2012	9,924.09
EF066926	11456	SPEARWOOD PRIMARY SCHOOL SCHOOL GRADUATION AWARDS 2011	4/10/2012	100.00
EF066927	11789	WALGA ADVERTISING/TRAINING SERVICES	4/10/2012	883.05
EF066928	11795	WESTERN POWER ELECTRICAL SERVICES - COOLBELLUP UNDERGROUND POWER	4/10/2012	600,000.00
EF066929	11847	YANGEBUP PRIMARY SCHOOL SCHOOL GRADUATION AWARDS 2011	4/10/2012	100.00
EF066930	12060	WBHO CIVIL PTY LTD TRADING AS: CECK PTY LTD CONSTRUCTION SERVICES - LANDFILL CELL 7	4/10/2012	1,679,144.07
EF066931	12540	COCKBURN CRICKET CLUB SPORTING EQUIPMENT GRANT	4/10/2012	4,000.00
EF066932	14128	MATER CHRISTI CATHOLIC PRIMARY SCHOOL COMMUNITY GRANT	4/10/2012	50.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066933	15238	NEW LIFE CHRISTIAN COLLEGE SCHOOL GRADUATION AWARDS 2011	4/10/2012	50.00
EF066934	17807	DIVINE MERCY COLLEGE COUNCIL CONTRIBUTION	4/10/2012	50.00
EF066935	20066	ROBERT JENKINSON SAFETY GLASSES CONTRIBUTION	4/10/2012	250.00
EF066936	20839	SUCCESS PRIMARY SCHOOL COMMUNITY GRANT	4/10/2012	100.00
EF066937	21403	ROBERTA BUNCE COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	4/10/2012	55.00
EF066938	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	4/10/2012	4,655.20
EF066939	23670	LIEBHERR AUSTRALIA PTY LTD PURCHASE OF NEW LOADER - HWRP	4/10/2012	446,604.40
EF066940	23351	COCKBURN GP SUPER CLINIC PTY LTD OPERATING FUNDS	10/10/2012	50,000.00
EF066941	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	4/10/2012	3,168.46
EF066942	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	4/10/2012	4,209.28
EF066943	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	4/10/2012	2,095.20
EF066944	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	4/10/2012	931.20
EF066945	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	4/10/2012	314,207.69
EF066946	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	4/10/2012	1,150.40
EF066947	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	4/10/2012	58.30
EF066948	11860	45S CLUB PAYROLL DEDUCTIONS	4/10/2012	52.00
EF066949	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	4/10/2012	358.91
EF066950	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	4/10/2012	212.46
EF066951	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	4/10/2012	2,330.78
EF066952	18718	HEALTH SUPER FUND PAYROLL DEDUCTIONS	4/10/2012	1,036.93
EF066953	18719	COLONIAL FIRST STATE - DAVID GIBSON PAYROLL DEDUCTIONS	4/10/2012	194.17
EF066954	18795	SUPERWRAP PAYROLL DEDUCTIONS	4/10/2012	265.10
EF066955	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	4/10/2012	369.01
EF066956	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	4/10/2012	36.87
EF066957	19343	WATSON SUPERANNUATION FUND PAYROLL DEDUCTIONS	4/10/2012	428.76
EF066958	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	4/10/2012	2,987.40
EF066959	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	4/10/2012	175.29
EF066960	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	4/10/2012	10,579.83

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066961	20056	CBUS PAYROLL DEDUCTIONS	4/10/2012	814.71
EF066962	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	4/10/2012	2,835.63
EF066963	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	4/10/2012	611.11
EF066964	20337	THE LLOYDS SUPERANNUATION FUND PAYROLL DEDUCTIONS	4/10/2012	1,669.50
EF066965	20755	COLONIAL FIRST STATE - ROBERT GRAEME WATSON PAYROLL DEDUCTIONS	4/10/2012	48.48
EF066966	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	4/10/2012	119.28
EF066967	21526	TASPLAN SUPER PAYROLL DEDUCTIONS	4/10/2012	100.77
EF066968	21921	MAURICIO FAMILY SELF MANAGED SUPER FUND PAYROLL DEDUCTIONS	4/10/2012	1,664.16
EF066969	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	4/10/2012	361.64
EF066970	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	4/10/2012	717.31
EF066971	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	4/10/2012	1,178.48
EF066972	23552	AGEST SUPER PAYROLL DEDUCTIONS	4/10/2012	235.73
EF066973	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	4/10/2012	1,023.91
EF066974	23993	ONEPATH LIFE LIMITED PAYROLL DEDUCTIONS	4/10/2012	848.72
EF066975	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	12/10/2012	195,927.00
EF066976	10363	COCKBURN SENIOR CITIZENS ASSOCIATION COMMUNITY GRANT	12/10/2012	450.00
EF066977	10402	COOGEE PRIMARY SCHOOL COMMUNITY GRANT	12/10/2012	50.00
EF066978	10944	MCLEODS LEGAL SERVICES	12/10/2012	10,988.85
EF066979	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	12/10/2012	29,654.78
EF066980	14777	LGIS INSURANCE BROKING INSURANCE PREMIUMS	12/10/2012	6,323.46
EF066981	15107	JULIA LAWRINSON ENTERTAINMENT SERVICES	12/10/2012	600.00
EF066982	15848	BERNADETTE PINTO TAFE FEES REIMBURSEMENT	12/10/2012	459.15
EF066983	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	12/10/2012	9,258.74
EF066984	18613	ECO-HIRE EQUIPMENT HIRE	12/10/2012	5,267.00
EF066985	24271	SAXXON IT PTY LTD CONSULTANCY SERVICES	12/10/2012	660.00
EF066986	24283	AUSTRALIA-ISRAEL CHAMBER OF COMMERCE (WA) INC. SISTER CITIES CONFERENCE EXPENSES	12/10/2012	4,345.00
EF066987	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	19/10/2012	68,930.00
EF066988	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	19/10/2012	237.53

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF066989	10944	MCLEODS LEGAL SERVICES	19/10/2012	17,566.47
EF066990	11139	PHOENIX CRICKET CLUB REGISTRATION FEES	19/10/2012	1,000.00
EF066991	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	19/10/2012	452.45
EF066992	11710	VOLUNTEERING WA SUBSCRIPTIONS	19/10/2012	200.00
EF066993	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	19/10/2012	11,466.95
EF066994	15653	COOGEE BEACH PROGRESS ASSOCIATION NEWSLETTER PRINTING CONTRIBUTION	19/10/2012	100.00
EF066995	22006	NATIVE ANIMAL REHABILITATION CENTRE COUNCIL DONATION	19/10/2012	25,000.00
EF066996	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	25/10/2012	194,193.00
EF066997	11753	WASTE MANAGEMENT & RECYCLING FUND QUARTERLY LANDFILL LEVY PAYMENT	25/10/2012	1,189,262.52
EF066998	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	25/10/2012	9,778.53
EF066999	22803	TRANEN PTY LTD PAYMENT RELEASED FROM FUNDS IN TRUST	25/10/2012	3,636.28
EF067000	24314	SHEREE GRIFFIN REIMBURSEMENT	25/10/2012	169.95
EF067001	10015	ABSOLUTE ASPHALT PTY LTD ASPHALTING SERVICES/SUPPLIES	31/10/2012	3,861.00
EF067002	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	31/10/2012	15,235.83
EF067003	10040	AIBS WA CHAPTER CONFERENCE REGISTRATION	31/10/2012	1,490.00
EF067004	10051	ALL LINES LINE MARKING SERVICES	31/10/2012	1,122.00
EF067005	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/10/2012	375.75
EF067006	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD LICENCE - PERFORMING RIGHTS	31/10/2012	1,611.94
EF067007	10084	ARRB GROUP ROAD MANAGEMENT	31/10/2012	2,090.00
EF067008	10086	ARTEIL WA PTY LTD ERGONOMIC CHAIRS	31/10/2012	482.90
EF067009	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/10/2012	2,094.51
EF067010	10110	AUSRECORD STATIONERY SUPPLIES	31/10/2012	825.04
EF067011	10118	AUSTRALIA POST POSTAGE CHARGES	31/10/2012	13,163.10
EF067012	10160	DORMA AUTOMATICS AUTOMATIC DOOR SERVICES	31/10/2012	1,931.27
EF067013	10184	BENARA NURSERIES PLANTS	31/10/2012	743.60
EF067014	10190	BETTA TURF TURFING SERVICES	31/10/2012	5,706.00
EF067015	10201	BIG W DISCOUNT STORES VARIOUS SUPPLIES	31/10/2012	248.88
EF067016	10206	BOB COOPER OUTBACK SURVIVAL PTY LTD REPAIRS/MAINTENANCE SERVICES	31/10/2012	2,549.94

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067017	10207	BOC GASES GAS SUPPLIES	31/10/2012	1,743.52
EF067018	10219	BOUSFIELDS MENSWEAR CLOTHING SUPPLIES	31/10/2012	81.00
EF067019	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/10/2012	10,772.81
EF067020	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/10/2012	54,281.41
EF067021	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	31/10/2012	234.35
EF067022	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/10/2012	1,139.08
EF067023	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	31/10/2012	176.35
EF067024	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/10/2012	1,842.89
EF067025	10256	CABLE LOCATES & CONSULTING LOCATING SERVICES	31/10/2012	3,252.70
EF067026	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/10/2012	5,996.05
EF067027	10287	CENTRELINE MARKINGS LINEMARKING SERVICES	31/10/2012	880.00
EF067028	10296	CHALLENGER TAFE - FREMANTLE TRAINING SERVICES - BUSINESS	31/10/2012	2,559.66
EF067029	10329	CITY OF ROCKINGHAM TIP FEES	31/10/2012	2,841.21
EF067030	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/10/2012	4,831.92
EF067031	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/10/2012	3,282.09
EF067032	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	31/10/2012	2,164.62
EF067033	10354	COCKBURN COMMUNITY AND CULTURAL COUNCIL DONATION / YOUTH ART SCHOLARSHIP	31/10/2012	1,050.00
EF067034	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	31/10/2012	907.13
EF067035	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/10/2012	594.00
EF067036	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	31/10/2012	6,417.15
EF067037	10384	COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	31/10/2012	13,642.52
EF067038	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/10/2012	28,656.26
EF067039	10394	CD'S CONFECTIONERY WHOLESALERS CONFECTIONERY	31/10/2012	927.97
EF067040	10408	COOLBELLUP NEWSAGENCY NEWSPAPER SUPPLIES	31/10/2012	245.55
EF067041	10443	CUSTOM PICTURE FRAMERS FRAMING SERVICES	31/10/2012	295.00
EF067042	10446	CY O'CONNOR COLLEGE TRAINING SERVICES	31/10/2012	79.20
EF067043	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	31/10/2012	3,156.99
EF067044	10498	DIGITAL MAPPING SOLUTIONS COMPUTER SOFTWARE	31/10/2012	14,678.40

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067045	10522	DYMOCKS HAY ST BOOKS	31/10/2012	1,264.64
EF067046	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/10/2012	18,629.40
EF067047	10535	ECOSYSTEM MANAGEMENT SERVICES PLANTS	31/10/2012	5,311.90
EF067048	10537	EDUCATIONAL ART SUPPLIES CO ART/CRAFT SUPPLIES	31/10/2012	499.86
EF067049	10550	EMERALD PEST CONTROL PEST CONTROL SERVICES	31/10/2012	170.00
EF067050	10557	ENVAR SERVICE PTY LTD PREVENTATIVE MAINTENANCE SERVICES	31/10/2012	2,328.29
EF067051	10580	FC COURIERS COURIER SERVICES	31/10/2012	1,580.60
EF067052	10590	FIRE & EMERGENCY SERVICES AUTH OF WA COST SHARING - COMMUNITY FIRE MANAGER	31/10/2012	66,775.16
EF067053	10597	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	31/10/2012	148,068.68
EF067054	10601	ISS HYGIENE SERVICES HYGIENE SERVICES	31/10/2012	258.50
EF067055	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	31/10/2012	1,166.00
EF067056	10626	DEPARTMENT OF FINANCE FREMANTLE PRISON DAY TOURS	31/10/2012	976.50
EF067057	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/10/2012	1,082.08
EF067058	10641	GALVINS PLUMBING PLUS PLUMBING SERVICES	31/10/2012	5,661.47
EF067059	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	31/10/2012	2,238.50
EF067060	10683	GRONBEK SECURITY LOCKSMITH SERVICES	31/10/2012	2,528.66
EF067061	10697	HARDWARE DISTRIBUTORS WA HARDWARE SUPPLIES	31/10/2012	449.85
EF067062	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/10/2012	4,651.90
EF067063	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	31/10/2012	1,846.90
EF067064	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	31/10/2012	14,850.00
EF067065	10737	RAIN SCAPE WATERWISE SOLUTIONS RETICULATION/IRRIGATION SUPPLIES	31/10/2012	1,241.68
EF067066	10739	HYDRAMET PTY LTD POOL PARTS/EQUIPMENT	31/10/2012	627.00
EF067067	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	31/10/2012	13,179.45
EF067068	10768	INST OF PUBLIC WORKS ENG AUST - WA MEMBERSHIP FEES	31/10/2012	3,283.00
EF067069	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/10/2012	23,748.28
EF067070	10781	JANDAKOT EARTHMOVING & RURAL CONTRACTORS FIREBREAK CONSTRUCTION	31/10/2012	1,980.00
EF067071	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	31/10/2012	1,749.00
EF067072	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	31/10/2012	5,088.38

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067073	10794	JASON SIGNMAKERS SIGNS	31/10/2012	16,061.65
EF067074	10803	GECKO CONTRACTING TURF & LANDSCAPE MTNCE MOWING/LANDSCAPING SERVICES	31/10/2012	97,052.73
EF067075	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/10/2012	2,982.44
EF067076	10817	JUST A BUNCH FLOWER DELIVERIES	31/10/2012	100.00
EF067077	10824	KCI INDUSTRIES PTY LTD REPAIRS/MAINTENANCE SERVICES	31/10/2012	256.80
EF067078	10836	KERB DOCTOR SUPPLY & LAY KERBING	31/10/2012	6,791.40
EF067079	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	31/10/2012	1,034.26
EF067080	10893	LOCAL GOVT SUPERVISORS ASSOC OF WA INC CONFERENCE/SEMINARS	31/10/2012	1,611.00
EF067081	10901	LOST LADDER WINDOW CLEANING WINDOW CLEANING SERVICES	31/10/2012	9,894.50
EF067082	10903	LOVEGROVE TURF SERVICES PTY LTD TURF MAINTENANCE SERVICES	31/10/2012	5,898.20
EF067083	10912	M2 TECHNOLOGY PTY LTD MESSAGING SERVICES	31/10/2012	396.00
EF067084	10913	MACDONALD JOHNSTON ENGINEERING CORP REPAIR SERVICES	31/10/2012	21,723.02
EF067085	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/10/2012	87,425.53
EF067086	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	31/10/2012	11,844.00
EF067087	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	31/10/2012	2,128.80
EF067088	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/10/2012	825.00
EF067089	10944	MCLEODS LEGAL SERVICES	31/10/2012	29,361.18
EF067090	10950	MELVILLE MITSUBISHI MOTOR VEHICLES & PARTS	31/10/2012	35,696.85
EF067091	10972	MIRACLE RECREATION EQUIPMENT PLAYGROUND/PARK EQUIPMENT	31/10/2012	6,061.00
EF067092	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	31/10/2012	4,515.00
EF067093	10997	WILSON PARKING AUSTRALIA SECURITY SERVICES	31/10/2012	297,566.66
EF067094	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/10/2012	756.00
EF067095	11028	NEVERFAIL SPRINGWATER LIMITED BOTTLED WATER SUPPLIES	31/10/2012	1,067.10
EF067096	11036	NORTH LAKE ELECTRICAL ELECTRICAL SERVICES	31/10/2012	19,665.45
EF067097	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/10/2012	1,134.08
EF067098	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	31/10/2012	2,765.40
EF067099	11132	PERTH ZOO ENTERTAINMENT SERVICES	31/10/2012	324.00
EF067100	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	31/10/2012	704.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067101	11164	PMP PRINT PTY LTD PRINTING SERVICES	31/10/2012	275.00
EF067102	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/10/2012	13,479.18
EF067103	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/10/2012	10,304.14
EF067104	11210	SOUNDPACK SOLUTIONS AUDIO SUPPLIES/SERVICES	31/10/2012	948.75
EF067105	11214	RAECO INTERNATIONAL PTY LTD STATIONERY SUPPLIES	31/10/2012	217.80
EF067106	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/10/2012	8,470.61
EF067107	11240	PINK HYGIENE SOLUTIONS SANITARY SERVICES	31/10/2012	457.39
EF067108	11243	REPCO AUTO PARTS AUTO SUPPLIES	31/10/2012	59.49
EF067109	11244	RESEARCH SOLUTIONS PTY LTD RESEARCH SERVICES	31/10/2012	3,452.90
EF067110	11248	RICOH AUSTRALIA OFFICE EQUIPMENT	31/10/2012	321.41
EF067111	11257	RNR CONTRACTING PTY LTD SUPPLY & DELIVER EMULSION	31/10/2012	374.00
EF067112	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA TRAINING SERVICES	31/10/2012	70.00
EF067113	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/10/2012	2,020.79
EF067114	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/10/2012	2,988.40
EF067115	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/10/2012	9,184.70
EF067116	11311	SCITECH DISCOVERY CENTRE ENTERTAINMENT SERVICES	31/10/2012	600.00
EF067117	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	31/10/2012	293.70
EF067118	11331	SHAWMAC PTY LTD CONSULTANCY SERVICES - CIVIL	31/10/2012	550.00
EF067119	11353	SHIRE OF SERPENTINE-JARRAHDALE REPLACEMENT OF LOST/DAMAGED BOOKS	31/10/2012	3,482.57
EF067120	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/10/2012	1,025.80
EF067121	11376	SLICKER STICKERS STICKER SUPPLIES	31/10/2012	2,552.00
EF067122	11380	SNAP PRINTING FREMANTLE PRINTING SERVICES	31/10/2012	1,569.65
EF067123	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	31/10/2012	5,899.00
EF067124	11406	SOUTH LAKE OTTEY FAMILY & NEIGHBOURHOOD CENTRE CO-HEALTH INNOVATION / SUSTAINABILITY	31/10/2012	1,248.50
EF067125	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/10/2012	503,469.57
EF067126	11434	SOUTHSIDE MITSUBISHI MOTOR VEHICLE PURCHASE	31/10/2012	44,265.59
EF067127	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	31/10/2012	1,084.10
EF067128	11469	SPORTS TURF TECHNOLOGY TURF CONSULTANCY SERVICES	31/10/2012	9,328.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067129	11470	SPORTSWORLD OF WA SPORT SUPPLIES	31/10/2012	720.50
EF067130	11474	SPYDUS USERS NETWORK MEMBERSHIP	31/10/2012	100.00
EF067131	11482	ST JOHN AMBULANCE AUSTRALIA FIRST AID TRAINING & SUPPLIES	31/10/2012	718.00
EF067132	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	31/10/2012	1,046.50
EF067133	11488	POSITION PARTNERS INSTRUMENT SUPPLIES	31/10/2012	212.96
EF067134	11493	SAI GLOBAL LTD PUBLICATIONS - STANDARDS	31/10/2012	102.09
EF067135	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	31/10/2012	1,421.20
EF067136	11511	STATEWIDE BEARINGS BEARING SUPPLIES	31/10/2012	445.97
EF067137	11525	STRACHAN RA & TD PLUMBING SERVICES	31/10/2012	14,542.00
EF067138	11531	SUNNY INDUSTRIAL BRUSHWARE PTY LTD BRUSH/ROAD BROOM SUPPLIES	31/10/2012	1,714.90
EF067139	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	31/10/2012	7,128.00
EF067140	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	31/10/2012	468,654.60
EF067141	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/10/2012	42,364.62
EF067142	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/10/2012	16,221.00
EF067143	11652	TRENCHBUSTERS HIRING SERVICES	31/10/2012	2,489.30
EF067144	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	31/10/2012	3,989.70
EF067145	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/10/2012	3,347.21
EF067146	11659	TRUGRADE MEDICAL SUPPLIES MEDICAL SUPPLIES	31/10/2012	412.50
EF067147	11663	TUDOR HOUSE BANNERS/FLAGS	31/10/2012	127.00
EF067148	11667	TURFMASTER FACILITY MANAGEMENT TURFING SERVICES	31/10/2012	2,942.01
EF067149	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/10/2012	342.00
EF067150	11701	VIBRA INDUSTRIAL FILTRATION A/ASIA FILTER SUPPLIES	31/10/2012	1,065.02
EF067151	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	31/10/2012	1,908.50
EF067152	11722	WA HINO SALES & SERVICE REPAIRS/MAINTENANCE SERVICES	31/10/2012	2,001.78
EF067153	11725	WA LIBRARY SUPPLIES PTY LTD LIBRARY SUPPLIES	31/10/2012	625.50
EF067154	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/10/2012	27,039.70
EF067155	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	31/10/2012	792.00
EF067156	11773	WESFARMERS LANDMARK LIMITED CHEMICAL SUPPLIES	31/10/2012	2,197.14

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067157	11787	DEPT OF TRANSPORT (WA GOVT) WA GOVT DEPARTMENT	31/10/2012	505.30
EF067158	11789	WALGA ADVERTISING/TRAINING SERVICES	31/10/2012	11,418.55
EF067159	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/10/2012	27,922.37
EF067160	11795	WESTERN POWER ELECTRICAL SERVICES	31/10/2012	601,500.00
EF067161	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	31/10/2012	2,406.03
EF067162	11807	WESTRAL BLINDS & CURTAINS	31/10/2012	200.00
EF067163	11810	ABAXA PREVIOUSLY WH LOCATIONS LOCATING SERVICES	31/10/2012	3,038.75
EF067164	11824	WORK CLOBBER SAFETY CLOTHING	31/10/2012	1,356.80
EF067165	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/10/2012	2,272.71
EF067166	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	31/10/2012	1,607.09
EF067167	11854	ZIPFORM PRINTING SERVICES	31/10/2012	8,809.85
EF067168	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/10/2012	37,007.87
EF067169	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	31/10/2012	4,253.15
EF067170	11985	IVO GRUBELICH BUS HIRE	31/10/2012	1,140.00
EF067171	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/10/2012	846.92
EF067172	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	31/10/2012	907.50
EF067173	11993	BLUE HEELER TRADING CLOTHING SUPPLIES	31/10/2012	1,630.20
EF067174	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	31/10/2012	13,860.00
EF067175	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS EXCAVATING/EARTHMOVING EQUIPMENT	31/10/2012	3,697.97
EF067176	12060	WBHO CIVIL PTY LTD TRADING AS: CECK PTY LTD CIVIL CONSTRUCTION SERVICES	31/10/2012	9,840.00
EF067177	12075	WASTEMASTER REPAIRS/MAINTENANCE SERVICES	31/10/2012	5,466.78
EF067178	12085	TRANSAIR TWO WAY RADIO COMMUNICATIONS EQUIPMENT/SERVICES	31/10/2012	283.20
EF067179	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/10/2012	10,910.17
EF067180	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	31/10/2012	330.00
EF067181	12379	CONCEPT MEDIA ADVERTISING SERVICES	31/10/2012	413.60
EF067182	12497	TROPHY CHOICE TROPHY SUPPLIES	31/10/2012	935.15
EF067183	12550	PPC WORLDWIDE COUNSELLING SERVICES	31/10/2012	17,600.00
EF067184	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/10/2012	2,860.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067185	12656	COOGEE BEACH SURF LIFESAVING CLUB INC REIMBURSEMENT OF PINDAN PROGRESS CLAIM NO 6	31/10/2012	641,665.05
EF067186	12694	SPECIALISED LIFTING SERVICE LIFTING EQUIPMENT & SERVICES	31/10/2012	274.98
EF067187	12712	MISS MAUD CATERING SERVICES	31/10/2012	191.59
EF067188	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/10/2012	832.26
EF067189	12803	ASSUREX ESCROW PTY LTD ANNUAL SOFTWARE FEE	31/10/2012	1,061.51
EF067190	12820	MONTELEONE FENCING FENCING SERVICES/MAINTENANCE	31/10/2012	41,456.90
EF067191	12821	GUARDIAN PHARMACY HAMILTON HILL MEDICAL SUPPLIES	31/10/2012	171.73
EF067192	12849	GIUDICE SURVEYS SURVEYING SERVICES	31/10/2012	29,260.00
EF067193	12882	ALLFLOW INDUSTRIAL WASTE DISPOSAL SERVICES	31/10/2012	274.95
EF067194	12924	AUSTRALIAN RED CROSS DONATION	31/10/2012	770.00
EF067195	13000	BORAL ASPHALT WA SUPPLY OF ASPHALT	31/10/2012	76,100.96
EF067196	13111	OCE-AUSTRALIA LIMITED COPIERS/PRINTERS	31/10/2012	872.28
EF067197	13143	RAEWYN CARROLL LECTURE SERVICES	31/10/2012	570.00
EF067198	13238	SPINELESS WONDERS INSECT WORKSHOP	31/10/2012	240.00
EF067199	13325	MARTINS ENVIRONMENTAL SERVICES WEED SPRAYING SERVICES	31/10/2012	26,801.50
EF067200	13344	INCREDIBLE CREATURES MOBILE ANIMAL FARM ENTERTAINMENT SERVICES	31/10/2012	950.00
EF067201	13373	THE HIRE GUYS HIRING SERVICES	31/10/2012	95.00
EF067202	13409	KLEENIT CLEANING SERVICES	31/10/2012	46,049.00
EF067203	13545	AUSSIE CHERRY PICKER HIRE HIRE - CHERRY PICKER	31/10/2012	275.00
EF067204	13563	ECOJOBS ENVIRONMENTAL PERSONNEL EMPLOYMENT SERVICES	31/10/2012	321.75
EF067205	13671	STAPLES AUSTRALIA PTY LTD OFFICE/STATIONERY SUPPLIES	31/10/2012	2,543.02
EF067206	13767	ELLIOTT'S IRRIGATION PTY LTD IRRIGATION SERVICES	31/10/2012	1,645.60
EF067207	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	31/10/2012	4,196.89
EF067208	13937	HIND'S TRANSPORT SERVICES TRANSPORT SERVICES	31/10/2012	1,629.25
EF067209	14195	PIONEER CREDIT MANAGEMENT SERVICES DEBT COLLECTION SERVICES	31/10/2012	1,976.35
EF067210	14258	WARP GROUP PTY LTD ROAD CONSTRUCTION MATERIALS	31/10/2012	2,820.40
EF067211	14413	A CLASS DISPLAYS DISPLAY PRODUCTS	31/10/2012	233.20
EF067212	14447	ANDOVER DETAILERS DETAILING SERVICES	31/10/2012	446.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067213	14459	BIDVEST (WA) PTY LTD FOOD/CATERING SUPPLIES	31/10/2012	700.89
EF067214	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	31/10/2012	1,773.20
EF067215	14640	LANDMARK ENGINEERING & DESIGN OUTDOOR FURNITURE - PARKS/RESERVES	31/10/2012	16,098.50
EF067216	14667	APPEALING SIGNS SIGNS	31/10/2012	242.00
EF067217	14691	ELAINE FORRESTAL AUTHOR WORKSHOPS	31/10/2012	495.00
EF067218	14834	GILDEN TREE FARM PLANT/TREE SUPPLIES	31/10/2012	4,026.00
EF067219	14908	OAKVALE CAPITAL LIMITED CONSULTANCY SERVICES	31/10/2012	4,274.14
EF067220	14919	PERTH METRO STORAGE SOUTHSEA SECURITIES PTY LTD STORAGE	31/10/2012	2,520.00
EF067221	15134	DMD SHELVING SYSTEMS SHELVING/STORAGE SYSTEMS	31/10/2012	2,573.56
EF067222	15162	PERTH MANAGEMENT SERVICES PROPERTY MANAGERS	31/10/2012	226.23
EF067223	15272	MORRISONS PUBLIC ADDRESS & PROF AUDIO PA SYSTEMS	31/10/2012	279.40
EF067224	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	31/10/2012	950.00
EF067225	15327	LKL CONTRACTING BOBCAT HIRE / LANDSCAPING SERVICES	31/10/2012	20,665.54
EF067226	15337	CHUBB SECURITY SERVICES LTD SECURITY SERVICES	31/10/2012	1,466.25
EF067227	15363	JONES LANG LASALLE (WA) PTY LTD SHOP RENT - GATEWAY SHOPPING CENTRE	31/10/2012	436.15
EF067228	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	31/10/2012	692.34
EF067229	15455	PHOENIX PARK LITTLE ATHLETICS CLUB SPORTS FEES	31/10/2012	390.00
EF067230	15462	GREENSLADES & CO P/L PET FOOD SUPPLIES	31/10/2012	179.80
EF067231	15515	ANYBODY'S FITNESS WATER AEROBICS	31/10/2012	301.00
EF067232	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/10/2012	174.76
EF067233	15544	NNT CLOTHING - UNIFORMS	31/10/2012	1,355.09
EF067234	15550	APACE AID PLANTS & LANDSCAPING SERVICES	31/10/2012	198.00
EF067235	15609	CATALYSE PTY LTD CONSULTANCY SERVICES	31/10/2012	12,430.00
EF067236	15625	OPUS INTERNATIONAL CONSULTANTS (PCA) LTD CONSULTANCY SERVICES	31/10/2012	72,077.50
EF067237	15678	A2Z PEST CONTROL PEST CONTROL	31/10/2012	1,222.00
EF067238	15746	WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	31/10/2012	23.00
EF067239	15862	FREMANTLE MILK DISTRIBUTORS MILK DELIVERY	31/10/2012	896.30
EF067240	15949	TELSTRA PAYPHONE SERVICES PAYPHONE SERVICES	31/10/2012	4,620.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067241	16050	SOUTH METROPOLITAN PERSONNEL EMPLOYMENT SERVICES	31/10/2012	104.10
EF067242	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/10/2012	1,138.50
EF067243	16107	WREN OIL WASTE DISPOSAL	31/10/2012	18.15
EF067244	16159	KEYNOTE CONFERENCES CONFERENCE REGISTRATIONS	31/10/2012	5,296.00
EF067245	16271	CATERLINK WHITEGOODS & OVENS	31/10/2012	2,953.50
EF067246	16291	WA PROFILING ROAD PROFILING SERVICES	31/10/2012	19,073.78
EF067247	16363	ATCO GAS AUSTRALIA GAS SUPPLIES/SERVICES	31/10/2012	162.35
EF067248	16396	MAYDAY EARTHMOVING GRADER HIRE	31/10/2012	23,295.25
EF067249	16574	JONATHON DE HADLEIGH ENTERTAINMENT SERVICES	31/10/2012	1,500.00
EF067250	16698	TIDY UP RUBBISH BAG SERVICE RUBBISH BAG SERVICE	31/10/2012	116.00
EF067251	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	31/10/2012	1,142.22
EF067252	16728	LANDCARE SOLUTIONS SUSTAINABILITY GRANT	31/10/2012	1,257.30
EF067253	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	31/10/2012	2,564.10
EF067254	16985	WA PREMIX CONCRETE SUPPLIES	31/10/2012	30,510.26
EF067255	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	31/10/2012	1,140.00
EF067256	17040	DEPARTMENT OF PREMIER AND CABINET PUBLICATIONS	31/10/2012	253.65
EF067257	17097	VALUE TISSUE PAPER PRODUCTS	31/10/2012	561.00
EF067258	17147	DJ PALMER (WA) PTY LTD FENCING MATERIALS	31/10/2012	31.88
EF067259	17178	THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	31/10/2012	10,626.00
EF067260	17275	MAGIC TOUCH LANDSCAPING LANDSCAPING	31/10/2012	9,856.00
EF067261	17305	NOEL MORRISON ARTIST	31/10/2012	300.00
EF067262	17362	JOHN EARLEY TRAINING	31/10/2012	480.00
EF067263	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/10/2012	3,154.13
EF067264	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	31/10/2012	495.00
EF067265	17925	COCKBURN CITY TEEBALL & BASEBALL CLUB REGISTRATIONS	31/10/2012	566.00
EF067266	17942	MRS MAC'S FOOD SUPPLIES	31/10/2012	286.30
EF067267	17987	FREMANTLE LEAK DETECTORS LOCATING SERVICES	31/10/2012	495.00
EF067268	18084	VIZCOM TECHNOLOGIES PTY LTD AUDIO VISUAL EQUIPMENT	31/10/2012	983.40

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067269	18086	DONALD CANT WATTS CORKE (WA) P/L PROJECT MANAGEMENT SERVICES	31/10/2012	3,850.00
EF067270	18100	DAVIS LANGDON AUSTRALIA COST MANAGEMENT SERVICES	31/10/2012	10,819.05
EF067271	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	31/10/2012	15,970.90
EF067272	18126	DELL AUSTRALIA PTY LTD COMPUTER HARDWARE	31/10/2012	297.00
EF067273	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	31/10/2012	350.00
EF067274	18216	REGEN4 ENVIRONMENTAL SERVICES CONSULTANCY - ENVIRONMENTAL	31/10/2012	136.40
EF067275	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	31/10/2012	231.00
EF067276	18249	LASSO MEDIA ADVERTISING	31/10/2012	748.00
EF067277	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/10/2012	56.98
EF067278	18343	HEYDER & SHEARS EXCLUSIVE CATERERS CATERING SERVICES	31/10/2012	11,560.57
EF067279	18373	ROCKINGHAM NISSAN PURCHASE OF NEW VEHICLE	31/10/2012	55.00
EF067280	18389	GAVIN CONSTRUCTION CONSTRUCTION SERVICES - COCKBURN SES HEADQUARTERS	31/10/2012	358,626.36
EF067281	18490	MTD MAKING THE DIFFERENCE COUNSELLING SERVICES	31/10/2012	1,100.00
EF067282	18493	MILMAR DISTRIBUTORS COMPUTER/STATIONERY SUPPLIES	31/10/2012	176.00
EF067283	18508	JOHN TURNER BRICK LAYING SERVICES	31/10/2012	5,712.00
EF067284	18533	FRIENDS OF THE COMMUNITY INC. COMMUNITY GRANT	31/10/2012	3,761.50
EF067285	18604	WANGARA TROPHIES TROPHY MANUFACTURE	31/10/2012	560.00
EF067286	18613	ECO-HIRE EQUIPMENT HIRE	31/10/2012	11,274.00
EF067287	18614	BOWMAN & ASSOCIATES PTY LTD CONSULTANCY SERVICES - PROJECT MGMT	31/10/2012	44,000.00
EF067288	18628	UNILEVER AUSTRALIA LTD BEVERAGES	31/10/2012	437.41
EF067289	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	31/10/2012	44.80
EF067290	18678	DOWNER EDI ENGINEERING ELECTRICAL PTY LTD ELECTRICAL SERVICES	31/10/2012	165,000.00
EF067291	18695	MYAREE CRANE HIRE CRANE HIRE	31/10/2012	181.50
EF067292	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/10/2012	650.00
EF067293	18764	AFFIRMATIVE PAVING BRICK PAVING SERVICES	31/10/2012	12,811.44
EF067294	18884	SILICH ENTERPRISES PTY LTD BOLLARDS	31/10/2012	9,018.90
EF067295	18941	ALLSTAMPS STATIONERY	31/10/2012	133.91
EF067296	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/10/2012	2,713.86

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067297	19038	DOWSING CONCRETE CONCRETING SERVICES	31/10/2012	132,092.29
EF067298	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	31/10/2012	313.45
EF067299	19366	JOSEPHINE'S EDUTAINMENT ENTERTAINMENT SERVICES	31/10/2012	800.00
EF067300	19396	ACP EVENTS PARTY EQUIPMENT HIRE	31/10/2012	1,870.00
EF067301	19494	THE ARCHERY CENTRE ARCHERY	31/10/2012	660.00
EF067302	19533	WOOLWORTHS LTD GROCERIES	31/10/2012	1,229.06
EF067303	19541	TURF CARE WA P/L TURF SERVICES	31/10/2012	37,294.38
EF067304	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	31/10/2012	3,325.00
EF067305	19619	SKIPPER TRUCKS TRUCKS	31/10/2012	2,488.65
EF067306	19623	ERGOLINK OFFICE FURNITURE	31/10/2012	142.45
EF067307	19649	TELSTRA NETWORK INTEGRITY SERVICES ASSET RELOCATION - HAMMOND ROAD	31/10/2012	425,675.00
EF067308	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	31/10/2012	2,440.35
EF067309	19703	THE BLACKSMITH SHOP ENTERTAINMENT SERVICES	31/10/2012	350.00
EF067310	19755	EMBROIDME MYAREE EMBROIDERY	31/10/2012	390.50
EF067311	19830	AUTO MASTERS - SPEARWOOD MECHANICAL SERVICES	31/10/2012	2,046.85
EF067312	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/10/2012	2,308.55
EF067313	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	31/10/2012	47,191.86
EF067314	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	31/10/2012	1,100.00
EF067315	19916	THE FUNK FACTORY ENTERTAINMENT SERVICES	31/10/2012	440.00
EF067316	19938	ECHELON AUSTRALIA PTY LTD INSURANCE SERVICES	31/10/2012	3,696.00
EF067317	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/10/2012	13,943.29
EF067318	20122	ZEE TAGS P/L DOG TAGS	31/10/2012	3,202.01
EF067319	20124	SHIRLEY BICKLEY SCHOOL OF DANCING TRAINING SERVICES - DANCING	31/10/2012	544.00
EF067320	20135	SCP CONSERVATION MAINTENANCE SERVICES - BUSHLAND	31/10/2012	26,592.00
EF067321	20146	DATA#3 LIMITED COMPUTER SOFTWARE	31/10/2012	163,565.59
EF067322	20215	POWERVAC CLEANING EQUIPMENT	31/10/2012	12,911.00
EF067323	20247	CHRISTIE PARKSAFE PARKS & RECREATIONAL PRODUCTS	31/10/2012	4,720.10
EF067324	20299	REHAB REPAIRS REPAIRS - HEALTHCARE EQUIPMENT	31/10/2012	198.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067325	20307	OCTAGON-BKG LIFTS MAINTENANCE SERVICES	31/10/2012	1,292.50
EF067326	20321	RIVERJET P/L EDUCTING-CLEANING SERVICES	31/10/2012	22,522.50
EF067327	20408	JESSICA LOW WORKSHOP - CIRCUS	31/10/2012	480.00
EF067328	20457	IAN PERCY NARRATIVE THERAPY	31/10/2012	170.00
EF067329	20546	PACIFIC BIOLOGICS PTY LTD INSECTICIDES/PESTICIDES-MOSQUITO CONTROL	31/10/2012	2,750.15
EF067330	20547	GARRARDS PTY LTD INSECTICIDES / PESTICIDES	31/10/2012	54.05
EF067331	20856	SJR CIVIL CONSULTING PTY LTD CONSULTANCY SERVICES - ROAD DESIGN	31/10/2012	4,950.00
EF067332	20857	DOCKSIDE SIGNS SIGN MAKERS	31/10/2012	1,048.00
EF067333	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	31/10/2012	863.54
EF067334	20885	TACTILE INDICATORS (PERTH) PTY LTD TACTILES	31/10/2012	1,860.00
EF067335	20894	SERCO AUSTRALIA P/L BUS-RAIL TICKETING SERVICES - SMARTRIDER	31/10/2012	188.00
EF067336	20924	INDIGO PERSONAL TRAINING PERSONAL TRAINING	31/10/2012	2,560.00
EF067337	20934	GREENLINE AG P/L AGRICULTURAL EQUIPMENT	31/10/2012	473.88
EF067338	20941	PRESTIGE CATERING CATERING SERVICES	31/10/2012	100.00
EF067339	20951	ELECTROFEN PTY LTD FENCING SERVICES	31/10/2012	205.70
EF067340	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	31/10/2012	600.00
EF067341	21139	AUSTRAFFIC WA PTY LTD TRAFFIC SURVEYS	31/10/2012	7,363.40
EF067342	21193	SPM CONSULTANTS PTY LTD CONSULTANCY SERVICES	31/10/2012	726.00
EF067343	21198	STUDIO KRAZE VIDEO PRODUCTIONS	31/10/2012	745.00
EF067344	21287	T.J.DEPIAZZI &SONS SOIL & MULCH SUPPLIES	31/10/2012	7,647.97
EF067345	21300	LEASECHOICE LEASE AGREEMENT	31/10/2012	1,862.46
EF067346	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	31/10/2012	550.00
EF067347	21371	SANPOINT PTY LTD KERBING SERVICES	31/10/2012	28,083.27
EF067348	21581	COASTAL ZONE MANAGEMENT PTY LTD CONSULTANCY SERVICES	31/10/2012	16,830.00
EF067349	21664	ACT INDUSTRIAL PTY LTD SKIP BINS - MANUFACTURE	31/10/2012	165.00
EF067350	21674	MCLERMONS SUPPLY AND DEMAND OFFICE FURNITURE	31/10/2012	21,784.08
EF067351	21691	ZETTANET PTY LTD INTERNET/WEB SERVICES	31/10/2012	165.00
EF067352	21694	UNITED EQUIPMENT PTY LTD USED EQUIPMENT	31/10/2012	1,066.56

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067353	21696	TRANSPACIFIC SUPERIOR PAK PTY LTD SIGNAGE SERVICES	31/10/2012	1,608.75
EF067354	21747	REHAB RENTAL WHEELCHAIR HIRE	31/10/2012	137.00
EF067355	21750	GIANT AUTOS (1997) PTY LTD PURCHASE OF NEW VEHICLE - 1DZE974	31/10/2012	25,927.75
EF067356	21796	GREEN LEAF GARDENS LANDSCAPING SERVICES	31/10/2012	4,250.00
EF067357	21859	THE BEACH HOUSE KID'S FUN CENTRE ENTERTAINMENT - VACATIONAL	31/10/2012	350.00
EF067358	21879	SPOTLESS SERVICES AUSTRALIA LTD CLEANING SERVICES	31/10/2012	46,161.81
EF067359	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	31/10/2012	324.90
EF067360	21916	DAVIES FIRST NATIONAL REAL ESTATE CONSULTANCY SERVICES - REAL ESTATE	31/10/2012	8,393.00
EF067361	21933	SPIRAL WORKS PRODUCTIONS MULTIMEDIA SERVICES	31/10/2012	730.00
EF067362	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/10/2012	1,021.92
EF067363	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	31/10/2012	2,911.40
EF067364	21995	SMARTGRASS INSTALLATION OF CRICKET PITCH	31/10/2012	10,010.00
EF067365	22051	XSENTIAL PTY LTD WATER FILTER SERVICES	31/10/2012	141.68
EF067366	22109	PUBLIC LIBRARIES WESTERN AUSTRALIA INC PROFESSIONAL ORGANISATION	31/10/2012	350.00
EF067367	22119	BINDI BINDI DREAMING MARISSA VERMA CONSULT - ABORIGINAL EDUCATION/ENT	31/10/2012	250.00
EF067368	22126	HAPPY VALLEY RESOURCES P/L MOLTONI WASTE DISPOSAL	31/10/2012	10,296.00
EF067369	22169	GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA AIR CONDITIONING SERVICES	31/10/2012	909.65
EF067370	22177	ADVERTISING DESIGN SERVICES (WA) PTY LTD ADVERTISING DESIGN SERVICES	31/10/2012	8,382.00
EF067371	22182	KALAMUNDA FENCING & GATEMAKERS FENCING SERVICES	31/10/2012	1,731.40
EF067372	22192	VANESSA PAGET - BUSH WISDOM SURVIVAL EDUCATION/ENTERTAINMENT	31/10/2012	380.00
EF067373	22195	CAFE CORPORATE COFFEE SUPPLIES/MACHINE SERVICES	31/10/2012	185.00
EF067374	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/10/2012	366,375.52
EF067375	22343	COMMUNITYWEST INCORPORATED TRAINING SERVICES	31/10/2012	450.00
EF067376	22374	STANCO BRASS HARDWARE HARDWARE SUPPLIES - COMMERCIAL BLDG	31/10/2012	337.26
EF067377	22375	TC DRAINAGE (WA) PTY LTD CONSTRUCTION (SEWER, DRAINAGE, WATER)	31/10/2012	22,072.60
EF067378	22376	NAZZARI BUS SALES PTY LTD BUS SALES, REPAIRS, MAINTENANCE	31/10/2012	937.60
EF067379	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	31/10/2012	19,135.88
EF067380	22441	MIKE GILL TENNIS ACADEMY SPORTING ACTIVITIES	31/10/2012	200.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067381	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/10/2012	814.57
EF067382	22560	CHICA CATERING CATERING SERVICES	31/10/2012	1,492.50
EF067383	22569	KINETIC HEALTH GROUP PTY LTD MEDICAL SERVICES	31/10/2012	4,831.20
EF067384	22619	KSC TRAINING TRAINING SERVICES	31/10/2012	1,318.00
EF067385	22626	CARTRIDGE WORLD - ROCKINGHAM PRINTER/TONER SUPPLIES	31/10/2012	350.00
EF067386	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	31/10/2012	585.00
EF067387	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/10/2012	50,726.50
EF067388	22737	CJS LIMESTONE CONTRACTORS PTY LTD LIMESTONE WORKS	31/10/2012	13,667.50
EF067389	22751	WORKFORCE CLOTHING PTY LTD CLOTHING - INDUSTRIAL	31/10/2012	968.77
EF067390	22798	PUMPS AUSTRALIA PTY LTD PUMP EQUIPMENT	31/10/2012	3,643.75
EF067391	22805	COVS PARTS PTY LTD MOTOR PARTS	31/10/2012	2,906.08
EF067392	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	31/10/2012	128,514.75
EF067393	22849	LRC PTY LTD PAINTING SERVICES	31/10/2012	1,320.00
EF067394	22854	LGISWA INSURANCE POLICIES	31/10/2012	889,854.73
EF067395	22859	TOP OF THE LADDER GUTTER CLEANING GUTTER CLEANING SERVICES	31/10/2012	9,101.40
EF067396	22911	OILFIELD TRADERS AUSTRALIA WATER TRUCK HIRE	31/10/2012	8,316.00
EF067397	22963	WEST BIOFUEL TECHNOLOGIES PTY LTD EARTHMOVING /EXCAVATION SERVICES	31/10/2012	26,526.50
EF067398	22967	BLUECHIP TIMING PTY LTD COMPUTER SOFTWARE	31/10/2012	7,945.41
EF067399	23032	BOTANIC GOLF WANNEROO BOTANICAL GARDENS SPORT - MINI GOLF	31/10/2012	340.00
EF067400	23254	IBIS INFORMATION SYSTEMS PTY LTD COMPUTER SOFTWARE	31/10/2012	5,313.67
EF067401	23330	SARCO SERVICES REFRIGERATION MAINTENANCE/REPAIRS	31/10/2012	642.40
EF067402	23332	WRIGHTS HEAVY RECOVERY TOWING SERVICES	31/10/2012	594.00
EF067403	23409	GLOBAL SYNTHETICS PTY LTD DRAINAGE, GEOTEXTILES	31/10/2012	236.50
EF067404	23442	PRICewaterHOUSECOOPERS LEGAL PROFESSIONAL/LEGAL SERVICES	31/10/2012	20,856.00
EF067405	23450	CLEVER DESIGNS UNIFORMS	31/10/2012	750.00
EF067406	23507	LOCAL GEOTECHNICS GEOTECHNICAL/ANALYTICAL SERVICES	31/10/2012	2,519.00
EF067407	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	31/10/2012	7,383.20
EF067408	23603	AUSTRALIAN CIVIL HAULAGE SOIL/SAND SUPPLIES	31/10/2012	7,815.50

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067409	23666	ENGINEERED WATER SYSTEMS MARINE CONSTRUCTION SERVICES	31/10/2012	319,405.40
EF067410	23669	WA IVECO PURCHASE OF NEW TRUCKS	31/10/2012	298,274.35
EF067411	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTTS	31/10/2012	230.23
EF067412	23736	THE COCOA CONNECTIONS SUSTAINABILITY GRANT	31/10/2012	962.50
EF067413	23766	COFFEY SPORT AND LEISURE SPORT AND RECREATION CONSULTANCY	31/10/2012	20,495.33
EF067414	23780	VANGUARD PRESS PRINTING SERVICES	31/10/2012	13,552.00
EF067415	23817	ARUP PTY LTD CONSULTANCY-ENG,PLANNING,DESIGN	31/10/2012	3,384.84
EF067416	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	31/10/2012	3,857.36
EF067417	23854	FRATELLE GROUP PTY LTD ARCHITECTUAL SERVICES	31/10/2012	47,643.75
EF067418	23860	CHELSEA EASTWOOD NETBALL COACHING	31/10/2012	364.50
EF067419	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/10/2012	503.80
EF067420	24038	ASHLEY GROUP PTY LTD CCTV	31/10/2012	9,079.18
EF067421	24058	ACADEMY SERVICES (WA) PTY LTD CLEANING SERVICES	31/10/2012	2,247.32
EF067422	24063	CLASSIC TREE SERVICES ARBORICULTURAL CONSULTANCY	31/10/2012	2,453.00
EF067423	24064	SWEDEWELD PTY LTD STEEL SUPPLIES/SERVICES	31/10/2012	9,856.00
EF067424	24130	WEST AUSTRALIAN BIRDS OF PREY ENTERTAINMENT	31/10/2012	825.00
EF067425	24141	PERRY DEGENNARO PHOTOGRAPHY PHOTOGRAPHIC SERVICES	31/10/2012	175.00
EF067426	24154	UTS SOILTEC PTY LTD GROUND TESTING SERVICES	31/10/2012	396.00
EF067427	24156	MASTEC AUSTRALIA PTY LTD PURCHASE OF NEW BINS	31/10/2012	66,123.20
EF067428	24157	PERTH FACE PAINTING COMPANY FACE PAINTING SERVICES	31/10/2012	1,584.00
EF067429	24161	THE HIDDEN PANTRY CATERING SERVICES	31/10/2012	192.50
EF067430	24183	WELLARD GLASS GLASS REPAIR SERVICES	31/10/2012	2,330.13
EF067431	24184	OCTOCOM COMMUNICATIONS SERVICES COMMUNICATIONS EQUIPMENT/SERVICES	31/10/2012	6,916.80
EF067432	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	31/10/2012	413.98
EF067433	24192	THE ECO FAERIES ENTERTAINMENT SERVICES	31/10/2012	1,080.00
EF067434	24193	AVANTGARDE TECHNOLOGIES PTY LTD CONSULTANCY SERVICES	31/10/2012	8,800.00
EF067435	24196	KIERNAN PLUMBING GROUP PTY LTD PLUMBING SERVICES	31/10/2012	418.00
EF067436	24205	TECHWEST SOLUTIONS PTY LTD AUDIO VISUAL EQUIPMENT	31/10/2012	1,188.00
EF067437	24206	CHRIS PARIS TRAFFIC CONSULTANTS PTY LTD	31/10/2012	2,640.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067438	24251	CONSULTANCY SERVICES - TRAFFIC SIGNALS BEST WESTERN ALBANY MOTEL AND APARTMENTS	31/10/2012	6,667.20
EF067439	24273	ACCOMODATION EXPENSES FIRST BATEMAN WINTHROP SCOUT GROUP	31/10/2012	200.00
EF067440	24277	REGISTRATION FEES TECHNIWORKS ACTION LEARNING PTY LTD	31/10/2012	9,350.00
EF067441	24278	RECORD KEEPING TRAINING SERVICES NONNA'S RESTAURANT	31/10/2012	1,360.00
EF067442	24279	CATERING SERVICES MEG MCKINLAY	31/10/2012	600.00
EF067443	24287	PRESENTATION SERVICES CAMPBELL WHYTE	31/10/2012	550.00
EF067444	24288	ENTERTAINMENT SERVICES SEAN AVERY	31/10/2012	550.00
EF067445	24292	ENTERTAINMENT SERVICES NRG CHEERSPORTS INCORPORATED	31/10/2012	400.00
EF067446	24293	KID SPORT REGISTRATION FEES BRAVES BASEBALL CLUB OF MELVILLE CITY INC	31/10/2012	200.00
EF067447	22706	REGISTRAION FEES KERYN MORRISON	31/10/2012	50.00
EF067448	24220	CAT STERILISATION CONTRIBUTION REFUND ERICA DE AGRELA	31/10/2012	12.00
EF067449	24301	DOG REGISTRATION REFUND NYREE COLLINS	31/10/2012	57.00
EF067450	24302	DOG REGISTRATION REFUND ARIANE GEMMA POWELL	31/10/2012	57.00
EF067451	24303	DOG REGISTRATION REFUND SIMON COATES	31/10/2012	57.00
EF067452	24304	DOG REGISTRATION REFUND SANDRA ROTONDELLA	31/10/2012	20.00
EF067453	24305	DOG REGISTRATION REFUND CHRISTOPHER BALL	31/10/2012	20.00
EF067454	24306	DOG REGISTRATION REFUND ALISHA DEROSA	31/10/2012	20.00
EF067455	24307	DOG REGISTRATION REFUND SIMONE TURNER	31/10/2012	57.00
EF067456	24308	DOG REGISTRATION REFUND STEPHEN LEE	31/10/2012	12.00
EF067457	24309	DOG REGISTRATION REFUND CHRISTINE CONSTANTINE	31/10/2012	12.00
EF067458	24310	DOG REGISTRATION REFUND WEECHONG TAY	31/10/2012	6.00
EF067459	24311	DOG REGISTRATION REFUND CHRIS COEN	31/10/2012	50.00
EF067460	24312	CAT STERILISATION CONTRIBUTION JOSEPHINE ERKELENS	31/10/2012	50.00
EF067461	24313	CAT STERILISATION CONTRIBUTION ALLEN MAYNE	31/10/2012	50.00
EF067462	24315	CAT STERILISATION CONTRIBUTION TERRENCE ROVA	31/10/2012	50.00
EF067463	24316	CAT STERILISATION CONTRIBUTION MILEN SEPAROVICH	31/10/2012	50.00
EF067464	24317	CAT STERILISATION CONTRIBUTION TRACY SULLIVAN	31/10/2012	50.00
EF067465	24318	CAT STERILISATION CONTRIBUTION NIC WALPOLE	31/10/2012	50.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF067466	24319	SHARON CLINCH CAT STERILISATION CONTRIBUTION	31/10/2012	50.00
EF067467	24320	DAVID FRANCISCO CAT STERILISATION CONTRIBUTION	31/10/2012	600.00
EF067468	24321	BENJAMIN R ELLEMENT RATES OVERPAYMENT REFUND	31/10/2012	1,577.37
EF067469	24322	THOMAS TONY GARBIN RATES OVERPAYMENT REFUND	31/10/2012	558.22
EF067470	24323	STRAND CONVEYANCING RATES OVERPAYMENT REFUND	31/10/2012	752.00
EF067471	24324	ZENTNER SHIPPING RATES OVERPAYMENT REFUND	31/10/2012	1,000.00
EF067472	24325	P & MA DILENA RATES OVERPAYMENT REFUND	31/10/2012	815.00
EF067473	24326	KATHERINE FANETTI RATES OVERPAYMENT REFUND	31/10/2012	1,209.00
EF067474	24327	WJ & K FAHEY RATES OVERPAYMENT REFUND	31/10/2012	463.97
EF067475	24329	HADI WINARTO PENSIONER REBATE	31/10/2012	435.11
EF067476	24341	LEONE & CARMELA AGNELLO PENSIONER REBATE	31/10/2012	176.45
EF067477	24369	RYAN GRAF RATES OVERPAYMENT REFUND	31/10/2012	472.00
EF067478	24370	VESNA UBOVIC CROSSOVER CONTRIBUTION	31/10/2012	300.00
EF067479	24371	MILUTIN DANICIC CROSSOVER CONTRIBUTION	31/10/2012	300.00
EF067480	24372	ROBERT WATFORD CROSSOVER CONTRIBUTION	31/10/2012	300.00
EF067481	24373	JAMES SHEN-CHUNG HU CROSSOVER CONTRIBUTION	31/10/2012	300.00
EF067482	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	31/10/2012	83,170.32
EF067483	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	31/10/2012	22,764.62
025055	13932	ARMAGUARD BANKING SERVICES	3/10/2012	3,246.10
025056	99999	GEMMILL HOMES PTY LTD PLANNING APPLICATION REFUND	4/10/2012	515.45
025057	99999	PLATINUM HOMES (WA) PTY LTD PLANNING APPLICATION REFUND - 6 ANDY ZUVELA ROAD	4/10/2012	624.00
025058	99999	WEBB & BROWN-NEAVES PTY LTD PLANNING APPLICATION REFUND - 13/19 PERLINTE VIEW	4/10/2012	1,637.65
025059	99999	BNJ DEVELOPMENTS FENCING BOND REFUND - LOT 7000 HAMMOND RD	4/10/2012	268,750.00
025060	10047	ALINTA ENERGY GAS SUPPLIES	2/10/2012	56.80
025061	11758	WATER CORP WATER USAGE SUPPLIES	2/10/2012	5,958.75
025062	13932	ARMAGUARD BANKING SERVICES	10/10/2012	4,682.80
025063	99999	SURELAND JOINT VENTURE MAINTENANCE BOND REFUND - LOT 55 TINDAL AVE	10/10/2012	14,272.00
025064	99999	SHEENA G CULVERHOUSE HALL BOND REFUND - BANJUP	10/10/2012	150.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025065	99999	MILUC INVESTMENTS PTY LTD WORKS BOND REFUND - 7 BOLOGNA GARDENS	10/10/2012	27,637.50
025066	99999	KALMAR FACTORY DIRECT PLANNING APPLICATION REFUND - 63 JOHNSONIA BEND	10/10/2012	130.50
025067	99999	PRIMEWEST MANAGEMENT LTD MAINTENANCE BOND REFUND - LOT 503 PHOENIX RD	10/10/2012	8,969.00
025068	24282	WALTER LENZ ACQUISITION OF PROPERTY	10/10/2012	1,478,400.00
025069	13932	ARMAGUARD BANKING SERVICES	117/10/12	2,211.00
025070	13932	ARMAGUARD BANKING SERVICES	24/10/2012	3,141.75
025071	13981	SOUTH LAKE LEISURE CENTRE PETTY CASH REIMBURSEMENT	24/10/2012	848.45
025072	13932	ARMAGUARD BANKING SERVICES	31/10/2012	3,483.90
025073	10326	CITY OF GOSNELLS REPLACEMENT OF LIBRARY SUPPLIES	30/10/2012	6,683.24
025074	10747	IINET LIMITED INTERNET SERVICES	30/10/2012	629.45
025075	10931	MARLBROH BINGO ENTERPRISES BINGO EQUIPMENT	30/10/2012	58.00
025076	11845	YANGEBUP LAKES LITTLE ATHLETICS COMMUNITY GRANT	30/10/2012	305.00
025077	12257	SENSIS PTY LTD ADVERTISING SERVICES	30/10/2012	365.35
025078	12549	TOOLMART, ROCKINGHAM WELDING EQUIPMENT PURCHASE	30/10/2012	1,385.00
025079	17297	AITPM WA SEMINAR	30/10/2012	632.50
025080	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	30/10/2012	200.10
025081	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	30/10/2012	105.11
025082	18496	LAKESIDE JUNIOR BASKETBALL CLUB SPORTING ORGANISATION	30/10/2012	180.00
025083	21672	MEGA MUSIC AUSTRALIA MUSICAL INSTRUMENTS/SOUND EQUIPMENT	30/10/2012	1,000.00
025084	22680	LEONARD THORN EDUCATIONAL	30/10/2012	300.00
025085	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	30/10/2012	307.20
025086	24127	MAD SLUSH PTY LTD SOFT DRINK SUPPLIES	30/10/2012	965.25
025087	24150	BYAC CONTRACTORS EMPLOYMENT SERVICES	30/10/2012	2,830.30
025088	24274	LEMON ZEST DESIGN DESIGN SERVICES	30/10/2012	450.00
025089	24284	SKILLED DENTS VEHICLE DENT REMOVAL SERVICES	30/10/2012	55.00
025090	24291	WESTERN AUSTRALIAN YOUTH THEATRE COMPANY THEATRE PERFORMANCES	30/10/2012	1,540.00
025091	20679	OFFICE OF STATE REVENUE RATES REFUND	30/10/2012	1,699.56
025092	24330	BRETT SCOURSE & MONIQUE SCOURSE PENSIONER REBATE	30/10/2012	255.57

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025093	24331	J & K WILKE RATES OVERPAYMENT REFUND	30/10/2012	3,122.56
025094	24332	ESTATE OF CALOGERA GALEANO RATES OVERPAYMENT REFUND	30/10/2012	1,231.37
025095	24333	GEOFFREY TODD PENSIONER REBATE	30/10/2012	389.31
025096	24335	JOHN & JANICE MAWSON PENSIONER REBATE	30/10/2012	487.55
025097	24336	DAVID & CONSTANCE HANSEN PENSIONER REBATE	30/10/2012	448.23
025098	24337	LIZETTE GREEN PENSIONER REBATE	30/10/2012	456.09
025099	24338	RUSSEL CLIFFORD BRIGLAND PENSIONER REBATE	30/10/2012	313.51
025100	24339	MALCOLM & CATHERINE LANDER PENSIONER REBATE	30/10/2012	243.77
025101	24340	MS M A FAZIO PENSIONER REBATE	30/10/2012	623.83
025102	24342	CA & SJ CASHEN PENSIONER REBATE	30/10/2012	228.05
025103	24343	CINDY KAWANA PENSIONER REBATE	30/10/2012	384.66
025104	24344	NORMA & KEVIN O'NEIL PENSIONER REBATE	30/10/2012	271.30
025105	24345	CATHERINE BROWN PENSIONER REBATE	30/10/2012	376.92
025106	24346	ANNA BARTOLOMEI PENSIONER REBATE	30/10/2012	456.09
025107	24347	WALENTYNA FISHER & EUGENIUSZ ZYGMUNT FISCHER PENSIONER REBATE	30/10/2012	519.00
025108	24348	VESNA BJELOPETROVIC PENSIONER REBATE	30/10/2012	380.02
025109	24349	MICHAEL & WENDY FARBEY PENSIONER REBATE	30/10/2012	550.46
025110	24350	JR & HD VANWIJNGAARDEN SENIORS PENSION	30/10/2012	668.41
025111	24351	JOANNE ROBYN TRENT PENSIONER REBATE	30/10/2012	511.14
025112	24352	STANLEY & SUSAN STEBBINGS PENSIONER REBATE	30/10/2012	432.50
025113	24353	ROBERT JOHN ALLAN & CYNTHIA LYNNE ALLAN PENSIONER REBATE	30/10/2012	423.23
025114	24354	MARY BOYES PENSIONER REBATE	30/10/2012	416.78
025115	24355	MAXINE LYNETTE DALE PENSIONER REBATE	30/10/2012	408.91
025116	24356	SJ QUIGG & SM WALKER PENSIONER REBATE	30/10/2012	267.36
025117	24357	BERYL DENISE WALKER PENSIONER REBATE	30/10/2012	386.21
025118	24358	VASO & AMELA MARIC PENSIONER REBATE	30/10/2012	387.75
025119	24359	PHILLIP JAMES PRIOR & ROMA FAY PRIOR PENSIONER REBATE	30/10/2012	487.55
025120	24360	DAVID WHITE & RACHEL MCMILLAN WHITE PENSIONER REBATE	30/10/2012	326.34

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025121	24361	JURE RONCEVIC PENSIONER REBATE	30/10/2012	738.77
025122	24362	IVANKOVICH TUGOMIR PENSIONER REBATE	30/10/2012	375.38
025123	24363	MARIE BLITZ PENSIONER REBATE	30/10/2012	393.18
025124	24364	JOAN HORVATH PENSIONER REBATE	30/10/2012	369.19
025125	24365	JANICE & DENNIS PACKHAM PENSIONER REBATE	30/10/2012	200.52
025126	24366	LILY BERTHA ROSEMARY NELSON PENSIONER REBATE	30/10/2012	381.57
025127	24367	HARRY CARMODY PENSIONER REBATE	30/10/2012	401.04
025128	24368	IAN HALE PENSIONER REBATE	30/10/2012	383.11
025129	10047	ALINTA ENERGY GAS SUPPLIES	30/10/2012	1,207.80
025130	11758	WATER CORP WATER USAGE SUPPLIES ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS NIL	30/10/2012	4,096.95
TOTAL				15,857,587.43
TOTAL AS PER AP SOURCE 13GLACT9991000				15,857,587.43
TOTAL AS PER TR SOURCE 13GLACT9991000				15,857,587.43
ADDITIONAL DIRECT PAYMENTS				
BANK FEES				
MERCHANT FEES COC				24,365.61
MERCHANT FEES SLLC				2,966.32
MERCHANT FEES VARIOUS OUT CENTRES				255.20
FLEXIPHONE FEE NATIONAL BPAY CHARGE				5,408.16
RTGS/ACLR FEE				17.00
NAB TRANSACT FEE				7,136.90
				40,149.19
FAMILY DAY CARE AND IN HOME CARE PAYMENTS				
FDC PAYMENTS				38,499.13
IHC PAYMENTS				81,514.83
				120,013.96
PAYROLL TRANSACTIONS				
COC 02/10/12 CITY OF COCKBURN 042958				237,623.96
COC 03/10/12 CITY OF COCKBURN 042958				7,565.81
COC 09/10/12 CITY OF COCKBURN 042958				692,040.23
COC 12/10/12 CITY OF COCKBURN 042958				6,493.26
COC 15/10/12 CITY OF COCKBURN 042958				1,730.02
COC 16/10/12 CITY OF COCKBURN 042958				242,953.17
COC 19/10/12 CITY OF COCKBURN 042958				2,847.92
COC 22/10/12 CITY OF COCKBURN 042958				89.77
		COC 23/10/12 CITY OF COCKBURN 042958		700,665.02
		COC 28/09/12 CITY OF COCKBURN 042958		2,979.42

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		COC 29/10/12 CITY OF COCKBURN 042958		615.52
		COC 30/10/12 CITY OF COCKBURN 042958		235,404.08
		COC 01/10/12 CITY OF COCKBURN 042958 REBANK L.GATT		1,580.86
		COC 30/10/12 CITY OF COCKBURN 042958 REBANK		75.66
		COC 30/10/12 CITY OF COCKBURN 042958 REBANK		569.27
		COC 14/10/12 CITY OF COCKBURN 042958 REBANK BRANSBY		651.68
		COC 23/10/12 CITY OF COCKBURN 042958 REBANK BRANSBY		375.99
				2,134,261.64
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		47,403.85
				47,403.85
		TOTAL PAYMENTS FOR OCTOBER		18,199,416.07

PAYMENT SUMMARY

CHEQUE PAYMENTS

025055 - 025130

CANCELLED PAYMENTS

Nil

ELECTRONIC FUNDS TRANSFER PAYMENT

EF066905 – EF067483

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 October 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	59,061,403	58,886,697	0%	174,706 ✓	64,039,340	64,033,597
Financial Services	403,018	249,365	62%	153,652 ✓	581,100	581,100
Information Services	180	1,212	-85%	(1,032)	3,627	3,627
Human Resource Management	62,719	62,627	0%	92	159,768	130,340
Library Services	24,102	18,677	29%	5,425	47,601	44,791
Community Services	3,606,595	3,714,834	-3%	(108,239) X	6,418,593	6,303,706
Human Services	3,029,656	2,451,093	24%	578,563 ✓	6,501,505	6,221,506
Development Services	1,538,444	1,444,242	7%	94,202	3,271,092	3,126,770
Planning Services	752,698	784,871	-4%	(32,173)	1,236,715	1,236,715
Waste Services	21,861,162	19,406,779	13%	2,454,383 ✓	32,022,772	31,994,738
Parks & Environmental Services	244,103	179,514	36%	64,589	184,022	6,760
Engineering Services	131,613	168,835	-22%	(37,222)	286,545	176,560
Infrastructure Services	253,218	220,307	15%	32,911	225,750	8,150
	90,968,910	87,589,053	4%	3,379,857	114,978,431	113,868,360
Less: Restricted Grants & Contributions b/fwd	(2,911,520)	(2,739,963)	6%	(171,557)	(2,739,963)	-
Total Operating Revenue	88,057,390	84,849,090	4%	3,208,300	112,238,468	113,868,360
Operating Expenditure						
Governance	(1,136,134)	(1,159,308)	-2%	23,174	(3,663,972)	(3,456,151)
Financial Services	(2,640,074)	(2,679,393)	-1%	39,319	(4,462,879)	(4,471,879)
Information Services	(1,354,185)	(1,344,871)	1%	(9,314)	(3,881,598)	(3,881,598)
Human Resource Management	(717,414)	(782,764)	-8%	65,350	(2,219,167)	(2,189,739)
Library Services	(862,575)	(939,119)	-8%	76,544	(2,831,632)	(2,783,692)
Community Services	(2,915,925)	(3,540,743)	-18%	624,819 ✓	(10,978,221)	(10,746,769)
Human Services	(2,405,670)	(2,566,072)	-6%	160,401 ✓	(7,607,075)	(7,350,808)
Development Services	(1,345,578)	(1,443,034)	-7%	97,456	(4,373,626)	(4,232,525)
Planning Services	(430,500)	(623,793)	-31%	193,293 ✓	(1,852,816)	(1,774,180)
Waste Services	(7,015,310)	(6,057,613)	16%	(957,697) X	(17,932,926)	(17,902,061)
Parks & Environmental Services	(3,025,565)	(3,586,802)	-16%	561,237 ✓	(10,659,031)	(10,406,522)
Engineering Services	(2,278,866)	(2,524,319)	-10%	245,453 ✓	(7,563,856)	(7,553,872)
Infrastructure Services	(2,390,795)	(2,657,781)	-10%	266,987 ✓	(7,721,211)	(7,448,857)
	(28,518,591)	(29,905,612)	-5%	1,387,021	(85,748,010)	(84,198,652)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 October 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	1,299,292	1,039,180	25%	260,111	3,117,425	3,115,859
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(91,958)	(68,928)	33%	(23,030)	(206,784)	(206,784)
Furniture & Equipment	(62,836)	(60,392)	4%	(2,444)	(181,143)	(181,143)
Plant & Machinery	(1,001,731)	(1,085,364)	-8%	83,633	(3,256,091)	(3,256,091)
Buildings	(1,059,638)	(1,128,676)	-6%	69,038	(3,386,022)	(3,386,022)
Roads	(2,967,167)	(3,500,000)	-15%	532,833	(10,500,000)	(10,500,000)
Drainage	(718,679)	(760,000)	-5%	41,321	(2,280,000)	(2,280,000)
Footpaths	(358,089)	(292,424)	22%	(65,665)	(877,274)	(877,274)
Parks Equipment	(638,012)	(493,336)	29%	(144,676)	(1,480,000)	(1,480,000)
	(6,898,110)	(7,389,120)	-7%	491,010	(22,167,314)	(22,167,314)
Total Operating Expenditure	(34,117,409)	(36,255,552)	-6%	2,138,142	(104,797,900)	(103,250,107)
Change in Net Assets Resulting from Operations	53,939,981	48,593,538	11%	5,346,442	7,440,568	10,618,253
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	130,697	196,513	-33%	(65,816)	(121,364)	(315,364)
Freehold Land	5,615,455	13,707,580	-59%	(8,092,125)	15,072,727	1,175,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	15,000	15,000
	5,746,152	13,904,093	-59%	(8,157,941)	14,966,363	874,636
Less: Underground Power Infrastructure Contribution	(1,200,000)	(1,745,000)	-31%	545,000	(5,025,000)	(5,025,000)
Asset Acquisitions						
Land and Buildings	(6,155,032)	(15,345,101)	-60%	9,190,069	(43,918,104)	(35,818,923)
Infrastructure Assets	(7,993,986)	(13,089,419)	-39%	5,095,433	(25,667,434)	(17,259,411)
Plant and Machinery	(1,154,710)	(2,386,491)	-52%	1,231,781	(5,612,021)	(3,627,000)
Furniture and Equipment	-	-	0%	-	(40,000)	(40,000)
Computer Equipment	(753,086)	(1,878,772)	-60%	1,125,685	(3,014,150)	(1,167,500)
Note 1.	(16,056,814)	(32,699,783)	-51%	16,642,969	(78,251,709)	(57,912,834)
Add: Transfer to Reserves	(7,572,930)	(20,208,922)	-63%	12,635,992	(45,341,959)	(31,392,984)
	34,856,389	7,843,926	344%	27,012,462	(106,211,737)	(82,837,928)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 October 2012

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	3,253,163	4,795,413	-32%	(1,542,250) X	12,676,854	10,936,929
Less: held in restricted funds from prior years	(236,916)	(351,655)	-33%	114,739 ✓	(439,655)	(219,500)
Proceeds on Sale of Assets	5,847,192	19,084,580	-69%	(13,237,388) X	21,197,727	7,106,000
Reserves	10,100,847	23,010,568	-56%	(12,909,721) X	55,145,153	38,638,204
Loan Funds Raised	-	950,000	-100%	(950,000) X	4,865,000	4,865,000
Contributed Developer Assets	-	-	0%	-	-	-
	53,820,675	55,332,832	-3%	(1,512,157)	(12,766,658)	(21,511,296)
Less: Transfer from Reserves - Impaired Investments	-	-	0%	-	-	-
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	6,898,110	7,389,120	-7%	(491,010) X	22,167,314	22,167,314
Profit/(Loss) on Assets Disposal	(5,746,152)	(13,904,093)	-59%	8,157,941 ✓	(14,966,363)	(874,636)
Non-Current Accrued Debtors	-	-	0%	-	-	-
Non-Current Leave Provisions	233,064	-	0%	233,064 ✓	-	-
Net Change in Restricted/Committed Cash	3,148,436	3,091,618	2%	56,818	3,179,618	219,500
Deferred Pensioners Adjustment	-	-	0%	-	-	-
	58,354,133	51,909,477	12%	6,444,656	(2,386,089)	882
Opening Funds	6,355,407	2,520,044	152%	3,835,363	2,520,044	-
Closing Funds	Note 2, 3. 64,709,540	54,429,522	19%	10,280,019	133,955	882

Notes to Statement of Financial Activity

Note 1.

Additional information on the capital works program including committed orders at end of month:

Assets Classification	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Land and Buildings	(6,155,032)	(26,333,008)	(32,488,039)	(15,345,101)	(43,918,104)	11,430,064
Infrastructure Assets	(7,993,986)	(1,864,346)	(9,858,332)	(13,089,419)	(25,667,434)	15,809,102
Plant and Machinery	(1,154,710)	(1,413,449)	(2,568,159)	(2,386,491)	(5,612,021)	3,043,862
Furniture and Equipment	-	-	-	-	(40,000)	40,000
Computer Equipment	(753,086)	(455,533)	(1,208,619)	(1,878,772)	(3,014,150)	1,805,531
	(16,056,814)	(30,066,336)	(46,123,149)	(32,699,783)	(78,251,709)	32,128,560

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	104,067,016	91,733,849	41,546,765	56,957,676
Rates Outstanding	22,269,398	11,382,196	1	-
Rubbish Charges Outstanding	3,359,485	4,109,256	(1)	-
Sundry Debtors	8,284,252	6,521,843	1	-
GST Receivable	770,350	-	-	-
Prepayments	(141)	-	-	-
Accrued Debtors	411,206	-	-	-
Stock on Hand	13,508	-	-	-
	139,175,075	113,747,143	41,546,766	56,957,676
Current Liabilities				
Creditors	(12,426,375)	(10,964,695)	0	-
Income Received in Advance	(784,545)	-	-	-
GST Payable	(436,008)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,587,838)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(18,175,720)	(10,964,695)	0	-
Net Current Assets	120,999,354	102,782,448	41,546,766	56,957,676
Add: Non Current Investments	6,993,345	-	-	-
	127,992,700	102,782,448	41,546,766	56,957,676
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(58,265,062)	(45,944,544)	(39,092,429)	(51,676,294)
Deposits & Bonds Liability *	(2,586,150)	-	-	-
Grants & Contributions Unspent *	(2,431,947)	(2,408,382)	(2,320,382)	(5,280,500)
	64,709,540	54,429,522	133,955	882
Closing Funds (as per Financial Activity Statement)	64,709,540	54,429,522	133,955	882

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)				882
OP	9144	Lease recovery from 13 Kent St property		Operating Income		3,000		3,882
OP	9165	Community Youth Bus is no longer required, majority of fund was sent to various Disability & Inclusion OP's		Operating Expenditure		1,481		5,363
OP	8138	Environmental OP project was loaded incorrectly		Operating Expenditure		10,000		15,363
GL	725	Reduction in Reserve transfer for Naval Base lease revenue		Operating Income		192,765		208,128
OP	9101	Transferring Coogee Caravan Park lease revenue to Reserve		Operating Income			179,013	29,115
GL	202	Rounding adjustments		Operating Income			37	29,079
GL	202	Increase in insurance recoveries due to grant adjustment		Operating Income		4,823		33,902
	161, 162,							
GL	175	Rounding adjustments to FESA budget		Operating Income		53		33,955
OP	8579	Income from developer for private work at Beeliar Drive		Operating Income		100,000		133,955
				Closing Funds Surplus (Deficit)	0	312,124	179,050	133,955

Statement of Comprehensive Income by Nature and Type
for the period ended 31 October 2012

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	53,916,660	53,839,666	76,994	54,305,994	54,229,000	54,229,000
05 Fees and Charges	29,413,477	26,710,543	2,702,934	47,979,569	45,276,634	45,176,634
10 Grants and Subsidies	2,648,199	2,124,420	523,779	7,083,420	6,559,641	8,456,698
15 Contributions, Donations and Reimbursements	278,437	316,764	(38,327)	557,548	595,875	431,710
20 Interest Earnings	1,788,708	1,852,375	(63,668)	5,497,674	5,561,342	5,561,342
25 Other revenue and Income	11,909	5,322	6,587	22,563	15,976	12,976
Total Operating Revenue	88,057,390	84,849,090	3,208,300	115,446,768	112,238,468	113,868,360
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(12,206,317)	(12,563,822)	357,505	(37,563,258)	(37,920,763)	(37,798,025)
51 Employee Costs - Indirect Oncosts	(269,031)	(227,212)	(41,819)	(963,656)	(921,837)	(898,818)
55 Materials and Contracts	(9,638,640)	(10,905,352)	1,266,713	(31,267,650)	(32,534,363)	(31,355,338)
65 Utilities	(1,069,777)	(1,518,958)	449,180	(4,039,739)	(4,488,919)	(4,484,950)
70 Interest Expenses	-	-	-	-	-	-
75 Insurances	(1,812,447)	(1,850,700)	38,252	(1,828,448)	(1,866,700)	(1,866,700)
80 Other Expenses	(3,522,885)	(2,839,569)	(683,316)	(8,698,745)	(8,015,429)	(7,794,821)
85 Depreciation on Non Current Assets	(6,898,110)	(7,389,120)	491,010	(21,676,304)	(22,167,314)	(22,167,314)
Add Back: Indirect Costs Allocated to Capital Works	1,299,292	1,039,180	260,111	3,377,536	3,117,425	3,115,859
Total Operating Expenditure	(34,117,915)	(36,255,552)	2,137,637	(102,660,263)	(104,797,900)	(103,250,107)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	53,939,476	48,593,538	5,345,937	12,786,505	7,440,568	10,618,253
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	2,350,601	3,726,057	(1,375,456)	7,204,461	8,579,918	6,939,454
16 Contributions - Asset Development	902,562	1,069,356	(166,794)	3,930,142	4,096,936	3,997,475
95 Profit/(Loss) on Sale of Assets	5,746,152	13,904,093	(8,157,941)	6,808,422	14,966,363	874,636
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	(1,200,000)	(1,745,000)	545,000	(1,200,000)	(5,025,000)	(5,025,000)
Total Non-Operating Activities	7,799,315	16,954,506	(9,155,192)	16,743,026	22,618,218	6,786,565
NET RESULT	61,738,790	65,548,044	(3,809,254)	29,529,531	30,058,786	17,404,818

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	185,546	199,634	532,245	532,245
South Lake Leisure Centre	858,992	810,744	2,765,549	2,765,549
Law and Public Safety	2,312,778	2,386,922	2,570,500	2,570,500
	3,357,316	3,397,300	5,868,294	5,868,294
<u>Waste Services:</u>				
Waste Collection Services	15,647,163	15,288,000	15,288,000	15,288,000
Waste Disposal Services	6,199,851	4,093,717	16,668,909	16,668,909
	21,847,014	19,381,717	31,956,909	31,956,909
	25,204,330	22,779,017	37,825,203	37,825,203

Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

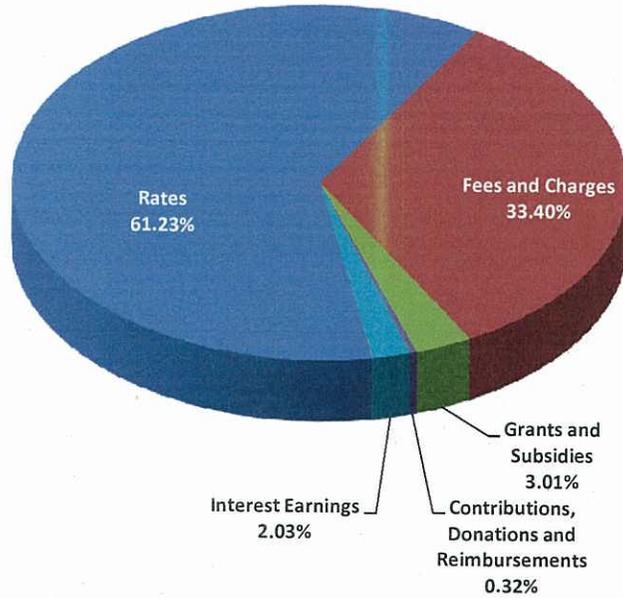
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(555,061)	(557,562)	(1,715,193)	(1,715,193)
Finance & Corporate Services Division	(1,781,193)	(1,934,769)	(5,734,260)	(5,729,205)
Community Services Division	(3,647,323)	(3,835,929)	(11,632,601)	(11,553,496)
Planning & Development Division	(1,497,247)	(1,419,627)	(4,354,178)	(4,315,600)
Engineering & Works Division	(4,725,492)	(4,815,935)	(14,484,530)	(14,484,530)
	(12,206,317)	(12,563,822)	(37,920,763)	(37,798,025)

Note 3

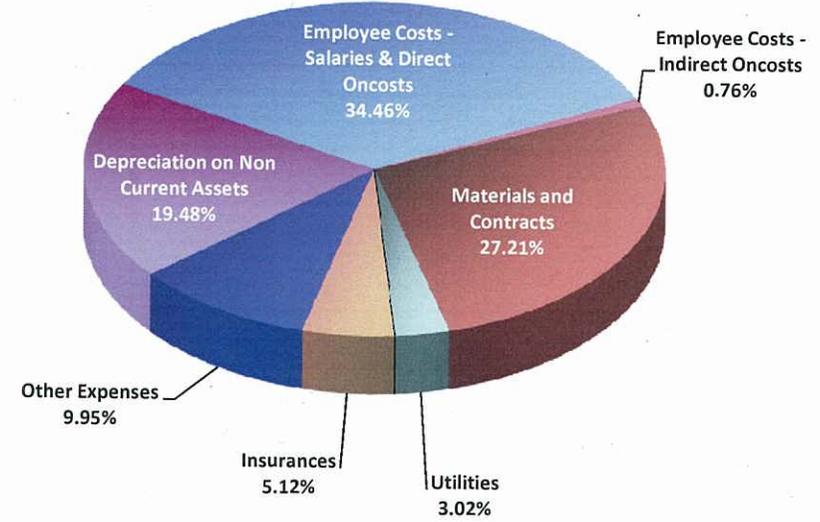
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(526,043)	(433,722)	(1,303,405)	(1,316,192)
Finance & Corporate Services Division	(893,191)	(863,553)	(2,579,541)	(2,588,541)
Community Services Division	(2,060,077)	(2,481,789)	(7,556,735)	(7,103,674)
Planning & Development Division	(263,966)	(633,868)	(1,760,294)	(1,578,255)
Engineering & Works Division	(5,895,362)	(6,492,420)	(19,334,389)	(18,768,676)
Not Applicable	0	0	0	0
	(9,638,640)	(10,905,352)	(32,534,363)	(31,355,338)

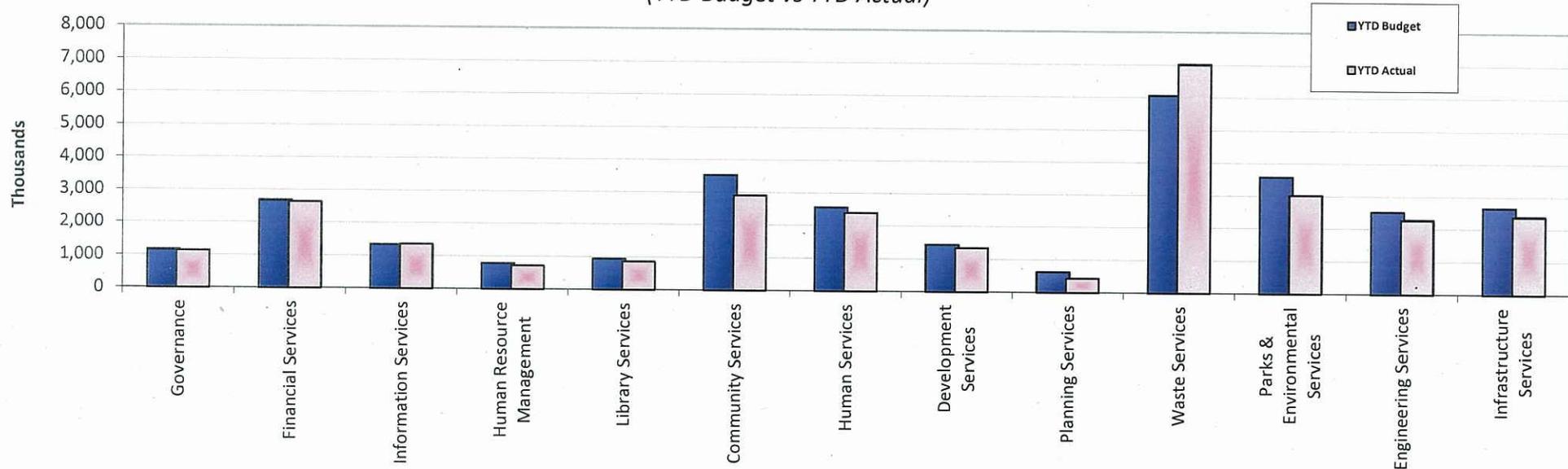
Operating Income by Nature and Type
(YTD Actual)



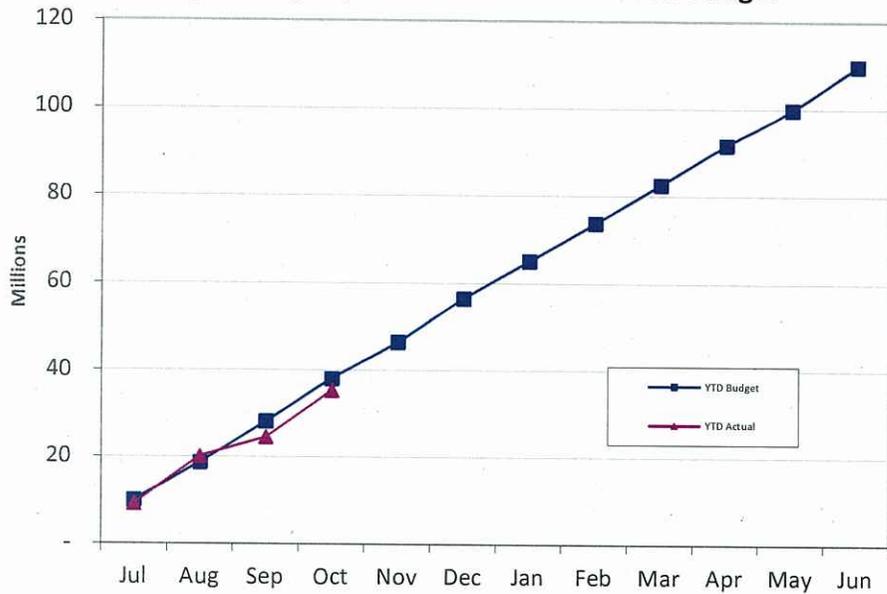
Operating Expenditure by Nature and Type
(YTD Actual)



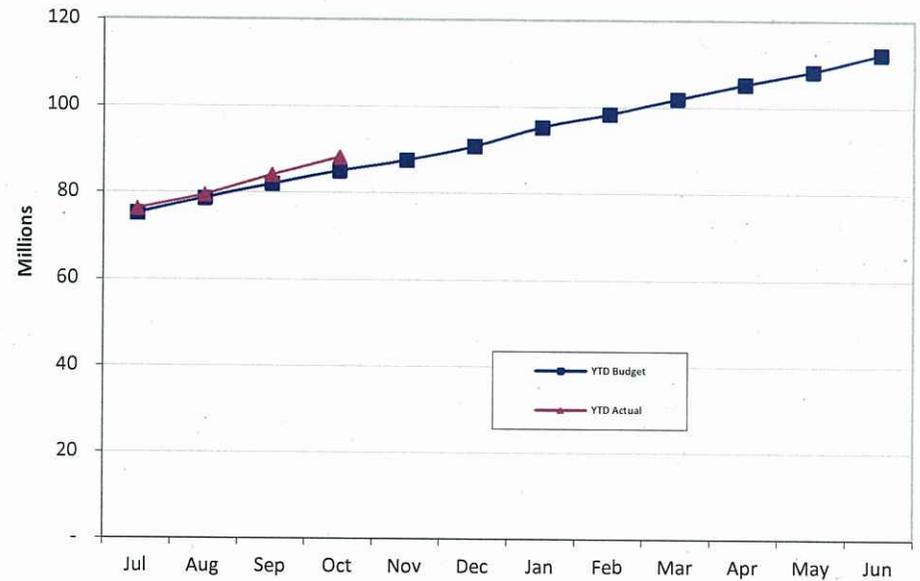
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



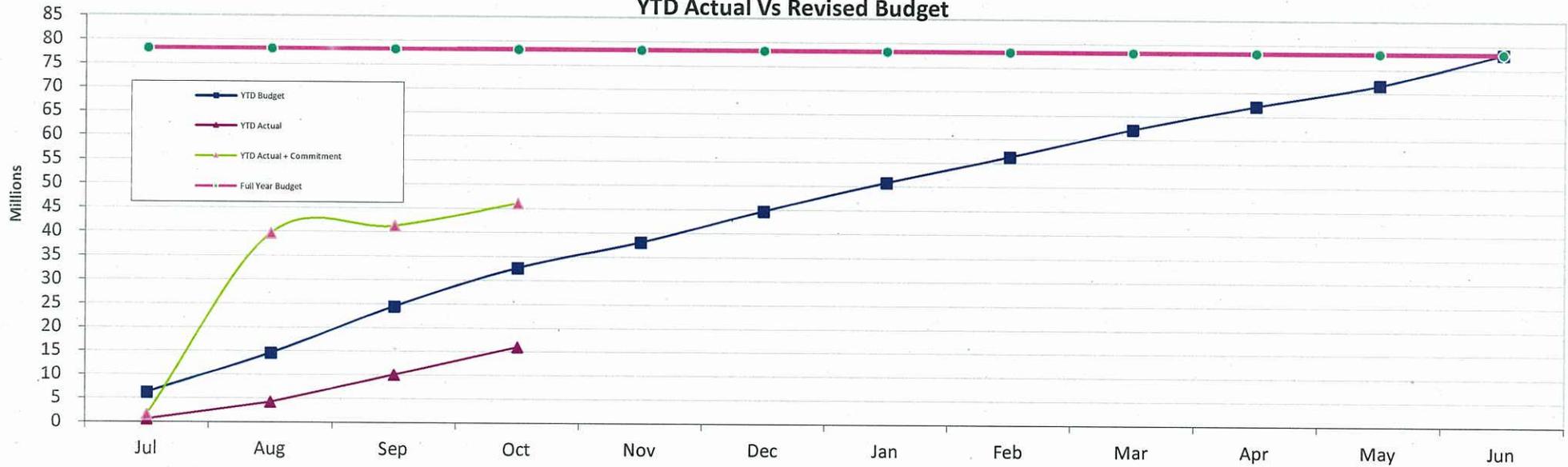
YTD Operating Expenditure Vs YTD Revised Budget



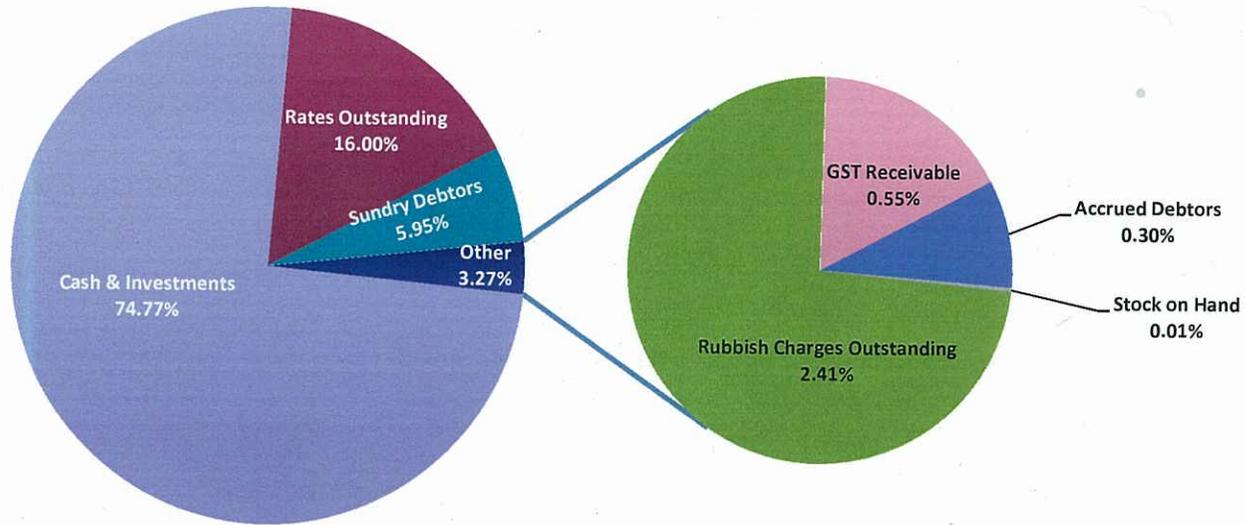
YTD Operating Income Vs YTD Revised Budget



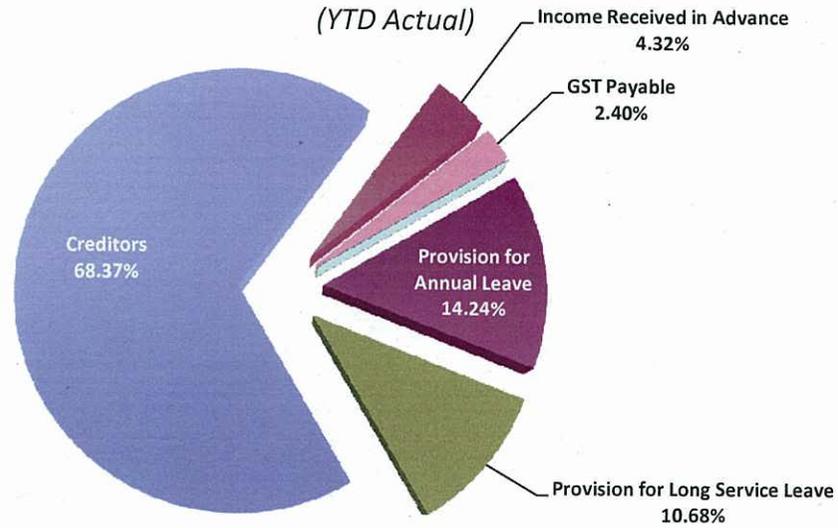
**Capital Expenditure
YTD Actual Vs Revised Budget**



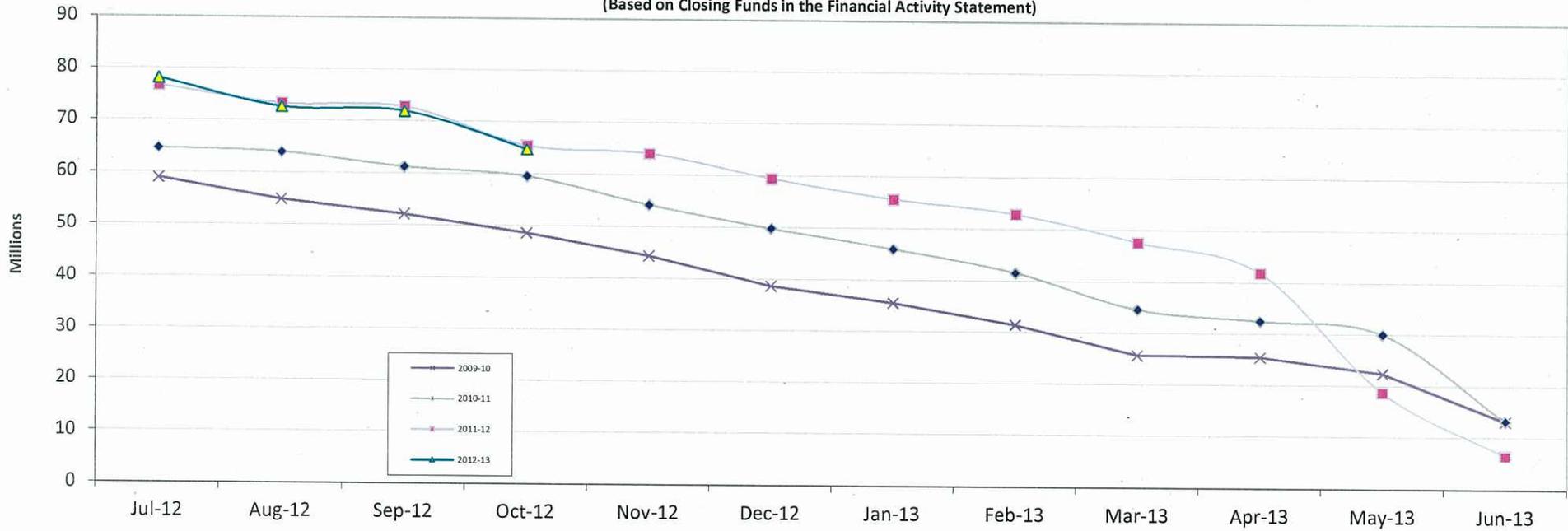
Current Assets (YTD Actual)



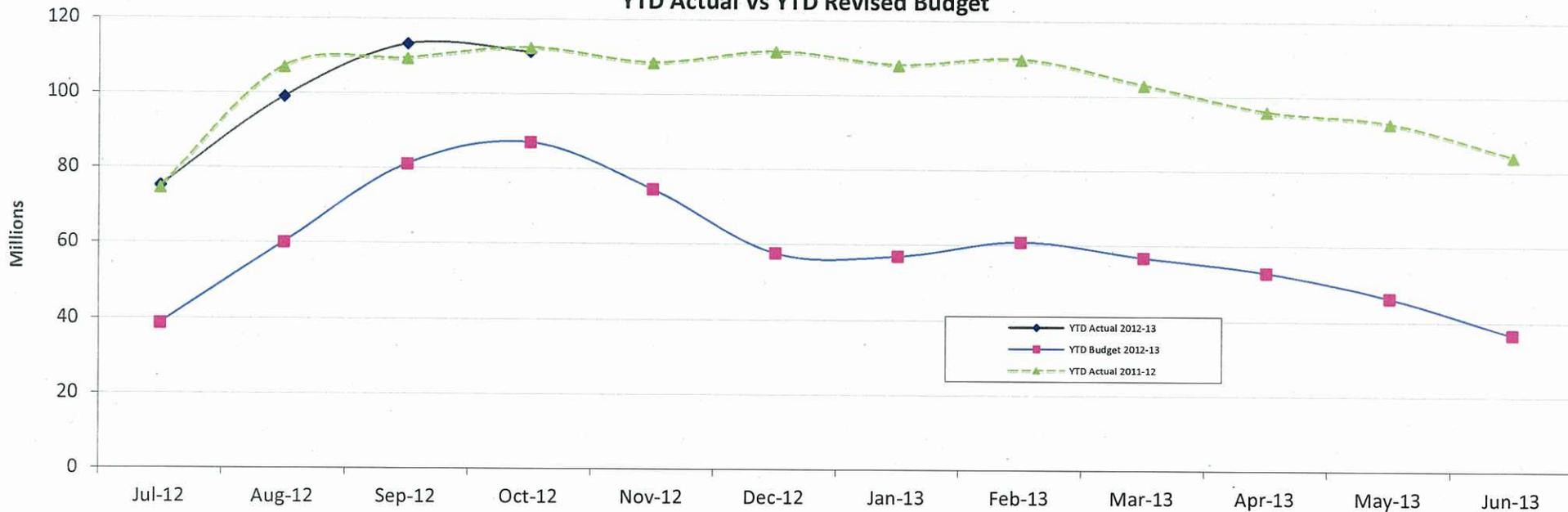
Current Liabilities (YTD Actual)



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 October 2012

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	1,596,772	1,596,772	-	18,448	-	-	(650,000)	(249,181)	946,772	1,366,039
Bibra Lake Nutrient Management	295,924	295,924	11,000	3,567	-	-	-	-	306,924	299,491
Carbon Pollution Reduct Scheme Res CPRS	-	-	-	1,528	1,120,000	400,361	-	-	1,120,000	401,888
Community Infrastructure	11,978,516	11,978,516	220,000	139,905	2,879,013	-	(10,222,608)	(1,910,131)	4,854,921	10,208,290
Community Surveillance Levy Reserve	676,052	676,052	25,000	7,735	-	-	(599,600)	(217,968)	101,452	465,819
Contaminated Sites	1,413,335	1,413,335	51,000	16,462	500,000	-	(200,000)	(11,900)	1,764,335	1,417,897
DCD Redundancies Reserve	2,824	2,824	-	34	-	-	-	-	2,824	2,858
Environmental Offset Reserve	636,487	636,487	-	7,437	-	-	(388,300)	(80,699)	248,187	563,225
Green House Emissions Reductions	495,895	495,895	14,000	5,950	200,000	-	(450,000)	(14,672)	259,895	487,174
Information Technology	826,906	826,906	30,000	9,686	-	-	(786,700)	(408,000)	70,206	428,592
Land Development & Investment Fund Reserve	8,121,999	8,121,999	300,000	108,921	21,122,727	5,610,909	(21,958,103)	(1,106,918)	7,586,623	12,734,911
Major Buildings Refurbishment	877,121	877,121	35,000	10,573	1,500,000	-	-	-	2,412,121	887,694
Mobile Rubbish Bins	346,472	346,472	19,000	4,176	-	-	(170,000)	(60,111)	195,472	290,537
Municipal Elections	399,988	399,988	13,000	4,822	80,000	-	-	-	492,988	404,810
Naval Base Shacks	632,636	632,636	16,000	8,073	201,035	-	(248,621)	(43,936)	601,050	596,773
Plant & Vehicle Replacement	2,497,100	2,497,100	80,000	31,612	3,260,000	-	(2,509,070)	(274,534)	3,328,030	2,254,178
Port Coogee Special Maintenance Reserve	703,174	703,174	22,000	8,002	195,000	-	(146,250)	(71,782)	773,924	639,394
Roads & Drainage Infrastructure	2,945,141	2,945,141	85,000	31,866	1,000,000	-	(3,874,701)	(752,773)	155,440	2,224,234
Staff Payments & Entitlements	2,206,817	2,206,817	130,000	37,334	100,000	-	(160,000)	(89,900)	2,276,817	2,154,252
Waste & Recycling	9,927,820	9,927,820	550,000	110,909	6,355,000	-	(5,033,181)	(3,191,980)	11,799,640	6,846,749
Waste Collection Levy	-	(0)	2,000	-	-	-	-	-	2,000	(0)
Workers Compensation	386,820	386,820	14,000	4,663	-	-	-	-	400,820	391,483
POS Cash in Lieu (Restricted Funds)	3,903,626	3,903,624	123,000	47,055	-	-	(480,000)	-	3,546,626	3,950,679
	50,871,425	50,871,424	1,740,000	618,756	38,512,775	6,011,270	(47,877,134)	(8,484,485)	43,247,067	49,016,965
Grant Funded										
Aged & Disabled Vehicle Expenses	355,554	355,554	-	4,225	-	-	(10,000)	(10,000)	345,554	349,779
Cockburn Super Clinic Reserve	3,821,598	3,821,599	150,000	43,838	-	-	(4,016,524)	(423,122)	(44,925)	3,442,314
Family Day Care Accumulation Fund	39,432	39,432	5,000	567	30,000	30,000	-	-	74,432	69,999
Naval Base Shack Removal Reserve	219,532	219,532	5,000	2,646	53,700	-	(15,000)	-	263,232	222,178
UNDERGROUND POWER (Coolbellup East) SAR	156,959	156,959	-	(2)	1,160,000	-	(1,160,000)	(1,160,000)	156,959	(1,003,044)
Welfare Projects Employee Entitlements	394,144	394,144	26,519	5,244	35,000	39,341	(34,140)	(23,240)	421,523	415,489
	4,987,220	4,987,219	186,519	56,517	1,278,700	69,341	(5,235,664)	(1,616,362)	1,216,775	3,496,715
Development Cont. Plans										
Aubin Grove DCA	105,487	105,487	20,975	1,272	26,754	-	(5,871)	-	147,345	106,758
Community Infrastructure DCA 13	1,248,487	1,248,487	5,000	20,057	1,800,000	633,664	(83,173)	-	2,970,314	1,902,208
Gaebler Rd Development Cont. Plans	76,591	76,591	4,800	923	334,544	-	(5,871)	-	410,064	77,515
Hammond Park DCA	(4,548)	(4,548)	-	(55)	379,129	-	-	-	374,581	(4,603)
Munster Development	668,771	668,771	8,250	8,061	8,498	-	(8,292)	-	677,227	676,832
Muriel Court Development Contribution	(20,734)	(20,734)	-	(250)	200,000	-	(23,330)	-	155,936	(20,984)
Packham North - DCA 12	-	-	-	-	278,088	-	-	-	278,088	-
Solomon Road DCA	-	-	-	625	244,129	102,337	-	-	244,129	102,962
Success Lakes Development	1,974,288	1,974,289	64,000	23,889	65,920	-	(1,887,123)	-	217,085	1,998,178
Success Nth Development Cont. Plans	593,406	593,406	10,350	7,153	10,661	-	(6,644)	-	607,773	600,559
Thomas St Development Cont. Plans	11,404	11,404	-	137	-	-	-	-	11,404	11,542
Yangebup East Development Cont. Plans	21,371	21,371	3,870	1,534	55,486	7,766	(6,026)	-	74,701	30,671
Yangebup West Development Cont. Plans	259,813	259,813	10,400	3,152	93,112	6,780	(6,026)	-	357,299	269,745
	4,934,336	4,934,337	127,645	66,499	3,496,320	750,547	(2,032,356)	-	6,525,945	5,751,383
Total Reserves										
	60,792,981	60,792,979	2,054,164	741,772	43,287,795	6,831,158	(55,145,153)	(10,100,847)	50,989,787	58,265,062

City of Cockburn
Restricted Funds - Infrastructure Contributions & Carry Forwards
Financial Statement for the Period Ended 31 October 2012

Particulars			Balance July 1st 2012	Add: Receipts/J nls	Less: Payments/Jnl s	Closing Balance
INFRASTRUCTURE CONTRIBUTIONS						
Act 890	Prog 12	ROAD CONSTRUCTION	1,264,557.16			1,264,557.16
Act 890	Prog 12	FOOTPATH CONSTRUCTION	665,383.90			665,383.90
Act 890	Prog 12	DRAINAGE DEVELOPMENT	645,419.01			645,419.01
			2,575,360.07	-	-	2,575,360.07
CARRIED FORWARDS						
Act 887	Prog 8	FUNDED SERVICES SURPLUSES C/FWD	494,601.52	17,600.08	514,641.27 -	2,439.67
Various Programs		UNSPENT PROJECT FUNDING C/FWD	2,363,853.79		2,436,309.37 -	72,455.58
Act 890	Prog 12	UNSPENT ROAD FUNDING	146,567.14		215,085.40 -	68,518.26
			3,005,022.45	17,600.08	3,166,036.04 -	143,413.51
TOTAL			5,580,382.52	17,600.08	3,166,036.04	2,431,946.56

<i>NB. Total Receipts and Payments of Contributions/CF Grants is the balance of Restricted Funds Activities (883-890):</i>	
<i>Receipts:</i>	<i>- 17,600.08</i>
<i>Payments:</i>	<i>3,166,036.04</i>
<i>Balance of Restricted Funds:</i>	<i>3,148,435.96</i>

Capital Expenditure

for the period ended 31 October 2012

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	6,155,032	15,345,101	43,918,104	9,190,069	√	
Acquisition & Development of Infrastructure Assets	7,993,986	13,089,419	25,667,434	5,095,433	√	
Purchase of Plant and Machinery	1,154,710	2,386,491	5,612,021	1,231,781	√	
Purchase of Furniture and Equipment	0	0	40,000	0	X	
Purchase of Computer Equipment	753,086	1,878,772	3,014,150	1,125,685	√	
	16,056,814	32,699,783	78,251,709	16,642,969		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
003 - Phoenix Rise Public Domain Works	297,337	79,777	79,777	(217,560)	X	Removal of footpaths and creation of improved footpaths not in original scope of project. Current expenditure linked to CW2718-Southwell crescent resurfacing account. Additional funding is required & will be sourced at Mid year budget review.
2417 - Intersection of Hammond & Beeliar Dr Stage 1	11,335	259,697	2,394,950	248,362	√	Still in Design phase. Major works scheduled to commence April-13. Cashflow to be adjusted accordingly.
2442 - Frankland Avenue construction Single carriageway Roper Boulevard	7,898	452,333	1,432,000	444,436	√	Design phase being finalised. Major works scheduled to commence Mar-13. Cashflow to be adjusted accordingly.
2447 - Hammond Road duplication from Bartram Road to Russell Road	11,910	847,197	2,541,590	835,287	√	Major works began Oct-12. Delay due to identifying services. Funds being used from CW2365. Project suggested to be consolidated with CW 2365. Project to be adjusted in cashflow review.
2365 - HAMMOND RD [Russell/Bartram] - Construct 2nd cwy/ upgrade ve	864,823	1,799,761	1,799,761	934,938	√	Project divided into Stage 1 and Stage 2. Stage 1 works to commenced Sep-12 and expected to be completed Oct-12. Mar- 13 probable completion for entire project. Currently \$460k in committed orders.
2356 - BEELIAR DR [Hammond/Dunraven] - Construct 2nd cwy Stage 1	736,015	2,136,988	2,136,988	1,400,973	√	Construction currently in progress. Currently \$83k in committed orders. Outstanding street lighting and delays due to Ashfill company.
Sub Total	1,929,317	5,575,753	10,385,066	3,646,436		
<u>Works in Progress - Drainage</u>						
2932 - 14 Elderberry Dr - Drainage Upgrade	0	115,558	115,558	115,558	√	Kevin Sim still awaiting permission from owners to access drainage. External contractor expected to be used.
Sub Total	0	115,558	115,558	115,558		
<u>Works in Progress - Landfill Site Infrs</u>						
1941 - Cell 7 Construction	2,590,644	2,359,076	2,359,076	(231,568)	X	Cell completed September 2012. Budget is over spent due to variations in the contract. Major variations include unanticipated clay lense of soil to be removed, 2 leachate pits caused additional engineering complications, leachate levels in cells 1,2 & 3 were high thus additional costs were incurred to keep leachate at an appropriate level.
Sub Total	2,590,644	2,359,076	2,359,076	(231,568)		
<u>Freehold Land</u>						
1558 - Lot 6 Hammond Rd Cockburn Central	1,478,400	0	0	(1,478,400)	X	Acquisition of land agreed to in the council minutes. The land was required for the widening and upgrading of Hammond road and Beelier drive intersection.
1554 - Purchase of portion of Koorilla School Site aged persons lan	0	150,000	150,000	150,000	√	Still awaiting completion of crown survey. Funds to be used when land is purchased. Acquisition later this year.
1539 - Subdivision Lot 702 Bellier PI & Lot 65 Erpingham Rd	4,972	177,350	604,700	172,378	√	Works expected to begin Feb-13. Tender to be raised later this year. Currently \$36k in committed orders.
1556 - Purchase of LOT 341 LAKEFRONT AVENUE, BEELIAR	0	240,000	480,000	240,000	√	Subdivision application still being processed. Works expected to begin November -12
Sub Total	1,483,372	567,350	1,234,700	(916,022)		
<u>Works in Progress - Buildings</u>						

Capital Expenditure

for the period ended 31 October 2012

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable x = Unfavourable	Explanation
007 - Operations Centre Upgrade	\$ 34,176	\$ 684,172	\$ 2,577,517	\$ 649,996	√	Concept design stage delayed due to extensive consultation. Architect currently underway with design. Currently \$227k in committed orders. Project to be adjusted in cashflow review.
005 - Cockburn Integrated Health Facilities	1,517,090	9,756,487	29,269,466	8,239,397	√	First floor completed. Delay of approx 4 months due to change of construction methodology.
4471 - Civic Bldg Energy Reduction Initiative	5,160	230,000	1,057,645	224,840	√	Pricing proposal and search for design consultant causing delays. Expected to spend \$26k by Feb-13 with major construction expected to begin Apr-13.
Sub Total	1,556,426	10,670,659	32,904,628	9,114,233		
Computers						
010 - CCTV	251,551	537,639	917,166	286,088	√	Currently \$86k in outstanding committed orders. Project behind cashflow, to be adjusted in cashflow review.
1366 - EDMS	388,393	507,033	773,700	118,640	√	Currently \$123k in committed orders. Project ongoing and works continuing as planned.
1359 - Fibre Infrastructure	0	166,500	333,000	166,500	√	Recommendation for the project to cease, with the funds to be moved into a DR project. Project manager believes the project is not needed with continuous change in technology.
Sub Total	639,945	1,211,172	2,023,866	571,228		
Plant & Machinery						
7750 - Inter2350E Compactor Waste Collection	0	370,000	370,000	370,000	√	Outstanding committed order \$372k. To be delivered November-12
7769 - Heavy Fleet Waste Truck Side Loader PL NEW	0	370,000	370,000	370,000	√	Outstanding committed order of \$340k. To be delivered November -12.
Sub Total	0	740,000	740,000	740,000		

Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 October 2012						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	V = Favourable X = Unfavourable	Oct-12
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	59,061,403	58,886,697	64,039,340	174,706	√	Fees and charges received are \$168k over ytd budget
Financial Services	403,018	249,365	581,100	153,652	√	Administration Fees received from Rates are \$155k over ytd budget.
Community Services	3,606,595	3,714,834	6,418,593	(108,239)	X	No material variances within this business unit.
Human Services	3,029,656	2,451,093	6,501,505	578,563	√	Hacc grant received is \$325k over ytd budget. In-Home Care Subsidies received are \$114k over ytd budget.
Waste Services	21,861,162	19,406,779	32,022,772	2,454,383	√	Landfill fees received are \$2.2m over ytd budget. MSW & Recycling Removal Levy received is \$359k more than ytd budget.
OPERATING EXPENDITURE						
Community Services	2,915,925	3,540,743	10,978,221	624,819	√	Expenditure in Law&Public Safety, SLLC are underspent by \$145k and \$181k respectively. Council's donations are \$149K under ytd budget
Human Services	2,405,670	2,566,072	7,607,075	160,401	√	In-Home Care Subsidies are \$118k over ytd budget. Contract Expenditure for Human Services area are \$169 under yetd budget.
Planning Services	430,500	623,793	1,852,816	193,293	√	Development contribution plans expenditure has not come in yet, resulting in \$128k favourable variance.
Waste Services	7,015,310	6,057,613	17,932,926	(957,697)	X	Landfill levy has been accrued \$886k ahead of ytd budget.
Parks & Environmental Services	3,025,565	3,586,802	10,659,031	561,237	√	Environmental works operational projects and street maintenance operational projects are underspent by \$173k and \$126k respectively.
Engineering Services	2,278,866	2,524,319	7,563,856	245,453	√	Street Lightning power expenses in roads maintenance operational projects are underspent by \$269k.
Infrastructure Services	2,390,795	2,657,781	7,721,211	266,987	√	Expenditure in facilities maintenance operational projects are underspent by \$109k.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	3,253,163	4,795,413	12,676,854	(1,542,250)	X	Grant for MRWA received is \$2.9m under ytd budget. Grants received for DCA, Fawcett road reconstruction resurfacing and lotteries commission are ahead of ytd budget by \$1.9m, \$184k and \$333k respectively. Capital grant for Coogee Beach CCTV Pilot Program has not come in yet for \$119k.
Proceeds on Sale of Assets	5,847,192	19,084,580	21,197,727	(13,237,388)	X	Lot9001 Ivankovich Avenue and L18Grandpre are not yet sold for \$11.9m and \$1m respectively. Sub div Lot702 Bellier Pl& Lot65 Erpingham Rd, Lot237 Dacre Court, Sub div Lots485 and 459 Bourbon Street, Lot61 Gumina Place are not yet sold for \$1.9m.



PLAYGROUND SHADE SAIL STRATEGY 2013 - 2023



EXECUTIVE SUMMARY

The provision of shade sails over playgrounds in the City's parks and community facilities is useful for extending the time of day during which the community are able to enjoy using the playground.

The need to use playgrounds during the heat of the day is particularly acute in locations designed for hosting family and sporting events.

Shade sails provide protection for the play equipment from Ultraviolet Radiation (UVR). This extends the lifespan of the equipment, and saves on replacement costs.

This strategy reviews the implementation of the 2008 Shade Provision Strategy and provides guidelines for the provision of future shade sails and the integration of natural shade.



Contents

1.0	Background	5
1.1	Purpose of Strategy.....	5
1.2	Why is a Strategy Needed	5
1.3	Strategic Intent.....	6
2.0	Assessment of Demand.....	6
3.0	Classification of Public Open Space	7
4.0	Review of Current Installations.....	8
5.0	Provision Criteria	9
5.1.1	District POS.....	9
5.1.2	Regional POS	10
5.1.3	Community Facilities	10
5.1.4	Local / Neighbourhood POS.....	10
5.1.5	Assessment Table	11
6.0	Shade Sail Design Guidelines	12
6.1	Design considerations.....	12
6.2	Materials.....	12
6.3	Safety Standards.....	13
6.4	Tree planting adjacent to Playgrounds.....	13

6.4.1	<i>Location of Trees</i>	13
6.4.2	<i>Species Selection</i>	14
7.0	Asset Management & Maintenance	14
7.1	Standard Maintenance	14
7.2	Graffiti and Vandalism	15
7.3	Risk Management	15
8.0	Action Plan	16
8.1	Implementation	16

1.1 Purpose of Strategy

The City currently manages 187 playgrounds with the majority located on parks and small percentage adjacent to or within the surrounding environment of a community facility. The City has attempted to locate these facilities in close proximity or under the shade of mature trees to mitigate the requirement for shade sails and create an environment conducive for play activities during the summer periods.

Due to the likelihood that playgrounds will be used during peak UV light exposure, playgrounds in regional parks, sporting venues, community facilities and small number of neighbourhood parks have an increased need for shade structures.

The City requires a means by which it can prioritise spending and most effectively target its resources. The strategy and prioritisation will demonstrate how it assists in achieving the aims of the recently adopted Strategic Community Plan 2012-2022.

1.2 Why is a Strategy Needed

A Shade Sail Strategy is needed to assess and describe the following;

- Demand for Shade Sails
- Current Provision of Shade Sails
- Extent of Shade Provided
- Prioritisation of locations
- Quality of Shade Provided
- Integration of Tree Planting
- Asset Management & Maintenance
- Implementation Programme



1.3 Strategic Intent

The City of Cockburn mission is “To make the City Cockburn the most attractive place to live, work, visit and invest, within the Perth metropolitan area”. In pursuit of this mission the City has developed a Community Strategic Plan 2012-2022 which provides the foundations for long term planning, aspirations and key strategic priorities for the community. The following drivers contained in the Strategic Plan guide the implementation of park infrastructure throughout the City’s Public Open Space:

Community and Lifestyles

2.6 Promotion of active and healthy communities

Environment and Sustainability

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

2.0 Assessment of Demand

The City receives numerous requests from the community and interests groups for the provision of shade sails over playground equipment.

Requests frequently infer shade sails are a “standard” piece of park infrastructure, similar to bins, seats, shelters and so on. The view is often expressed that shade sails should be installed with all new playground equipment.

Frequently requests concern existing playgrounds. Parks Services officers suspect that a degree of this demand is created by developers in new subdivisions within the City of Cockburn and other LGA’s providing shade sails with new playground equipment, leading the public to assume it must therefore be a reasonable requirement.



In addition to the precedents set by developers the Cancer Council of Australia suggests that 90% of all cancers could be prevented if sun protection measures are adopted.

The amounts of UVR people are subject to will vary with the season, the weather and the time of day. Maximum UVR exposure occurs between 10am and 3pm, playgrounds commonly used at these times, should be considered for shade sails, but consideration should be based on specific criteria and financial considerations.

3.0 Classification of Public Open Space

The classification of public open space (POS) has been developed principally in accordance with the state government's Liveable Neighbourhoods planning policy. In addition to the classification of POS, Community Facilities are included within the strategy due to the location of playgrounds within their confines.

- **District POS**

District Open Space predominately serves the whole municipality and has significance due to its large size, function and diversity. District open space is primary location for structured sport and is typically accessed by the local and wider community.

- **Regional POS**

Regional open space are large signature parks or reserves that are of a high recreational, leisure, social, environmental and tourism value. These reserves attract people from outside the local government area (LGA) and are not necessarily available



in every LGA. Currently Coogee Beach, Manning Park and Bibra Lake are determined as Regional POS within the City of Cockburn.

- **Local/Neighbourhood POS**

Local/Neighbourhood POS are generally small parks that provide a green space in dense urban areas that are easily accessible to the immediately local community. Local/ Neighbourhood parks offer valuable areas for informal recreational activities and social interaction of community members and are easily accessed by bicycle or on foot.

- **Community Facilities**

Community facilities are located on POS or lands owned by the City and are essentially buildings that are accessed by various community groups for specific activities. Community facility also provide fenced off areas for informal recreational activities by the different community groups.

4.0 Review of Current Installations

Since Council's adoption of the 2008 Shade Sail Strategy the provision of shade sails to Public Open Space has been on an inconsistent and *ad hoc* basis in response to customer requests and available budgets. This highlights the 2008 strategy's limitations where there is currently little formal process or guidance given by the Strategy for assessing the merits of customer requests or the needs for shade sails in areas where no requests have been received. In addition, a small percentage of the City's Community Facilities i.e. halls, care centres, senior centres, etc currently provide playgrounds which also have no formal process or evaluation mechanism for shade sails

Currently 20% of the City's playgrounds have shade provision with the Community facilities having the highest number at 66% albeit this category has a small number of playgrounds. District / sporting reserves and Regional Parks have approx 30% of the playgrounds with shade provision which is extremely low based on the high patronage and multi functional elements at these location. Local Parks has the highest representation of playgrounds with 12% having shade provision.

SHADE SAILS PER CLASSIFICATION

Classification	Playgrounds	Shade Sails	Percentage
District POS	26	7	27%
Regional POS	10	3	30%
Local/Neighbourhood POS	133	16	12%
Community Facilities	18	12	66%
TOTAL	187	38	20%

5.0 Provision Criteria

The review of existing shade sails identified inconsistencies in the various park classifications and community facilities which highlighted the requirement for a set of criteria to guide the future provision of shade sails. The criterion has been developed based on the POS classification framework, whether the location is multi use i.e. provide recreational and social interaction, the existing level of park infrastructure i.e. BBQ's and shade shelters and the potential for high patronage by the local and wider community. The provision of shade sail for each POS classification is outlined below.

5.1.1 District POS

District Parks are accessed all year round with a majority of events running during daylight hours including summer periods when the UVR is very high. Attendance to these events and activities include members of sporting clubs or groups, family members, opposition teams and the general public. Due to the high patronage levels and the existing level of park infrastructure, the provision of shade to the playground is paramount, to ensure the equipment can be utilised during high periods of UVR when patronage to events are at a peak level.

5.1.2 Regional POS

The City currently has a number Regional Parks which are in essence large open spaces with significant environmental features, have historical value and possess a large range of recreational equipment. These Parks attract large community groups for structured or non structured events, promote “friends of the park” groups, provide annual concerts in the park and are considered a tourist attraction for the wider Perth metropolitan region. Attendance to these parks is predominately during day light hours and are frequented by the families during school holidays summer periods when sun is at its highest UVR concentration. Shade provision for playgrounds located in these Parks is paramount in ensuring the equipment can be utilised during the peak periods of UVR and create a functional and attractive Park that is a destination point within the City of Cockburn.

5.1.3 Community Facilities

Community Facilities provide a location for numerous community groups i.e. mothers groups, after school care, senior groups, education programs, etc to conduct activities and events within the confines of a building envelop. A large proportion of Community Facilities have a playground located within the building environment and are accessed by all the various groups throughout the year. The provision of shade to these playgrounds will benefit the groups which facilitate child care programs and education programs during school holidays and ensure the area is utilised to its maximum potential.

5.1.4 Local / Neighbourhood POS

A number of Local/ Neighbourhood Parks provide a large range of park infrastructure that attracts community members to engage in social events and general recreational activities. The amenities located within these parks include playgrounds, BBQ's, shelters, seating and have irrigated grass for general recreational pursuits. These parks are distributed throughout the City and are accessed by the local community all year round including periods of high UVR. It is considered that playgrounds located on Parks with this range of infrastructures which has the potential to attract large groups including children have shade provision.

5.1.5 Assessment Table

The table below will guide the future implementation of the shade sail program and provide the evaluation mechanism for requests for shade sails by residents within the community. Where existing shade sails have been installed on Local / Neighbourhood Parks that do not comply with the categories outlined, removal will be carried out at the end of the shade sails useful life.

SHADE SAIL PROVISION CRITERIA

Classification	Multi Use	BBQ	Picnic Shelter	High Patronage	Retention of Shade Sails
District POS	✓	✓	✓	✓	Yes
Regional POS	✓	✓	✓	✓	Yes
Community Facility	✓	✓	✓	✓	Yes
Local/Neighbourhood POS	X	✓	✓	✓	Yes
Local/Neighbourhood POS	X	X	X	X	No

6.0 Shade Sail Design Guidelines

6.1 Design considerations

The designs of shade sails are determined by the shaped and size of the play equipment. Shade sail design must also consider the surroundings and potential for future alterations to the equipment. The shape and form of each shade sail is required to consider the following:

- Complement the appearance of the play equipment;
- Comply with playground design standards;
- Shade more than 90% of UVR in high activity areas between 10am and 2pm;
- Reduce the potential for vandalism/antisocial behaviour occurring on the shade sails;
- Incorporate a “quick release” mechanism to enable removal in winter
- Enable ease future maintenance;

6.2 Materials

The shade sails are generally shade cloth which is knitted fabric with hems containing steel cabling attached to steel upright poles. The knitted fabric stretches to create static hyperboloid shapes. The shade cloth has UV inhibitors added during manufacturing and generally comes with a multi-year UV degradation warranty. The steel pole supports are constructed to suit each playground. All materials can be coloured to complement the playground equipment.



6.3 *Safety Standards*

Shade sails are required to comply with Australian Standards for playground design in particular AS4685 – 2004. This covers aspects such as the height of the sails above the play equipment, and where the poles may be located relative to the play structures.

Under the 2012 Regulations of the Building Act (2011) shade sails are required to be provided with a Certificate of Design Compliance as a class 10a Structure greater than 10m² in area. This ensures the sails are structurally safe.

The manufacturer of the shade sail secures this Certificate from a Private Building Surveyor. After submission of the Certificate, the City's Building Services Unit can then issue a Building Permit which allows the structure to be installed.



6.4 *Tree planting adjacent to Playgrounds*

The integration of trees with playgrounds will be a component of the design process. The playground and shade sail design must anticipate the tree's canopy size and shape at maturity. Trees that provide natural shade to new or existing playgrounds are particularly useful. The playground should always take advantage of any existing shade on the site to reduce the size or even the need for a shade sail.

6.4.1 *Location of Trees*

The location of the trees is paramount in ensuring the developed canopy will provide sufficient and suitable shade to the equipment. Landscape designs outlining tree locations will be required to identify the following items:

- Proximity to play equipment
- Future/existing canopy spread

- Prevailing environmental conditions
- Maintenance aspects.

6.4.2 Species Selection

Trees selection is an important aspect to the future shade provisions of the play equipment. Native or evergreen trees have foliage all year round and drop leaves continuously, whilst deciduous trees predominately lose their leaves in the winter months. The planting of deciduous trees allow the mild winter sun to fall over the equipment and then provide the shade required in the summer period. As all tree species will provide the required shade over a playground once their canopy is fully developed, the basis for tree selection will be considered on the follow merits:

- Existing Tree Species in proximity to the playground
- Proximity to Natural Areas and water bodies / drainage basins
- Soil structure



7.0 Asset Management & Maintenance

The management and maintenance of shade sails is important for continued public health and safety, and for prolonging the lifespan of the equipment below it. Shade Sails are an asset owned and managed by the City and will be renewed in accordance with the “useful life” allocation set out in the Parks and Environment Asset Management Plan

7.1 Standard Maintenance

Shade sail maintenance requirements include an annual assessment of

- The structural competency of the poles
- The condition of the fabric (UV blocking performance and strength/wear) and wiring of the sail hems

The sails are removed during the winter and stored in the City's operations centre.

7.2 *Graffiti and Vandalism*

Graffiti and vandalism are variables that the City is unable to mitigate and are managed on a reactive basis. The round nature of the steel upright poles provide a difficult approach for vandals to climb, but does not completely eliminate the potential for scaling. The flexibility of the knitted fabric of the sail provides an opportunity for vandals to jump up and down on, if they are able to climb the steel pole. Manufacturers have recently added a fire retardant to the sail which reduces the potential for the "whole sail" to be burnt.



7.3 *Risk Management*

The risk and potential for litigation associated with not providing shade sails is minimal as children and parents should be following the Cancer Council of WA guidelines for conducting activities in periods of UV. The City of Cockburn has a "Duty of Care" to ensure the playground equipment complies with Australian Standards but is not required to provide the provision of shade to each playground construction.

8.0 Action Plan

It is recommended that District (Sporting Ovals), Regional Parks and Community Facilities are initially given priority for shade provision due to the high patronage level facilities and the existing range of facilities that are provided. Local/Neighbourhood Parks which have the level of infrastructure that support community interaction but do not have the high level of patronage will be considered a low priority.

8.1 Implementation

The implementation plan has been populated in accordance with the shade sail criteria and the Parks Capital Works 10 year financial playground shade structure program.



Park Name	Classification	Priority Rating	Current Year (12/13)	Year 1 (13/14)	Year 2 (14/15)	Year 3 (15/16)	Year 4 (16/17)	Year 5 (17/18)	Year 6 (18/19)	Year 7 (19/20)	Year 8 (21/22)	Year 9 (22/23)	Year 10 (23/24)	Works Beyond 10years
Anning Park 1	District	1	\$20,000											
Anning Park 2	District	1		\$20,000										
Bakers Square Netball Grounds 1	District	1	\$20,000											
Bakers Square Netball Grounds 2	District	1		\$20,000										
Beale Oval	District	1		\$20,000										
Beelair Reserve	District	1			\$20,000									
Dubove Park	District	1			\$20,000									
Edwardes Park	District	1			\$20,000									
Enright Reserve	District	1				\$20,000								
Goodchild Reserve	District	1				\$20,000								
Hopbush Park 1	District	1				\$20,000								
Hopbush Park 2	District	1					\$20,000							
Mellar Reserve 1	District	1					\$20,000							
Mellar Reserve 2	District	1					\$20,000							
Santich Park 1	District	1						\$20,000						
Santich Park 2	District	1						\$20,000						
Santich Park Play Facility	District	1						\$20,000						
Tempest Park	District	1							\$20,000					
Watson Reserve	District	1							\$20,000					
Bibra Lake Reserve 1	Regional	2								\$20,000				
Bibra Lake Reserve 2	Regional	2								\$20,000				
Bibra Lake Reserve 3	Regional	2									\$20,000			
Bibra Lake Reserve 4	Regional	2									\$20,000			
Bibra Lake Reserve 5	Regional	2									\$20,000			
Park Name	Classification	Priority Rating	Current Year (12/13)	Year 1 (13/14)	Year 2 (14/15)	Year 3 (15/16)	Year 4 (16/17)	Year 5 (17/18)	Year 6 (18/19)	Year 7 (19/20)	Year 8 (21/22)	Year 9 (22/23)	Year 10 (23/24)	Works Beyond 10years

Manning Reserve 4	Regional	2							\$20,000				
Manning Reserve 5	Regional	2								\$20,000			
Banjup Community Hall	Community Facility	3									\$10,000		
Ethel Cooper Kindy	Community Facility	3									\$10,000		
Senior Citizens	Community Facility	3									\$10,000		
South Coogee Reserve Ag Hall	Community Facility	3									\$10,000		
South Lake Child Activity Centre	Community Facility	3									\$10,000		
Yangebup C.C	Community Facility	3									\$10,000		
Atwell Reserve (Tapper)	Local	4										\$20,000	
Chorus Reserve	Local	4										\$15,000	
Goodwill Reserve	Local	4										\$15,000	
Jan Hammond Reserve	Local	4										\$15,000	
Kevin Bowman Reserve	Local	4											\$15,000
Magnolia Gardens	Local	4											\$15,000
Peregrine Park	Local	4											\$15,000
Reeves Park	Local	4											\$15,000
Richmond Reserve	Local	4											\$15,000
Rinaldo Reserve	Local	4											\$15,000
Turnberry Park	Local	4											\$15,000

\$40,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$60,000 \$65,000 \$105,000

CITY OF COCKBURN

OCEAN POOL INVESTIGATION REPORT

Prepared by Doug Vickery
 Manager Infrastructure Services
 December 2012

Contents

1.	Introduction	2
2.	Existing Environment.....	2
3.	Study Area	3
4.	Possible Location(s) for an Ocean Pool	3
5.	Jurisdiction & Approvals	4
6.	Potential Patronage & Community Interest.....	5
7.	Operating Times.....	6
8.	Timing of Installation	6
9.	Management Issues.....	7
10.	Environmental Considerations.....	7
11.	Comparison with Shark Nets.....	8
12.	Civil, Structural & Coastal Engineering Aspects	8
13.	Form of Ocean Pool.....	10
14.	Features & Provisions Expected of an Ocean Pool	16
15.	Cost & Funding Considerations	16
16.	Conclusion & Recommendations	17
	APPENDIX 1 – LOCATION ASSESSMENT	1
	APPENDIX 2 – OCEAN POOL VERSUS SHARK NET COMPARISON	12

1. Introduction

The potential benefit for the community of the installation of an ocean pool is that it would provide a convenient location to enjoy swimming in a sea side setting without the risk of strong currents, dumping waves or adverse encounters with marine creatures including sharks.

The City's coastline already provides an amenable beach and water pursuit experience for many. The inclusion of an ocean pool would provide a further dimension to that experience and could be expected to be especially attractive to persons fearful of the ocean or those that just enjoy the added safety, convenience and amenity a ocean pool can provide. Whilst adding to the facilities and services available to residents, the provision of an ocean pool would also add to the City's profile as a desirable place to visit.

This report provides the outcome of the investigation, identifying what appear to be the most feasible locations to position an ocean pool, and details the considerations that would need to be taken into account were the Council to wish to explore further the possible installation of a pool of this kind.

In looking at opportunities for placement, the investigation has contemplated jurisdiction and necessary approvals, potential patronage, operating times, and what infrastructure and other facilities and services might be expected to be provided in conjunction with an ocean pool.

The report then explores what might be potential locations for an ocean pool within the City's municipality boundaries, identifying the opportunities, advantages and disadvantages of each location, including in the context of the coastline being a dynamic entity subject to changing uses and the effects of storms and long term climate change.

The report also touches on the likely expenditure implications associated with construction and operation of an ocean pool.

2. Existing Environment

The coastline within the City from Woodman Point north up to South Street is relatively benign for most of the year. The area is sheltered from ocean swells by the offshore islands and banks and similarly has no strong currents or rips. As well for the most part the water depth increases gradually as you move out from shore, such that there are no treacherous gutters to catch a swimmer unawares.

Add to this the sandy beach and seabed and no marine creature issues other than the occasional blue bottle jellyfish and, with the exception of perceived threats of sharks in some peoples mind, for all intensive purposes the coastline is a very conducive place for a safe pleasant swimming experience.

Coogee Beach in particular, which is patrolled by the Coogee Beach Surf Life Saving Club on summertime weekends, and has the associated ablution, shower and shade facilities and disabled access opportunity, offers a very attractive beach environment for the community.

As well, the Port Coogee marina swimming beach offers a sheltered pleasant swimming and recreation opportunity for those less inclined to swim in the open ocean.

3. Study Area

For the purpose of the investigation the author has considered the full length of the coast within the City of Cockburn's boundaries, before focussing more specifically on the section of coast between the South Beach groyne and Poore Grove, Coogee Beach, this represented on Figure 1.

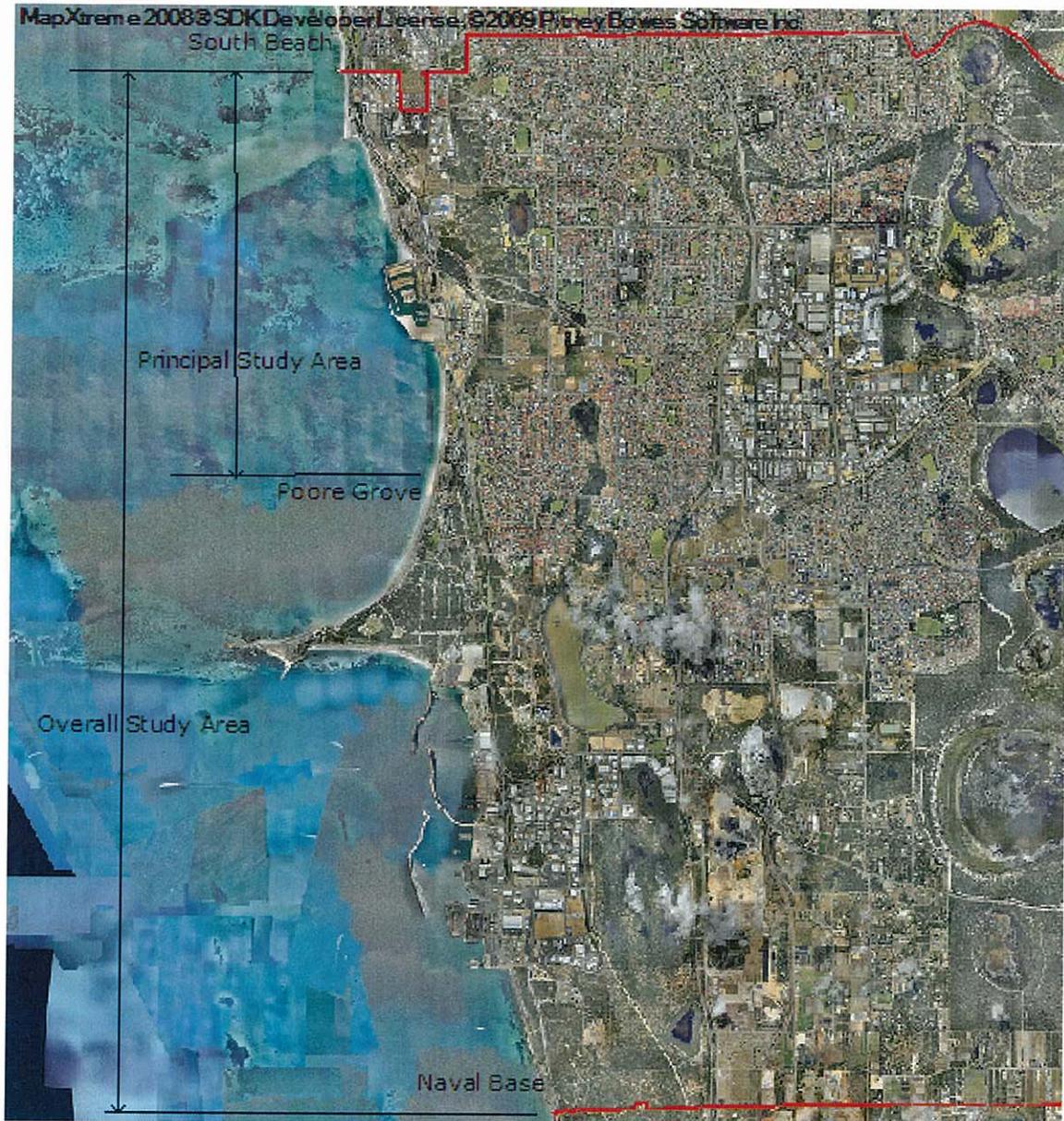


Figure 1 – Map of Study Area

4. Possible Location(s) for an Ocean Pool

Possible locations for the installation and operation of an ocean pool within the boundaries of the City of Cockburn are, in the author's view, the following commencing from the northern end:

- (1) South Beach Groyne – perhaps on the immediate south side of the south beach groyne, at the City's boundary with the City of Fremantle, in front of the Islands development, possibly in partnership with the City of Fremantle;

- (2) Catherine Point Groyne / Rollinson Road – perhaps on the immediate south side of the Catherine Point groyne.
- (3) Robb Jetty site
- (4) McTaggart Cove.
- (5) Immediate north side of the Port Coogee development
- (6) Immediate south side of the Port Coogee development.
- (7) Coogee Beach jetty
- (8) Integrated Community Facility / Surf Club site, Poore Grove, Coogee Beach.
- (9) Woodman Point south side, to the west of the boat harbour.
- (10) Naval Base south end, at City of Kwinana boundary.

The section of beach between Poore Grove and Woodman Point is not being suggested, on account of it being under the management of DEC, is less readily accessible and is a little further from major residential areas.

The section of coastline between Woodman Point to Naval Base is not being suggested, on account of being predominately industrial and commercial in usage and character and a fair distance from any residential areas.

What are felt to be the opportunities, advantages and disadvantage of each site are laid out in the table at **Appendix 1** attached.

5. Jurisdiction & Approvals

The City is currently empowered subject to normal planning provisions to install structures and undertake developments above the high water mark along our coastline on lands under the City's administration or ownership.

With the exception of the water intake and discharge components, an ocean pool installed landward of the high water mark should not need approval or permit from the Department of Transport or Fremantle Ports (re navigation hazards) or Departments of Fisheries or Environment and Conservation (re impact on marine creatures).

The design of the water suction and discharge pipes would advisably be referred to these agencies (other than Fremantle Ports) for comment and if necessary approval. There may also need to be a referral to the Cockburn Sound Management Council in regard to proposed flushing and pool cleaning operations, their concern being water quality in the Sound.

Any development within close proximity of the coast, such as an ocean pool, would need to be assessed in relation to State Planning Policy 2.6 – Coastal Planning Policy and guidelines. This policy and guidelines set out what should be minimum setbacks for developments to allow for coastal processes, noting certain types of development provided for public purposes can be positioned inside the setback line.

In the event that the installation of an ocean pool and associated infrastructure (carparks etc.) will result in the clearing of more than 1 Ha of native vegetation then approval needs to be sought from DEC and offset revegetation works elsewhere may be required as part of that approval. Especially if any Threatened Ecological Community (TEC) species are going to be impacted.

Similarly, any possible disturbance of a site of aboriginal importance may require a Section 18 clearance to disturb from the Department of Aboriginal Affairs.

Referral for comment should also be made to the Royal Surf Life Saving Association, who may propose a Planning Application MRS Form 1 be submitted to them for their sign off on behalf of the Minister.

6. Potential Patronage & Community Interest

Whilst there were swimming baths on the river in the past, and there are quite a number of ocean pools in the Eastern States, there are currently no ocean pools or baths in Western Australia.

It is understood that a number of WA local councils are now investigating ocean pools. For the moment however the extent to which the public of greater Perth would patronise an ocean pool is untested. Similarly any unique issues with building and operating an ocean pool in a Western Australian coastal environment have not necessarily been identified as yet.

A survey of residents has not been carried out, however from the small survey undertaken for the shark net feasibility study earlier this year, newspaper articles and anecdotal evidence, there appears to be a fair proportion of the community that want to swim but are concerned about sharks in our waters. With this in mind, it is probable that the creation of a "safe" swimming location in the form of an ocean pool will be well received by beachgoers, especially those people nervous to go into the water on account of being concerned about sharks or other marine creatures.

The growth along the City's western edge with Port Coogee and the proposed Cockburn Coast development, together with new and infill developments in Spearwood and Hamilton Hill, will in itself provide a significant increase in residential population and visitors that will be looking to enjoy the coast. An ocean pool would likely attract people to the location travelling not just from within but also from outside of the City's boundaries, this especially so if served by good public transport and road and parking provisions.

As compared to swimming in the ocean an ocean pool appropriately positioned, configured and administered can provide extended hour usage, catering for early morning exercise swimmers right through to evening social bathers and be less impacted by the weather (such a strong sea breezes making beach access unpleasant). Accordingly we can expect such a pool to be well patronised. This is borne out by the great popularity of ocean pools along the New South Wales and Queensland coastlines.

However on the flip side residents within the vicinity of the proposed ocean pool could have legitimate concerns about increased traffic and congestion, reduced parking opportunities, and disturbance from noise, light and/or antisocial behaviour.

Also existing regular visitors to the area of a proposed ocean pool may not welcome the proposed change to their natural beach environment and usage, especially if they don't see themselves using the pool. Additionally any clearing of vegetation and other disturbance of ecosystems, or of historical features or places of aboriginal importance, if affected by a ocean pool's placement, will engender degrees of protest from members of the community.

Lastly, ratepayers may resent the City expending Municipal funds on the construction, maintenance and operating costs of an ocean pool facility, particularly if it leads to rates increases and particularly if they don't see themselves or family and friends using the facility.

A community survey to determine the extent that the community would welcome and perhaps utilise an ocean pool facility could be undertaken, however unless and until it can be tied to a particular proposed location or locations and accordingly the specific characteristics of the site, this may be of limited value.

7. Operating Times

The ocean pool could be open just over the summer months, or a longer period such as from the school holidays in September through to Easter, or be open all year round.

Similarly, the ocean pool might be open just on weekends, public and school holidays, or open seven days per week, and opening times could vary anything from just a few hours a day to say 5:00am to 10:00pm.

Early start weekday operation would cater for morning exercise swimmers, whilst weekday daytime operation would cater for parents of young (pre-school) children and retirees and pensioners, including for health and fitness classes.

Staying open into the evening would provide recreation opportunity for all ages, after work exercisers and family outings for cool down on hot summer evenings.

However late or unlimited opening may be an attractor of undesirable behaviour, particularly if alcohol is consumed in the area. Extended hours would mean additional resource requirements in supervision or administration by Council, SLSC or other providers, and additional operational costs for water filtration, lighting and such.

If there were to be a kiosk or cafe associated with a ocean pool facility, it would be desirable that their opening hours would be aligned with that of the pool, subject to their commercial considerations including cost of staff etc.

8. Timing of Installation

Currently the State Government, through the Departments of Fisheries and Commerce, are investing funds in shark tagging and monitoring, shark deterrent research and shark barrier / beach enclosure feasibility studies and trials, as well as the aerial patrols of metropolitan beaches.

It may be that these Government sponsored actions will ultimately lead to a reduced risk of swimmers encountering sharks when swimming at the City's beaches, negating at least in part the worth or attractiveness of an ocean pool in the City of Cockburn?

The leader of the state opposition Mark McGowan has proposed at least three ocean pools be constructed on the WA coast, one in Albany, one in Cottesloe and another at one of the City's northern beaches.

The different platforms on dealing with the shark risk of the Liberal National party coalition versus Labor opposition may present a hindrance to an open unbiased consideration of ocean pools, or at the least limit the City's opportunity to attract grant funding for one within our precinct?

That said, with the considerable development underway and being planned along the City of Cockburn's coastline from Coogee northwards, the timing could well be right to be contemplate the inclusion of an ocean pool to:

- a) Complement or be incorporated into the development(s), possibly including for contributory (DCA?) funding;
- b) Provide a safe swimming facility for the residents taking up housing in the area over the next 10 years, and for visitors otherwise being drawn to the area;
- c) Balance the major leisure centre development being provided for residents of the eastern suburbs of the municipality;

- d) Possibly integrate with coastal protection features now identified as needing to be provided to address the vulnerability to erosion of sections of our coastline (ref the Cockburn Coast Foreshore Management Plan / Coastal Vulnerability Report);
- e) Possibly compliment the provision of the new Coogee Beach Surf Life Saving facility at Poore Grove, Coogee Beach.
- f) Further put the City of Cockburn "on the map", as a place to live, work, play and invest, as a further draw card to bring people into the district.

9. Management Issues

Potential issues arising associated with the provision of an ocean pool at any location, that would need to be managed, are:

- a) Overcrowding, within the pool and in its surrounds.
- b) Lack of parking and increased traffic congestion.
- c) Antisocial, perverse or otherwise unwelcomed individual or group behaviour.
- d) Health and Safety, including risks of spread of infections, bacteria, slips and falls and abrasions, sun exposure and drowning.
- e) Inadequate resources (City staff and CBSLSC) to supervise, take payments, issue infringements, undertake maintenance activities;
- f) A drop off in patronage of other locations, were this to be an issue.

10. Environmental Considerations

An ocean pool facility would need to be designed, constructed and managed in a manner that minimises potential adverse environmental outcomes as described below.

- a) There would need to be a low risk of animal entrapment & marine flora and fauna harm. The water intake and outlet structures and the operating processes associated with flushing and cleaning of the pool(s) would need to be designed, implemented and controlled so as to not cause harm to marine flora and fauna, or adversely impact on water quality within Cockburn Sound and Owen Anchorage.
- b) There would need to be attention to the risk of seabed, beach and dune erosion or unwanted accretion. The facility should as far as possible not adversely impact on natural coastal processes including longshore and cross shore sediment transfers. In particular the risk of serious beach or dune system erosion from wind, waves and/or runoff arising from the presence of the facility would need to be mitigated.
- c) Clearing of coastal vegetation would need to be minimised, this providing fauna habitat and dune stabilisation.
- d) There would need to be controls on light and noise intrusion for nearby residents.
- e) In keeping with the City's sustainability principles, effort would be directed to minimise the facility's carbon footprint – particularly in respect to electricity use for the pumps and lighting, which should desirably be from renewable energy sources such as wind, solar, wave, tidal or biomass.

11. Comparison with Shark Nets

The table at Appendix 2 provides a comparison of the advantages and disadvantages of an ocean pool as compared to a shark exclusion barrier.

12. Civil, Structural & Coastal Engineering Aspects

In the Eastern States ocean pools have been generally built into or on rocky formations just above sea level.

This gives them a solid non erodible foundation and in some cases the opportunity to be refilled direct from the ocean in a high tide and to drain them at times of a low tide. Such pools, some of which such as the Newcastle Ocean Baths were built back as early as 1910, were often formed up as an extension of a natural rock pool using rock, cement and concrete walls on top of the natural rock floor.



Bondi Icebergs Pool, NSW



Meriwether Ocean Baths - photo courtesy <http://envisagedcity.files.wordpress.com>



Meriwether Ocean Baths - photo courtesy <http://envisagedcity.files.wordpress.com>



Uladulla Sea Pool, Shoalhaven Coast, NSW – courtesy Google Maps



“Sydney’s saltwater pools are a perfect alternative to the surf – ideal for lap swimmers, toddlers or just floating around. You’ll find them hewn out of sandstone at the beach or in idyllic parkland settings such as the Royal Botanic Gardens”

13. Form of Ocean Pool

To position an ocean pool (or pools) somewhere on our coastline it is felt it would need to take one of three forms as follows:

- a) At or close to sea level integrated with an existing coastal structure (groyne, sea wall or other revetment, or in the case of Naval Base the existing limestone formations);

- b) Close to sea level built into the sandy beach, having solid reinforced concrete formed walls and floor, probably with added rock protection for wave attenuation and to control the erosion in its vicinity;
- c) Set back behind the frontal dune, some height above sea level and with sufficient distance from the foreshore to allow normal beach processes to continue for decades without impacting on the pool and its environs.

For succinctness the first two forms are grouped together for comparison with the third in respect to comparative advantages and disadvantages as follows.

(1) Option 1 – Built into Foreshore

Advantages:

- a) Potentially easier to fill, circulate and discharge water between the pool and the ocean.
- b) Can build the pool as a beachside facility, visually and physically connected.
- c) Could potentially be built into a sea wall or other coastal protection that existed or was required to be installed anyway.

Disadvantages

- a) Planning approval processes may be more onerous (ref SPP 2.6).
- b) More difficult and complex and expensive construction and increased ongoing maintenance costs, due to the exposure of the location.
- c) Potentially shorter life of the asset, due to action of wind and waves, erosion or sedimentation of the surrounding area and corrosion.
- d) Potentially a lesser patronage on cooler or windy days or through the cooler months, and less amenable for staffing, on account of the exposure of the location (though on very hot days with a light breeze the location could be an asset and increase popularity).
- e) Disconnect from associated facilities such as ablution blocks, kiosks and such.

(2) Option 2 - Set Back Behind Frontal Dunes.

Advantages:

- a) Least disruption of coastal processes, meets requirements of SPP2.6, including allows for beach erosion and climate change induced sea level rise. Potentially greater permanency.
- b) Doesn't obstruct existing beach use and traversing.
- c) Potentially closer to (or more suited to the provision of) other infrastructure such as roads, carparks, electricity, sewerage and potable water utilities;
- d) Better suited for provision of other facilities like ablution blocks, kiosks, grassed POS areas etc.
- e) Easier to provide wind protection and less exposed to wind and spray or inundation in regard to durability of the structure and its fitments etc.
- f) Less construction cost due to reduced foundation, revetment, dewatering aspects and easier construction environment otherwise.

Disadvantages:

- a) Potential height difference between the ocean and the pool and the length of suction and discharge pipes would add to the capital and operating costs associated with the water supply.
- b) May be a lack of visual connectivity between the pool and the beach or ocean, reducing the visitor's "experience" of being at the coast.



Port Kembla, Wollongong Shire, olympic size ocean pool

A good example of a modern ocean pool is the one built by the Sunshine Coast Regional Council at the north end of Kings Beach in Caloundra, Queensland, featured on the following photos.

The Kings Beach Ocean Pool complex has 25 metre lap lanes together with a shallower wading and children's pool area with disabled access, plus shaded seating and a separate "spray park" water fountain.

The facility utilises sea water drawn from the ocean through a screen into a settling tank then into the pool and adjacent spray park. It is understood it cost around \$4m to build.







Kings Beach Ocean Pool, Caloundra, Sunshine Coast, Queensland

14. Features & Provisions Expected of an Ocean Pool

- (1) An ocean pool can be expected to include, as a minimum, the following:
- a) One or more pools of reasonable size and with varying depth suitable for swimming, wading and sitting. A lap pool of 25 metres long appears to be the starting point with an additional recreation pool a logical add on;
 - b) Sun and wind shading
 - c) Lighting of the pool(s) and general areas (desirably low energy LED)
 - d) Perimeter pool (or higher) fencing
 - e) CCTV coverage
 - f) Accessibility friendly facility and pool entry
 - g) Seating and tables adjacent
 - h) Toilet, changeroom and shower facilities, plus external showers and feet washdown facilities
 - i) Bicycle racks
 - j) Drinking water fountains
 - k) Reasonably proximate carparking and public transport (bus or light rail) pick up and set down location.
 - l) Viewing and seating, store and ablution facilities for lifeguards/pool supervisors.
 - m) First aid facilities
 - n) Mechanical – water pump(s) for suction and discharge, screening/filtration and back-flushing system with inlet and outlet configured to minimise intake of sediment, marine fauna or flora, including when the seas stirred up by storms.
 - o) All elements, fittings and fixtures corrosion and UV resistant.
- (2) Additional facilities at an ocean pool location could include:
- a) Public open space (POS) lawn areas, BBQ's, shading adjacent
 - b) Kiosk, café or restaurant associated or in the vicinity
 - c) Water slides, wave pool or a spa pool.
 - d) Beach volleyball, skatepark or other active recreational facilities in the vicinity.
 - e) Outdoor cinema and/or music bowl/amphitheatre?
 - f) Beachside boardwalk or jetty or promenade associated.

15. Cost & Funding Considerations

14.1 Cost

An ocean pool facility will cost at least \$5M to setup. A greater cost can be expected if additional substantial ocean protection measures are required and/or added enhancements are provided to the pool facility such as new kiosk facilities and alike.

The site chosen will have unique existing and proposed features that will influence the budget required.

Similarly, the ongoing operating costs will be influenced by the nature of the pool, its electrical, mechanical and hydraulic componentry, cleaning and flushing regimes, operating times and levels of staff and contractor services such as ticketing, lifeguards and security.

Maintenance could be undertaken by Council staff or specialist Contractors whilst daily or regular services could also, to a limited extent, be undertaken by "friends of" members of the public.

14.2 Means / Opportunity to Fund

Funding, particularly for the initial capital cost, could be sourced from:

- a) State Govt Grant(s)?
- b) Private Industry/Commercial Sponsorship?
- c) Local Authority/DEC/DoT partnership?
- d) Coogee Beach Surf Life Saving Association / RLSA?
- e) CoC Municipal Rates
- f) CoC Developer Contribution

16 Conclusion & Recommendations

The nature of the City of Cockburn's coastline is not immediately conducive to the construction of an ocean pool, on account of our beaches being dynamic in nature, subject to erosion and accretion from natural coastal processes. This as compared to rocky coastlines less susceptible to erosion and siltation.

This does not necessarily exclude the construction of an ocean pool however, it just means that a pool positioned on or adjacent the beach would need to be designed and constructed of a form that makes it, and the adjacent surrounds resistant to wave action and adverse beach erosion effects. This may include incorporating the ocean pool into an existing or proposed beach groyne or breakwater structure.

In the alternative the pool facility could be located to the rear of the foredunes, set back clear of coastal processes and still filled with sea water drawn from the ocean. There are advantages and disadvantages of either option (beach or set back), these covered in the report.

Of the locations considered, the most favourable appear to be adjacent the revetment leading up to the Port Coogee Marina on the south side (near the wreck of the Omeo), within the Cockburn Coast development at the proposed Robb Jetty beach node, or adjacent (on the south side) the Island Street groyne, South Beach.

To further investigate any or all of the above referred sites (or any other) will require a detailed feasibility study that would include geomorphological investigation, concept development, community consultation and/or surveys, budgetary cost development and importantly liaison with the key Stakeholders other than the community that would have

an interest in the project as relates to the site(s) being looked at. This includes respectively Port Catherine Developments, Landcorp, the developers of the Islands development and the City of Fremantle.

Touched on within this investigation report has been consideration as to what associated facilities would desirably be provided with an ocean pool, for instance an ablution block, kiosk and public open spaces with shading and barbeques, and importantly access and parking. Also contemplated is potential opening hours and seasonal operation and it is recommended that the desirable full scope of the project including such additional considerations be built into any feasibility study and budget development.

In the absence of a community survey or other form of determining interest and possible patronage, it is not possible to gauge to what extent the community of the City of Cockburn and persons further afield would welcome the installation of an ocean pool within our precinct. It is clear however that where they have been installed they have been very popular and it can be envisaged that provided the facility is well located, designed, operated and maintained it would be a great asset for the City in its aspirations to be a great place to live and visit.

It is recommended that a full feasibility study be undertaken into the installation of an ocean pool at a suitable location between Coogee Beach and the Island Street groyne at South Street, targeting in the first instance:

- (i) the south side of the Port Coogee marina development;
- (ii) the Robb Jetty beach access node (in conjunction with the Cockburn Coast development); and
- (iii) the immediate south side of the Island Street groyne, South Beach, adjacent the Islands development.

In addition it is recommended that very preliminary discussions be entered into by officers of the City with Port Catherine Developments and Australand regarding the Port Coogee site, with Landcorp and WAPC regarding the Robb jetty site and with the City of Fremantle and the developer of the Islands development in regard to the South Beach site.

APPENDIX 1 – LOCATION ASSESSMENT

	Location	Advantages	Disadvantages
1	<p><u>Islands Street Groyne South Beach</u></p> <p>An ocean pool at this location could potentially sit into the foreshore close to the existing groyne, using it as a structural backing, or alternatively in front of the buried sea wall in front of the Islands development.</p> <p><u>(Recommended for Further Investigation)</u></p>	<ul style="list-style-type: none"> • Already popular beach with high visitation. • Existing residential population in close proximity. • Being on the border, it could be a joint project with the City of Fremantle, particularly as a high proportion of the users would be their residents. • Existing parking areas and grassed park (in CoF area) • Existing café's in close proximity. • On a existing shared path network and within reasonable walking distance of public transport (including CoF's CAT bus). • Possibly suitable for charging an entry fee to the pool to assist to cover operating costs. • The area is subject of an existing Development Master Plan, albeit that doesn't contemplate a ocean pool. • The area is subject to erosion so an ocean pools revetments may assist to limit this at the location. 	<ul style="list-style-type: none"> • It's a complex location for design and construction, lots of aspects needing to be catered for, expensive. • The Islands Development developer and current and future residents, and/or the Pickled Fig café proprietors, may not want a ocean pool "in their front yard". • The existing parking areas for the beach and café's are already inadequate at popular times, a ocean pool would add to this, meaning probably a reduction in CoF POS grassed areas to accommodate. • The beach south of the groyne is a dog beach, which would need to be preserved to avoid an outcry; • The beach south of the groyne is popular with windsurfers, access would need to be preserved. • Currently the area in front of the Islands Development is presented as a natural formed and vegetated buffer between the beach and the development. The introduction of an ocean pool unless tucked down next to the groyne would create a feature possibly contrary to the DoP and other Stakeholders' intent. • Greatest distance from the City of Cockburn's existing residential population, less of our ratepayers

			would use it?
2	<p><u>Catherine Point Groyne / Rollinson Road</u></p> <p>An ocean pool at this location could potentially be integrated into the sea wall or other treatment identified as being necessary south of the Catherine Point groyne to counter current and predicted serious erosion and coastal retreat this area.</p> <p>Alternatively it could be constructed at a higher level up near the existing carpark area, thus with some setback from the coastal processes.</p> <p><u>(Not Recommended)</u></p>	<ul style="list-style-type: none"> • The area sits at the north end of the Cockburn Coast development, scope to include in the planning and costing. • Existing residential population adjacent to the north east and large population to come to the adjacent south east. • It would provide a further “point of attraction”, particularly for pedestrians and cyclists, between South Beach and Port Coogee. • It sits on a shared path network with existing road access and potentially within walking distance of (future) public transport provisions including BRT or LRT. 	<ul style="list-style-type: none"> • Wouldn't reach full potential for patronage until the Cockburn Coast development is completed (in 10-15 years time?). • If to be integrated with it, it would require at least part of the sea wall or other coastal protection treatment for this area being built sooner than when may have otherwise been the case, with funding to suit. • The existing facilities in the area including parking and utilities would need to be expanded/extended and/or relocated to cater for it. • No existing kiosk or café', this would need to come with the development (provision of a café or similar at this location was proposed by Landcorp and Hassells for the Cockburn Coast development.) • Would require additional parking area provisions with consequential reduction in preserved natural space or POS opportunity(s). • Would add to the traffic flow along Robb Road, reducing its utility and amenity as a quiet coastal thoroughfare. • May impede other beach uses in this area, including horse training? • The area is a known aboriginal site of importance and has areas of ground and water contamination from previous industrial uses, all of which would need to be allowed for. • Would require negotiations between the City and

			Landcorp on the proposition, including on funding aspects.
3	<p><u>Robb Jetty site</u></p> <p>An ocean pool at this location could potentially be constructed set into the foreshore, abutting the proposed boardwalk, or possibly alternatively set back at a higher level thus with some setback from the coastal processes.</p> <p><u>(Recommended For Further Investigation)</u></p>	<ul style="list-style-type: none"> • The Robb Jetty site sits in the middle of the Cockburn Coast development area, as one of the major beach access nodes. It is proposed to have boardwalks and retail areas - an ocean pool could potentially compliment the other community amenity and facilities proposed for the location and be included in the planning and costing. • In due course the residential population and visitors to the area would provide good patronage. • It sits on a shared path network with existing road access and potentially within walking distance of (future) public transport provisions including BRT or LRT. 	<ul style="list-style-type: none"> • Wouldn't reach full potential for patronage until the Cockburn Coast development is completed (in 10-15 years time?). • It is perhaps more likely that it would need to be set into the beach/foreshore area so as to compliment and not conflict with the other development intent for the area. It thus would need to be designed and built to withstand wave action and have limited adverse outcomes on adjacent beach retention etc. • The parking provisions in this area are likely to be constrained, the extra parking need associated with an ocean pool would need to be allowed for (and not come at a high cost for usage). • It would require negotiations between the City and Landcorp on the proposition, including on funding aspects.
4	<p><u>McTaggart Cove</u></p> <p>An ocean pool at this location could potentially be constructed set into the foreshore or alternatively at a higher level up near the existing carpark area, thus with some setback from the coastal processes.</p>	<ul style="list-style-type: none"> • The area sits in the lower half of the Cockburn Coast development, north of the Power Station precinct, as one of the major beach access nodes, with existing POS and parking provisions proposed to be reconfigured and extended (partly to accommodate adjacent residential development). • In due course residential population and visitors to the area would provide good patronage. • It sits on a shared path network with existing road access and potentially within walking distance of 	<ul style="list-style-type: none"> • It wouldn't reach full potential for patronage until the Cockburn Coast development is completed (in 10-15 years time?). • If set into the beach/foreshore an ocean pool would need to be designed and built to withstand wave action and have limited adverse outcomes on beach retention etc.. • It would require additional parking area provisions with consequential reduction in preserved natural space, POS or residential development opportunity(s).

	<u>(Not Recommended)</u>	<p>(future) public transport provisions including BRT or LRT. Also close to the Power Station development precinct which will likely bring additional tourists and short term accommodation visitors to the area.</p> <ul style="list-style-type: none"> The Cockburn Coast coastal vulnerability study indicated this section of coast within the development area to be the least affected by future coastal processes and impact of climate change. 	<ul style="list-style-type: none"> It would require negotiations between the City and Landcorp on the proposition, including on funding aspects.
5	<p><u>North Side of Port Coogee / Power Station Precinct</u></p> <p>An ocean pool at this location could potentially be constructed either set into the foreshore or alternatively at a higher level up with some setback from the coastal processes.</p> <p><u>(Not Recommended ???)</u></p>	<ul style="list-style-type: none"> The area sits at the south end of the Cockburn Coast development, within the Power Station precinct. There may be scope to include an ocean pool in the planning and costing of the Project for this area, particularly as the Master Plan is still being formulated and the Local Structure Plan still to be developed. The existing Port Coogee development would provide a wind shelter from the prevailing south westerly winds through summer and to some extent winter storms. There is the growing resident population of Port Coogee plus in due course the Cockburn Coast residential population and visitors to the area would provide very good patronage. It is also reasonably central to existing residential suburbs of Coogee, Spearwood and Hamilton Hill. It sits on a shared path network with existing road access and potentially within walking distance of (future) public transport provisions including BRT or LRT. Also close to the Power Station 	<ul style="list-style-type: none"> WAPC and Landcorp are considering incorporating a marina development for the Cockburn Coast powerstation precinct. If this were to proceed a ocean pool may well not be at all compatible, especially if the intention was to build out with housing or commercial developments. An ocean pool probably wouldn't reach full potential for patronage until the Cockburn Coast development is completed (in 10-15 years time?). If set into the beach/foreshore and there be no marina an ocean pool would need to be designed and built to withstand wave action and have limited adverse outcomes on beach retention etc.. The beach accretes (builds up) in this area on account of the north to south sediment movement being caught on the Port Coogee northern groyne. A sand bypass is done every few years transferring some of this build up to the south of the marina development. An ocean pool would need to be designed to account for these changes in beach profile, or be set back away from the foreshore.

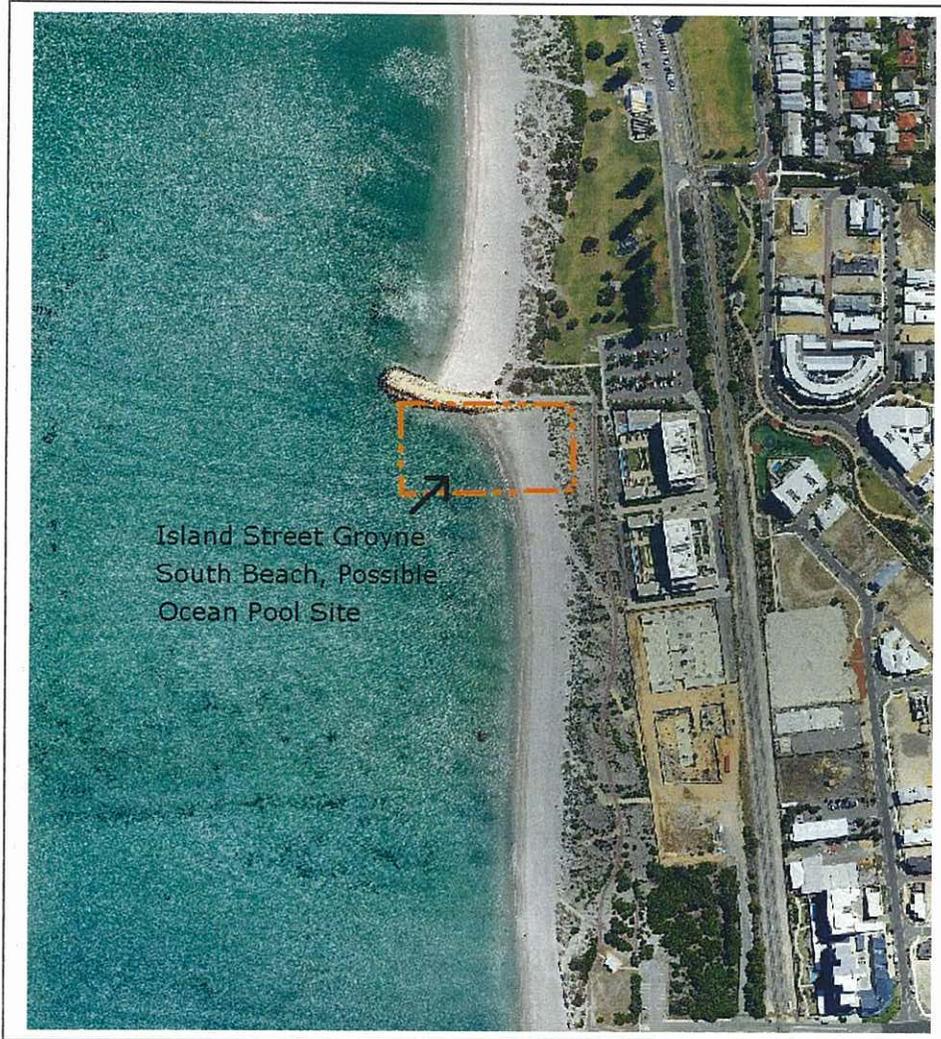
		<p>development precinct which will likely bring additional tourists and short term accommodation visitors to the area.</p>	<ul style="list-style-type: none"> • Traffic movement and parking availability in this area may be quite constrained at times, especially if adequate amounts of public parking areas are not provided by the Cockburn Coast developers. If access and parking are not properly catered for then access to, and patronage of, an ocean pool would suffer accordingly. • It would require negotiations between the City and Landcorp on the proposition, including on funding aspects, and how it may fit with any marina development now or into the future.
6	<p><u>South Side of Port Coogee</u></p> <ul style="list-style-type: none"> • An ocean pool at this location could potentially be built into a re-formation of the southern breakwater of the Port Coogee Marina, using it as a structural backing. <p><u>(Recommended for Further Investigation)</u></p>	<ul style="list-style-type: none"> • Would have proximity to the boardwalks, retail areas, POS and marina area of Port Coogee and also the adjacent Coogee Beach including carparks and café'. • It sits on a shared path network with existing road access and within walking distance of public transport. • Comparatively easy access from Cockburn Road, well located for visitation by residents from Coogee, Spearwood and Hamilton Hill in particular. • Can draw from and build on the existing popularity of Coogee Beach and the growing popularity of the Port Coogee public swimming area in the marina. • Well located in relation to the City's common use office building in the Marina and for CoC staff visitation from our Spearwood offices and Bibra Lake depot (including for recreation). Also not 	<ul style="list-style-type: none"> • It would have exposure to wind and wave action, requiring design to suit, including provision of some form of wind screening for summer afternoon swimmer amenity. • The placement of the ocean pool may be compromised by, or may compromise, the wreck of the Omeo. • It may require a change to the Port Coogee sand bypass arrangements to avoid unwanted siltation or other effects. • It would require negotiations between the City and Australand / Port Catherine Developments on the proposition.

		too distant from the new Coogee Beach Surf Life Saving Club building at Poore Grove, Coogee Beach.	
7	<p><u>Coogee Beach Jetty</u></p> <p>- An ocean pool at this location could potentially be constructed either set into the foreshore either side of the jetty or alternatively at a higher level up with some setback from the coastal processes.</p> <p><u>(Not Recommended)</u></p>	<ul style="list-style-type: none"> • If set back it could perhaps occupy an area that is currently carpark (or the Holiday Park tennis courts?), repositioning the carpark(s) to suit, but with an overall lesser footprint impact as compared to other options. • It would have close proximity to the existing shared path network, POS, ablution facilities and Coogee Beach jetty and café', plus CCTV coverage, negating the need to provide these facilities as part of the installation. • It would draw from and build on the existing popularity of Coogee Beach, providing a alternative and complimentary swimming experience, particularly when the sea breeze kicks in if the pool is set back. • Easy access from Cockburn Road, including for public transport, and well located for visitation by residents from Coogee, Spearwood and Hamilton Hill in particular. • It would also still be quite proximate to Port Coogee (including the City's marina office) and the new Coogee Beach Surf Club at Poore Grove, Coogee Beach. Also well located for CoC staff visitation from our Spearwood offices and Bibra Lake depot (including for recreation). • There would be no other major Stakeholder involvement, other than gaining necessary 	<ul style="list-style-type: none"> • If positioned into the foreshore, it would need to be designed and built to withstand wave and wind action and to not lead to accelerated erosion of the adjacent beach or foredunes. • If positioned into the foreshore, it may lead to a reduced amenity (and usage) of the beach in front, for instance due to the sea wall or rock revetment treatment that would need to be part of the design. • If positioned into the foreshore, it would remove a part of the natural coastal buffer strip that has been revegetated, changing the natural appearance for visitors accessing the beach. • If positioned set back behind the dunes where we currently have carparks it will not have visual connectivity with the ocean, losing some of the experience provided with ocean pools. • It would concentrate the City's coastal development at Coogee Beach (though complimented by the Port Coogee and Cockburn Coast developments happening as well), placing extra strain on the existing facilities there including carparking (which would need to be expanded).

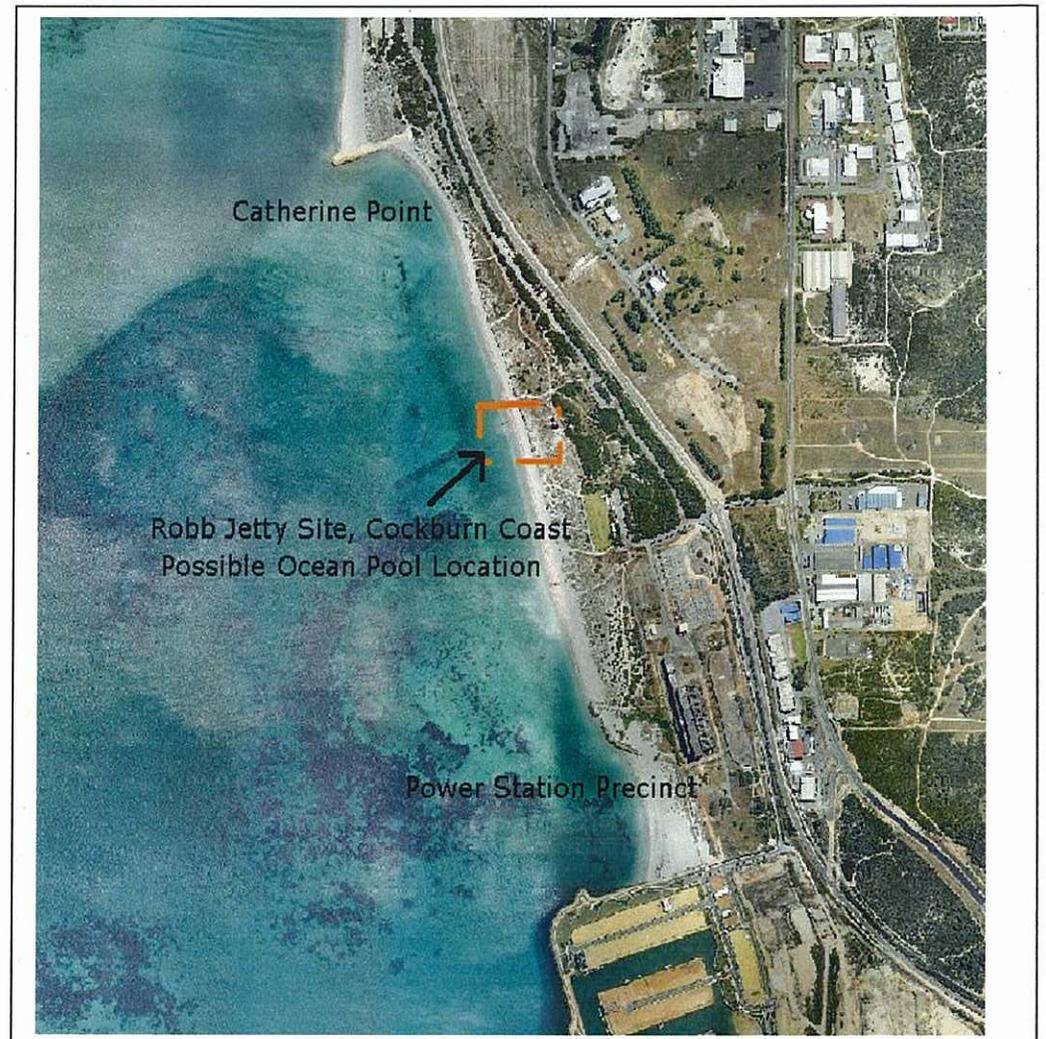
		<p>approvals from Government agencies and possibly grant funding.</p> <ul style="list-style-type: none"> The Coogee Beach Foreshore Management Plan is currently being revised and this could be built in as a possible enhancement. 	
8	<p><u>Integrated Community Facility / Surf Club site, Poore Grove</u></p> <ul style="list-style-type: none"> An ocean pool at this location could potentially be constructed set into the foreshore on either side of the beach access path down from the carpark and POS area, or may alternatively be able to be constructed at a higher level up with some setback from the coastal processes, for instance adjacent the POS and southern carpark, <p><u>(Not Recommended)</u></p>	<ul style="list-style-type: none"> If constructed to the north side of the beach access path, thus on the beach side of the new Surf Life saving Club building, it could also serve (provided designed appropriately) as a coastal protection treatment for the surf club building itself. It would have close proximity to the existing shared path network, POS, public ablution facilities being provided at the Surf Club building, and proposed kiosk, negating the need to provide these facilities as part of the installation. It would be expected to positively draw for patronage from the existing popularity of Coogee Beach, including those already using Poore Grove. It would obviously compliment the whole Integrated Community Facility that includes the new surf club building at this location. Have relatively easy access from Cockburn Road, and still reasonably well located for visitation by residents from Coogee, Spearwood and Hamilton Hill in particular. There would be no other major Stakeholder involvement, other than gaining necessary approvals from Government agencies and 	<ul style="list-style-type: none"> It would require negotiations with other major Stakeholders including the Coogee Beach Surf Lifesaving Club and with both DEC and PTA in regard to land access for the pool and/or expanded parking provisions The current car parking and grassed POS areas are relatively small, a significant expansion of carparking in particular would be required but which may not be possible due to land tenure and clearing constraints. Additional land clearing approvals and offsets would be required, including to account for the loss of the TEC rated Rottnest Island pines. If positioned into the foreshore to the south side of the beach access path, effectively on the beach side of the new POS, it may lessen the wind brake currently provided by the frontal dunes, and reduce somewhat the natural amenity the existing vegetated buffer strip provides that area. Similarly, if positioned into the foreshore to the north side of the beach access path, effectively on the beach side of the new surf club building, it would reduce somewhat the natural amenity the existing vegetated buffer strip will provide that area.

		<p>possibly grant funding.</p> <ul style="list-style-type: none"> The Coogee Beach Foreshore Management Plan is currently being revised and this could be built in as a possible enhancement. 	
9	<p><u>Woodman Point South Side</u></p> <ul style="list-style-type: none"> An ocean pool at this location could potentially be constructed on the immediate west side of the DoT boat harbour/ boat ramp facility, utilising the breakwater as a structural backing on the east side of the pool, <p><u>(Not Recommended)</u></p>	<ul style="list-style-type: none"> Protected from north westerly storms, relatively stable coastal environment not prone to erosion. Could potentially utilise the entry road and a portion of the existing hardstand for access and parking. Complimentary to boating recreational pursuits? 	<ul style="list-style-type: none"> All the land is under the control of DEC or DoT, not immediately available for use by the City. Exposed to summer sea breezes from the south west. Comparatively unattractive outlook other than to the south west. Some distance from any residential population areas or other major points of attraction other than Woodman Point. Not serviced by public transport. Not an existing swimming area, starting from a low base re patronage. No existing facilities such as a kiosk, POS grassed areas, shade structures, etc.
10	<p><u>Naval Base South End</u></p> <ul style="list-style-type: none"> An ocean pool at this location could potentially be constructed built into the natural limestone cliff face and coastal revetment adjacent the most southerly of the Naval Base Holiday Park 	<ul style="list-style-type: none"> At the City's southern boundary it perhaps could be provided as a joint facility with the City of Kwinana, for the benefit of both municipality's residents and visitors. An ocean pool at this location properly designed and constructed would bolster the resilience of this section of coast to wave action, preserving the land area of this part of the park. It would be an attractor bringing people into this 	<ul style="list-style-type: none"> Some distance from any significant residential population areas other than park residents, particularly for Cockburn. Similarly from our Administration office and depot for servicing an ocean pool facility. No significant use of the adjacent beach by the general public (other than residents and their visitors) currently, would be starting from a low base re patronage.

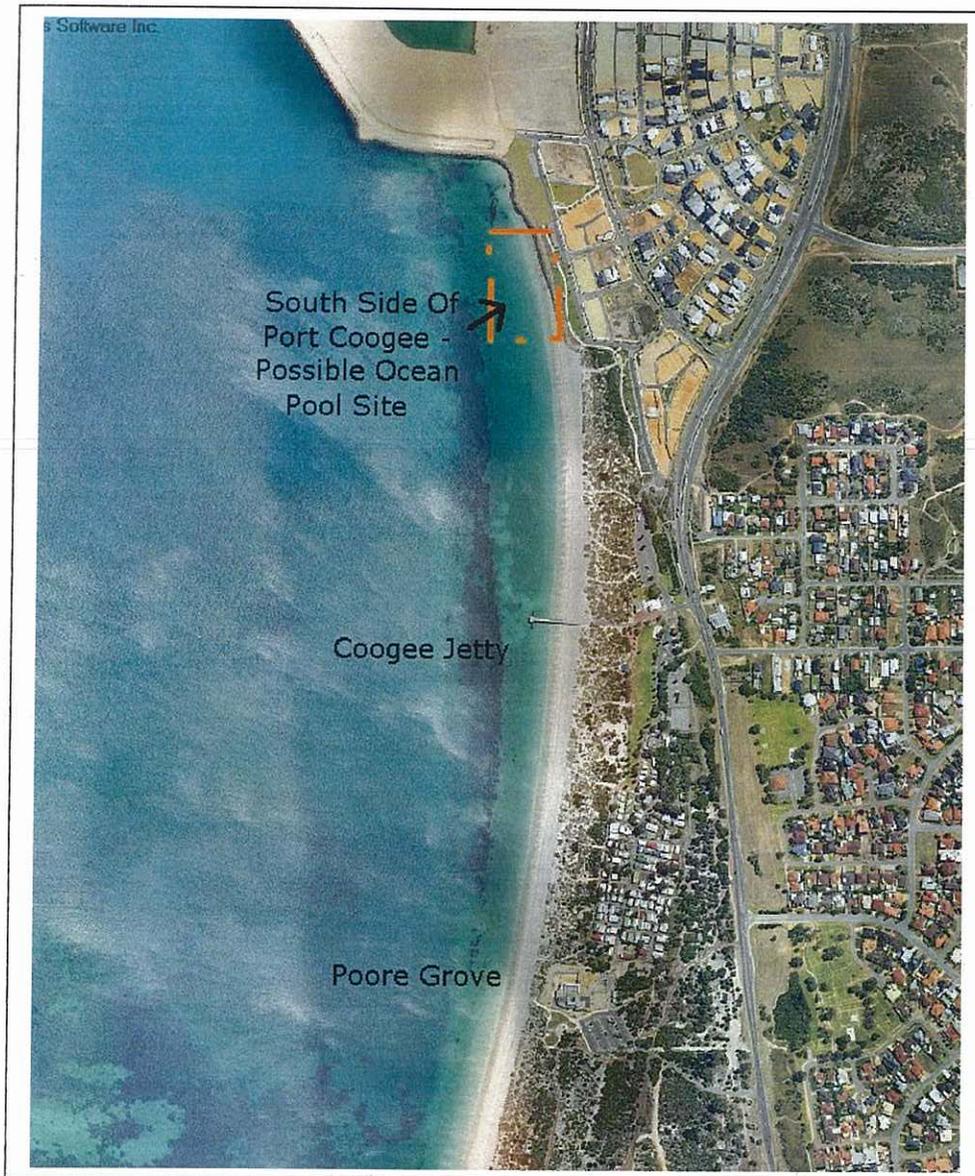
	<p>shacks.</p> <p><u>(Not Recommended)</u></p>	<p>part of our municipality.</p> <ul style="list-style-type: none"> • There are existing or proposed new ablution facilities and a small POS area at the south end of the Holiday Park, and an existing kiosk, plus a swimming beach stretching southwards from this point. • Close off Cockburn Road which is also served by buses. 	<ul style="list-style-type: none"> • Some of the Park lessees would not welcome the intrusion presented by a public ocean pool within or adjacent 'their' holiday park, including the noise, light intrusion, pedestrian and traffic influx and risk of anti social behaviour. • Existing parking would be inadequate, needing to be expanded externally to the Holiday Park. Similarly sewerage and stormwater treatments. • The Fremantle Outer Harbour development may degrade the visual amenity of the location when it proceeds.
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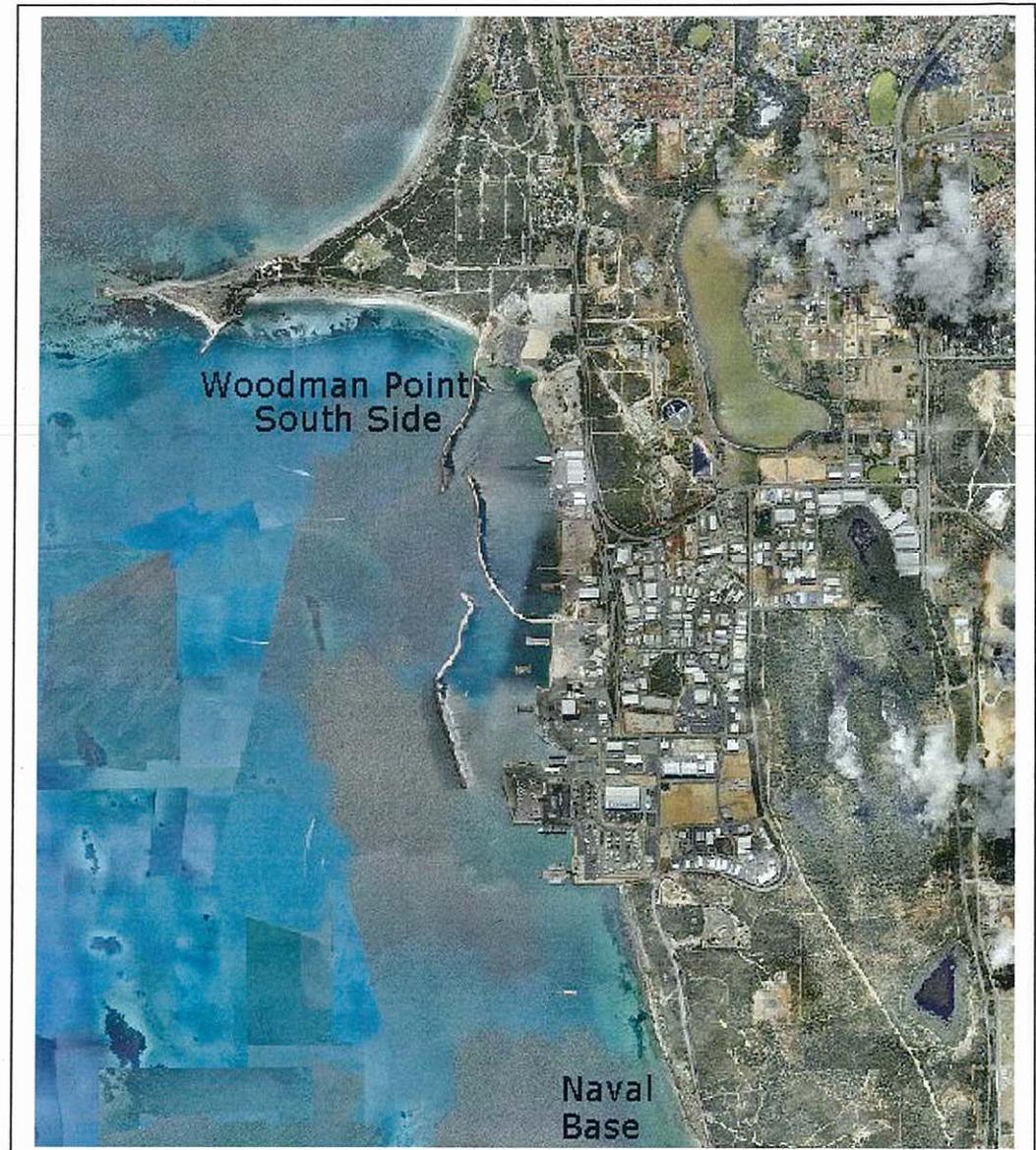
Island Street Groyne, South Beach Possible Site



Robb Jetty Cockburn Coast Possible Site



South Side of Port Coogee, Coogee Beach Possible Site



South of Woodman Point Possible Locations – Not Recommended

APPENDIX 2 – OCEAN POOL VERSUS SHARK NET COMPARISON

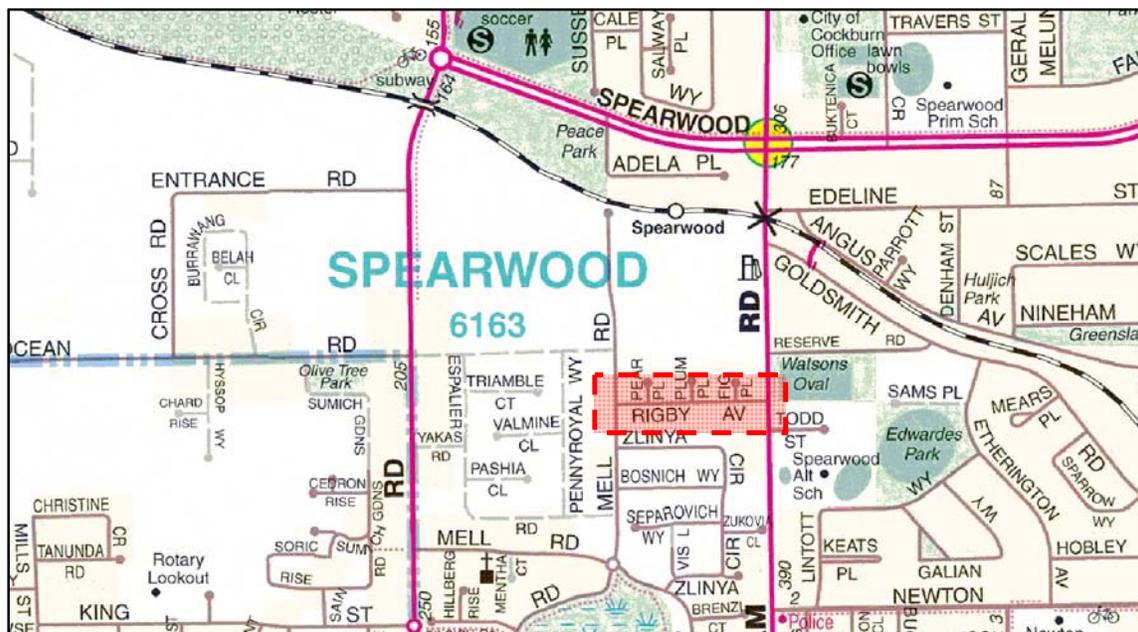
Advantages of an Ocean Pool As Compared to a Shark Barrier at a Beach Location	Disadvantages of an Ocean Pool As Compared to a Shark Barrier at a Beach Location
<ul style="list-style-type: none"> • Less or no jurisdiction issues • Less or no risk of marine animal entrapment • Zero risk of adverse encounters with any form of sea creature, whilst still enjoying swimming in sea water; • Less likely to attract criticism from environmental groups (except as may relate to vegetation clearing, consequential beach erosion, or energy consumption related). • Rigid, such that it withstands storm events • Suitable for hard infrastructure (paving, shade structures, lighting etc.) and amenities (ablution facilities, kiosk, bbq's, turf areas etc.) right alongside • Can better integrate water park features such as water slides and alike, with corresponding further attractiveness for young people • Potentially an easier, smaller area to supervise • If built appropriately it should have a lesser impact on ocean processes? • Not a navigatable hazard or an obstruction to other water uses • Controlled depth(s), to suit bathers of differing abilities • The bathing experience less influenced by the prevailing wind and wave conditions on the ocean, particularly if screened from the sea breeze • More suited to all year round usage 	<ul style="list-style-type: none"> • Would require additional approvals in the areas of: <ul style="list-style-type: none"> - Environmental in respect to vegetation clearing; - Health department/officer in respect to water quality and control on spread of bacteria and infectious diseases (ongoing) ; - Department of Planning in respect to SPP2.6 coastal setbacks and alike; - Building approvals for structures. • Significantly greater capital cost, associated with its construction, especially if built appropriately to withstand coastal processes, and if coupled with adjacent facilities and amenities. • Significantly greater annual running costs including for power, water?, supervision, security, maintenance. • Permanent, can't just remove it if found to not be popular or is too much of a burden on the City to maintain, a risk of being a "white elephant". • Doesn't provide bathers with a true swimming in the ocean experience, rather it is just another form of swimming pool. • A more controlled, less natural play / water experience. • Added public liability and increased insurance costs?.

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| <ul style="list-style-type: none">• Can be fenced or screened off to control time of day/night usage• The water temperature would be a little higher, again perhaps encouraging greater or extended time of year usage• Opportunity to have an entry fee to partially offset the running costs of the facility?• Somewhat less of a precedent for the State and for Local Government in WA? | |
|--|--|



RIGBY AVENUE, SPEARWOOD

REVIEW OF CURRENT AND FUTURE TRAFFIC



NOVEMBER 2012

CITY OF COCKBURN ENGINEERING SERVICES

DOCUMENT CONTROL

Issue	Rev	Date	Description	Author	Approved
0	0	24/10/12	DRAFT	JMcD	JMcD
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TABLE OF CONTENTS

	PAGE
1. INTRODUCTION AND BACKGROUND	3
2. HISTORICAL AND EXISTING TRAFFIC	8
2.1. HISTORICAL TRAFFIC VOLUMES	8
2.2. CURRENT TRAFFIC DATA	11
2.3. REPORTED CRASH HISTORY	13
2.4. ASSESSMENT FOR TRAFFIC MANAGEMENT	14
2.5. ROCKINGHAM ROAD / RIGBY AVENUE INTERSECTION	15
3. FUTURE TRAFFIC	22
3.1. FUTURE TRAFFIC	22
3.2. PACKHAM NORTH DISTRICT STRUCTURE PLAN	22
3.3. OCEAN ROAD EXTENSION TO ROCKINGHAM ROAD	22
3.4. LOCAL STRUCTURE PLANS	27
4. DETERMINING THE NEED FOR ACTION	31
4.1. DO NOTHING	31
4.1.1. ROCKINGHAM Rd / RIGBY AVE INTERSECTION + FUTURE TRAFFIC	32
4.2. DO SOMETHING	35
5. TRAFFIC MANAGEMENT TREATMENT OPTIONS	36
5.1. OPTION 1 – ROAD CLOSURE	36
5.1.1. IMPACTS OF ROAD CLOSURE	36
5.1.2. FORMAL PROCEDURE FOR ROAD CLOSURE	38
5.2. OPTION 2 – MANAGING EXISTING TRAFFIC	42
5.3. OPTION 3 – MINIMISING THE IMPACT OF FUTURE TRAFFIC	44
5.4. OPTION 4 – RECLASSIFICATION AND UPGRADE OF RIGBY AVENUE	47
5.5. TIMING OF THE TRAFFIC MANAGEMENT OPTIONS	48
5.6. OTHER POSSIBLE TRAFFIC MANAGEMENT TREATMENTS	48
6. CONSULTATION WITH DSP STAKEHOLDERS	49
7. CONCLUSION AND RECOMMENDATIONS	54
7.1. CONCLUSION	54
7.2. RECOMMENDATIONS	56
APPENDIX A: TRAFFIC CALMING WARRANT ASSESSMENTS	57
APPENDIX B: FORMAL PROCEDURE FOR ROAD CLOSURE	64
APPENDIX C: FEEDBACK FROM DEVELOPMENT STAKEHOLDERS	66

1. INTRODUCTION AND BACKGROUND

This traffic review has been prepared by the City's Transport Engineer to assess the current and future traffic operation of Rigby Avenue, Spearwood. Although Rigby Avenue has been assessed for traffic calming previously, and the road failed to satisfy the warrants in Council's Local Area Traffic Management policy, it was decided that a more detailed review of Rigby Avenue traffic was warranted to evaluate the concerns of residents expressed in a petition submitted to the City in March, particularly in regard to the impact of future traffic growth. The petition states:

"We the undersigned residents of Rigby Avenue, and surrounding closes, request that the council address the traffic problem on Rigby Avenue.

We in signing this petition ask for

Closure of access to Rockingham Road from Rigby Avenue – this making Rigby Avenue into a cul-de-sac.

We suggest the opening of the arterial Mell Road onto Rockingham Road as an alternative."

The petition was signed by 46 residents from Rigby Avenue, Fig Place, Pear Place and Plum Place. This represents 31 of the 44 properties that have either direct frontage to Rigby Avenue or are in one of the 3 cul-de-sacs that must use Rigby Avenue to access the local road network.

The comments included on the petition include:

- Very busy / busy road
- Too much traffic
- Hard to get out of
- Been here 12 years and it has got unbearable, not safe to walk across the road
- Dangerous
- Noisy
- It's hard for the people living in this area
- The accidents on our corner are worsening
- Rigby Avenue is already dangerous at Rockingham Road
- Residential traffic flow for a residential street
- Rigby Avenue has become a drag strip
- Something needs to be done
- Close road
- Good idea

Rigby Avenue is a 300 metre long road in residential Spearwood with residences on both sides of the road having direct vehicle and pedestrian access to Rigby Avenue. It is classified as an Access road in the City's Functional Road Hierarchy and connects Mell Road, another Access road, in the west to Rockingham Road, a District Distributor (A) road in the east. The road reserve is 20 metres wide and the road pavement is 7 metres wide between kerbs. There is a footpath on the southern side of the road, from Mell Road to Rockingham Road.

A Locality Plan of Rigby Avenue is included as Figure 1.3.

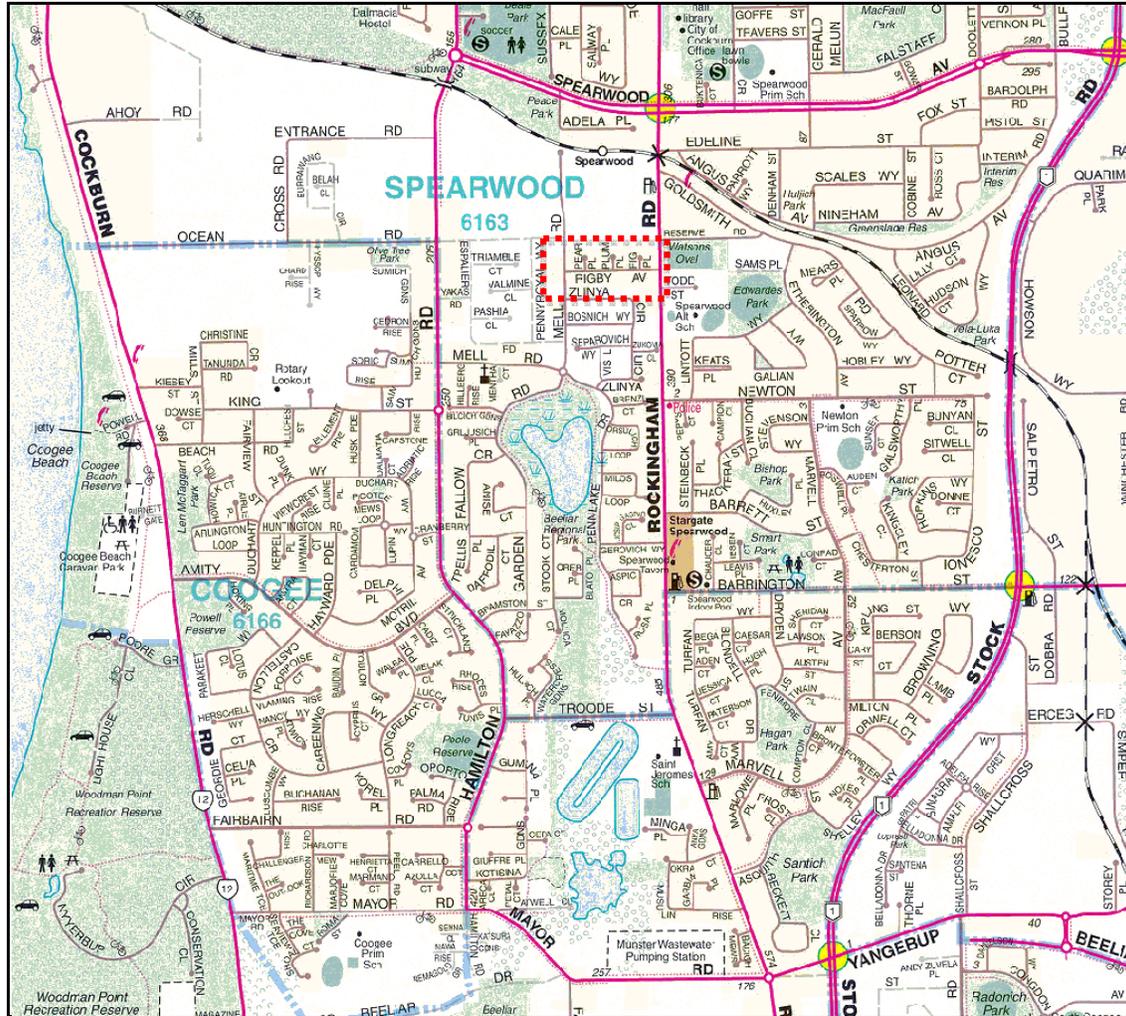
Figure 1.1: Looking west along Rigby Avenue from Rockingham Road



Figure 1.2: Looking east along Rigby Avenue from Mell Road



Figure 1.3: Locality plan



Source: StreetSmart StreetExpress 2008 CD

Rigby Avenue was in existence by the middle of the last century as a local road in a fairly sparse grid system of roads servicing what was then a rural area. The majority of the current road layout in the area between Rockingham Road and Hamilton Road was developed in the mid to late 1990s. That road network is indicative of a modified Radburn model road layout, which is a relatively common layout used in Perth during the 1980's and 1990's.

That type of road network typically connects the local access roads to the District Distributor road network via a limited number of Local Distributor road links, which results in a concentration of traffic movements along those links. This is fine if the links are appropriately designed to perform that function and maintain safety and amenity for residents who live along those roads.

That can best be achieved by providing service roads to provide access to homes separate from the traffic lanes, as has been done on Wentworth Parade, Success, between Dunlap Avenue and Beaumont Parkway, as shown in Figure 1.4. This road layout would not be possible to retrofit to Rigby Avenue as the road reserve is not wide enough.

Current planning tends to favour a modified grid model for the road network, as it provides a more permeable and legible road network that balances out traffic volumes, rather than concentrates them.

Figure 1.4: Wentworth Parade, Success



The next east-west road that links the local road network to Rockingham Road is Gerovich Way. This is 900 metres to the south and has a similar road reserve and pavement width to Rigby Avenue. Gerovich Way was constructed in the late 1990's and is shown in Figure 1.5.

Figure 1.5: Looking west along Gerovich Way from Rockingham Road



Due to the layout of the local road network shown in Figure 1.3, roads such as Rigby Avenue, Gerovich Way and Mell Road are performing the function of Local Distributor or Neighbourhood Connector roads by default because of the connectivity they provide to Rockingham Road, although they are classified as Access roads. As a result of that connectivity they carry a higher volume of traffic than they would typically generate alone, in/out of the local road network and linking Hamilton Road to Rockingham Road.

2. HISTORICAL AND EXISTING TRAFFIC

2.1. HISTORICAL TRAFFIC VOLUMES

To give the current traffic situation some context, the volume of traffic recorded by previous traffic surveys on Rigby Avenue is summarised in Table 2.1.

Table 2.1: Historical traffic data from Rigby Avenue

Rigby Avenue	Date	Average Weekday Traffic
Rockingham Rd to Mell Rd	February 1994	962
	September 1999	1,440
	November 2001	1,945
	February 2012	2,744

The data above indicates that there has been significant growth in the volume of traffic using Rigby Avenue over time. This can be primarily attributed to the development of land in the surrounding Spearwood area for residential housing and to a lesser degree by general traffic growth on the wider road network. As land in the area has been progressively developed between Rockingham Road and Hamilton Road, and west of Hamilton Road then more vehicle trips have been added to the road network and the connectivity that Rigby Avenue provides to Rockingham Road has made it a desirable through route for some motorists.

To give the data in Table 2.1 further context, an understanding of the relationship between the traffic growth and development in the area can be gained from the series of aerial photographs included as Figures 2.1 to 2.4, which have been copied from the City's IntraMaps Geographical Information System. These photographs, which have been purposely selected to have been taken around the time that the above traffic data was collected, demonstrate the progressive development of residential homes to the west of Rockingham Road.

It is interesting to note that in February 1995, when the photograph in Figure 2.1 was taken, the Average Weekday Traffic volume in Rigby Avenue was 962 vehicles although there were only 10 homes with direct access to that road. Applying the standard trip generation rate of 9 trips per dwelling per day, from the New South Wales Roads and Traffic Authority's Guide to Traffic Generating Developments 2002, suggests that only approximately 90 of the above 962 vehicles were generated by homes in Rigby Road itself.

This demonstrates that Rigby Avenue has been used as a through route by local traffic since prior to the area being substantially developed for residential housing in the 1990's. This occurred despite the fact that other more direct east-west links between Hamilton Road and Rockingham Road existed 0.5 kilometres to the north at Spearwood Avenue and 1.45 kilometres to the south at Troode Street.

Figure 2.1: Aerial photograph February 1995

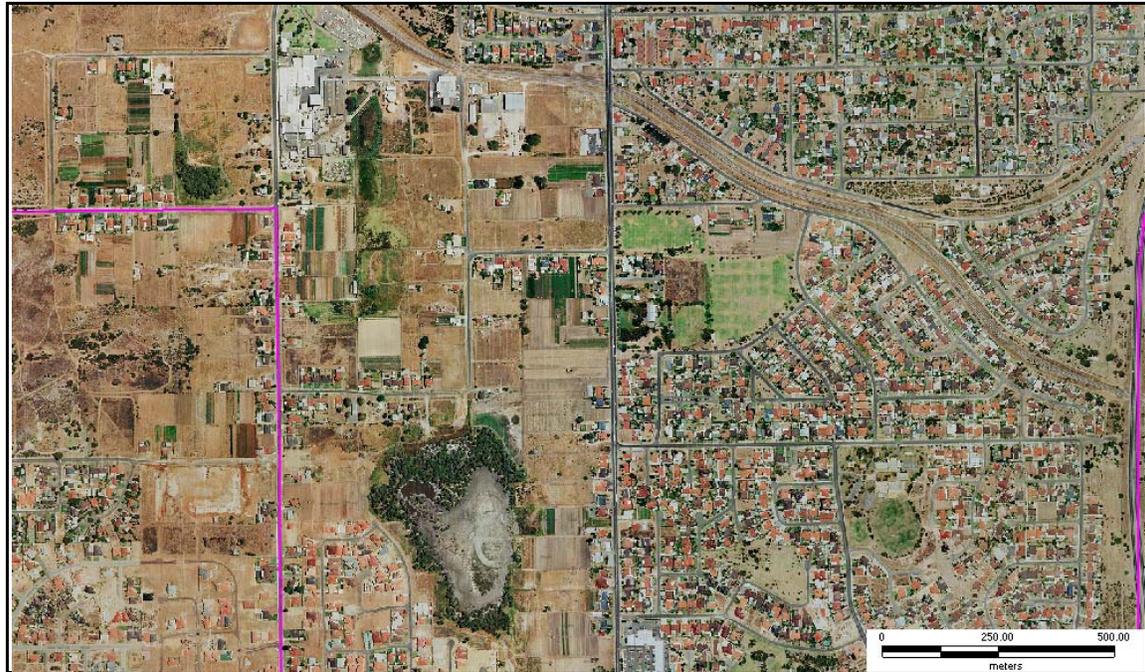


Figure 2.2: Aerial photograph May 1999



Figure 2.3: Aerial photograph January 2002



Figure 2.4: Aerial photograph April 2012



2.2. CURRENT TRAFFIC DATA

Up-to-date traffic data was collected on Rigby Avenue in February 2012 using traffic classifiers so that the current operating characteristics of the road could be considered. At the same time, traffic classifier surveys were conducted on a number of other key roads in the vicinity, to enable the operation of Rigby Avenue to be considered in context of that roads performance within the surrounding road network, and not just in isolation. The data from those traffic surveys is summarised in Table 2.2 and shown graphically in Figure 2.5.

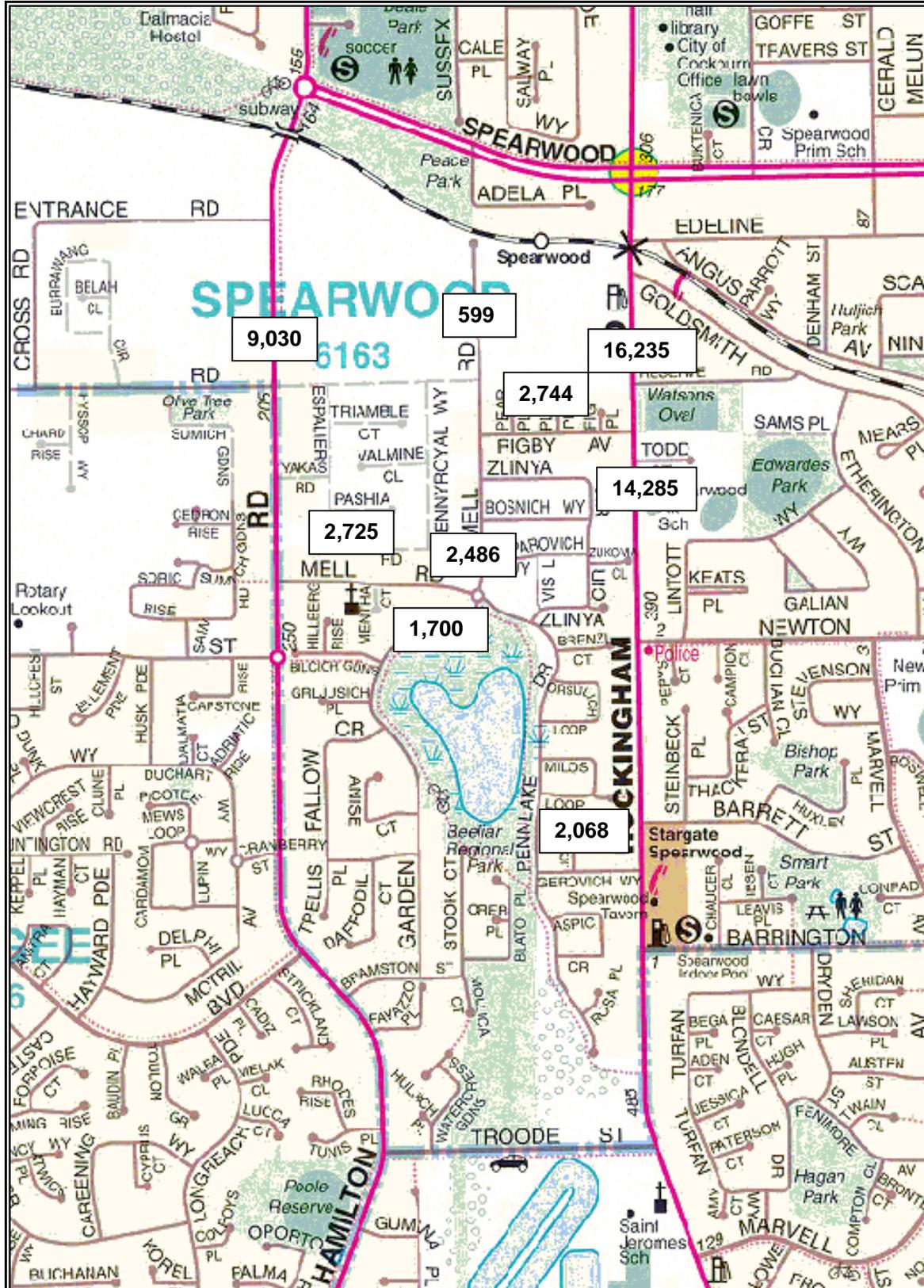
Table 2.2: February 2012 traffic data

Site	Road	Average Weekday Traffic (vehs)	AM Peak hour		PM Peak hour	
			Time	Volume	Time	Volume
	Mell Road					
1	Rigby Ave to end	599	7 – 8	80	2 – 3	52
2	Rigby Ave to Pennlake Dve	2,486	8 – 9	154	4 – 5	229
3	Hamilton Rd to Pennlake Dve	2,725	8 – 9	194	4 – 5	264
	Rigby Avenue					
4	Rockingham Rd to Mell Rd	2,744	7 – 8	184	4 – 5	247
	Rockingham Road					
5	North of Rigby Ave	16,235	8 – 9	1,153	4 – 5	1,382
6	South of Rigby Ave	14,285	8 – 9	1,040	3 – 4	1,215
	Hamilton Road					
7	North of Ocean Rd	9,030	8 – 9	786	5 – 6	837
	Gerovich Way					
8	Rockingham Rd to Pennlake Dve	2,068	8 – 9	157	4 – 5	204
	Garden Road					
9	South of Mell Road	1,700	8 - 9	115	5 - 6	176

The highest average volume of peak hour traffic recorded on Rigby Avenue was a figure of 247 vehicles during the PM peak hour. This is an average of 4 vehicles travelling along Rigby Avenue each minute during the peak hour, as a total figure for both directions of travel.

Another traffic survey was conducted on Rigby Avenue in October 2012 to see if there had been any change in traffic flows in recent months. The latest survey recorded an Average Weekday Traffic (AWT) volume of 2,601 vehicles which compares favourably to the 2,744 vehicles recorded in February. As daily traffic patterns can vary from week to week depending on influences such as season, time of year, holidays, road works, and localised activities the difference between these two traffic volumes should not be interpreted to suggest that traffic volumes on Rigby Avenue are reducing. Rather, it is considered that current traffic volumes on Rigby Avenue appear to be relatively stable.

Figure 2.5: February 2012 Average Weekday Traffic volumes



When considering whether a road is performing acceptably for its desired function, it is important that the traffic characteristics for that road are compared to Main Roads Western Australia's (MRWA) Functional Road Hierarchy criteria for that road's particular classification. In this regard, a comparison of the volume that the above roads are carrying to the desirable volume range for the respective road class is provided in Table 2.3.

Table 2.3: Comparison of volumes vs. road function

Road	Functional class	Desirable volume	Actual volume
Rigby Avenue	Access	< 3,000	2,744
Garden Road	Access	< 3,000	1,700
Gerovich Way	Access	< 3,000	2,068
Mell Road	Access	< 3,000	2,725
Hamilton Road	District Distributor (B)	> 6,000	9,030
Rockingham Road	District Distributor (A)	> 8,000	16,235

Comparing the current volume of traffic on these roads to their functional classification, it is evident that the roads are operating within the desirable level for traffic volumes. For example, the AWT volume on Rigby Avenue of 2,744 vehicles is below the desirable upper limit of 3,000 vehicles for an Access road.

2.3. REPORTED CRASH HISTORY

To help understand if there are any road safety problems with the operation of Rigby Avenue, the 5-year reported crash history from 1/1/2006 to 31/12/2011 was extracted from MRWA's Crash Analysis Reporting System (CARS). CARS is a database containing all crash data reported to the WA Police and it is the most complete and reliable source of crash data available to the road industry in Western Australia.

In the above 5-year period, which is a typical time period to consider the reported crash history for a site, 6 crashes are reported to have occurred at the Rigby Avenue / Rockingham Road intersection. In the same 5-year period no crashes are reported to have occurred elsewhere along Rigby Avenue.

This is a very low number of crashes considering the volume of traffic using Rockingham Road is more than 16,000 vehicles each day and that is supported by the fact that the intersection is ranked:

- 111th for the number of reported crashes that have occurred at any intersection involving local (City managed) roads in the City of Cockburn; and
- 121st for the number of reported crashes that have occurred at any intersection (on State and/or City managed roads) in the City of Cockburn.

Whilst that number of crashes is too low to make any reliable statistical analysis the following facts can be taken from the reported crash history:

- The predominant (4 out of 6) crash type at the intersection was rear-end crashes;
- Most (3 out of 4) rear-end crashes at the intersection involved southbound vehicles turning right into Rigby Avenue;
- Three of the rear-end crashes had a Medical severity, meaning that at least one driver or passenger in each of those crashes required medical treatment;
- Three of the six crashes occurred between 1500 and 1759 hours, which includes the PM Peak hour;
- All crashes occurred when the road was dry;
- 4 crashes occurred during daylight; and
- 2 crashes occurred when it was dark, and street lights were operating.

The number of reported crashes per year at the intersection is shown in Table 2.4 below. The three crashes that had a Medical severity occurred in 2007 (1) and 2010 (2). This does not support the comment made on the petition that crashes at the Rigby Avenue / Rockingham Road intersection are worsening, in either number or severity.

Table 2.4: Annual crashes

Year	2007	2008	2009	2010	2011	Total
No. of crashes	3	1	0	2	0	6

It is hoped that the number of crashes along Rockingham Road, in the vicinity of Rigby Avenue, will reduce as action was taken in August 2010 to relocate a potential conflict point that may have been a factor in some of the rear end crashes at the intersection. The point at which the two southbound lanes on Rockingham Road merge into one lane was relocated from just north of Rigby Avenue to north of Reserve Road. That will hopefully reduce the likelihood of rear-end or side-swipe crashes involving vehicles travelling south along Rockingham Road and vehicles turning right into Rigby Avenue.

2.4. ASSESSMENT FOR TRAFFIC MANAGEMENT

The Council's Policy SEW3 Local Area Traffic Management is used to assess requests for traffic calming/management on Access roads and Local Distributor roads. The assessment process in the policy essentially involves using a priority ranking system to determine if the subject road satisfies adopted intervention levels. This type of assessment process is commonly used by Local Government Authorities (LGAs) in Western Australia and across Australia, although it is noted that an updated version of the system currently used by the City is now in use by some Local Government Authorities.

However, it is important that the score achieved in these warrant systems are not treated as an automatic or absolute trigger for the intervention levels specified in the system. When a road satisfies the necessary intervention level, the next course of action is to apply professional knowledge and experience to identify what particular parameter(s) are primarily responsible for contributing to the final score so that the most appropriate countermeasure(s), if warranted, is selected to address the identified problem. Furthermore,

even if a road as a whole is determined not to warrant traffic calming, there may be certain aspects of the road operation or a specific safety problem site(s) along the road that professional judgement deems it necessary to address.

Engineering officers assessed Rigby Avenue for traffic calming in August 2011, in accordance with the above Council policy, using the most recent traffic data available for Rigby Avenue at the time, which was from November 2008. That assessment for traffic calming resulted in a warrant system score of 33, which falls in the action score range of 21 to 40 and which has an action priority rating that considers the road “*a minor difficulty but not sufficiently serious to warrant funding, (even in the long term).*”

Reassessing Rigby Avenue using the Council policy, with the traffic data collected in February this year and the most recently available reported crash data (to the end of 2011) now achieves a slightly higher score of 36, which again does not satisfy the warrant system intervention levels to justify traffic calming. The differences between the previous and latest assessment are due to a slightly higher score for the increased volume of traffic using the road since November 2008 and a slightly lower score for the percentage of heavy vehicle traffic, which most recently was recorded as being less than 3% of the weekday traffic volume.

As mentioned previously, the warrant system in the current policy has been replaced with an updated version by some LGAs. The updates have included changes to the point scores allocated to some parameters, removal of the reduction scores and revised intervention levels. The City of Melville are one LGA who have adopted an updated warrant system and Rigby Avenue has been assessed a third time for traffic calming using that updated system. Again, Rigby Avenue achieved a score that did not satisfy the warrant system's intervention levels as the action warrant decision was specified as being “*Denoted as a site with low safety and amenity concerns - no further action required*”.

The assessment of the need for traffic calming/management in Rigby Avenue, using the warrant system in Council Policy SEW3, has found that the current operation of the road does not satisfy the intervention levels for action.

Copies of the original and final warrant system assessments are included in Appendix A.

2.5. ROCKINGHAM ROAD / RIGBY AVENUE INTERSECTION

For completeness, peak hour vehicle turning movements were collected at the Rockingham Road / Rigby Avenue intersection so that the intersection performance could be reviewed. The intersection is shown in Figure 2.6 and the results of the AM and PM peak turning movement surveys are provided in Figures 2.7 and 2.8 respectively.

Rockingham Road demonstrated a tidal pattern to the traffic flow, with approximately 60% of the traffic travelling north in the AM peak, and 60% of the traffic travelling south in the PM peak. Rigby Avenue also demonstrated a similar pattern to the traffic flow, with approximately two-thirds of traffic travelling east towards Rockingham Road in the AM peak,

and then west towards Mell Road in the PM peak. The majority of traffic exiting Rigby Avenue at Rockingham Road turns left to travel northbound.

The intersection was observed to operate at a good Level of Service during the AM and PM peak hours with acceptable delays to traffic exiting and entering Rigby Avenue, considering that it is the minor road. On-site observation of the intersection performance was validated by an analysis of the intersection operation completed using SIDRA Intersection software, which confirmed that the intersection performance is acceptable. The peak hour performance of the intersection is summarised in Figure 2.9 for the AM peak hour and Figure 2.10 for the PM peak hour.

The analysis indicates that all southbound traffic on Rockingham Road would be delayed by right turning vehicles but in practice this is not true. The model appears to assume that because Rockingham Road was identified as having single, but wide, traffic lanes that through traffic is not able to pass turning vehicles, which can actually be done. As can be expected, the greatest delays are expected to be experienced on Rigby Avenue, which is the terminating minor road at the intersection, and the leg of the intersection with the lowest traffic volume. The average delays range from 19 seconds in the AM peak hour to 92 seconds in the PM peak hour. These delays can be attributed to the reduced gaps for Rigby Avenue traffic to enter Rockingham Road traffic, particularly during the PM peak hour when 23% more traffic was recorded using the intersection and turning movements out of Rigby Avenue can be restricted by traffic already queuing in the single eastbound traffic lane.

If the intersection was modified to provide a protected right-turn lane on Rockingham Road and separate left and right turn lanes in Rigby Avenue then the intersection would operate more efficiently and safer, as demonstrated by the performance summary provided in Figure 2.11. This modified intersection layout is shown conceptually in Figure 2.12.

The modified layout results in the following performance impacts:

- No impact on northbound Rockingham Road traffic;
- Reduced delays and queue lengths for southbound Rockingham Road traffic;
- Reduced delays for traffic turning left out of Rigby Avenue;
- Reduced queue lengths for traffic turning right out of Rigby Avenue;
- Average delays for traffic turning right out of Rigby Avenue increase from 93 seconds to 116 seconds. This delay is not ideal but it is important to note that it is the lowest volume turning movement at the intersection, from the minor leg of the intersection, and it requires motorists to find safe gaps in both northbound and southbound traffic on Rockingham Road before proceeding.

Figure 2.6: Looking north along Rockingham Road



Figure 2.7: AM Peak hour turning movements

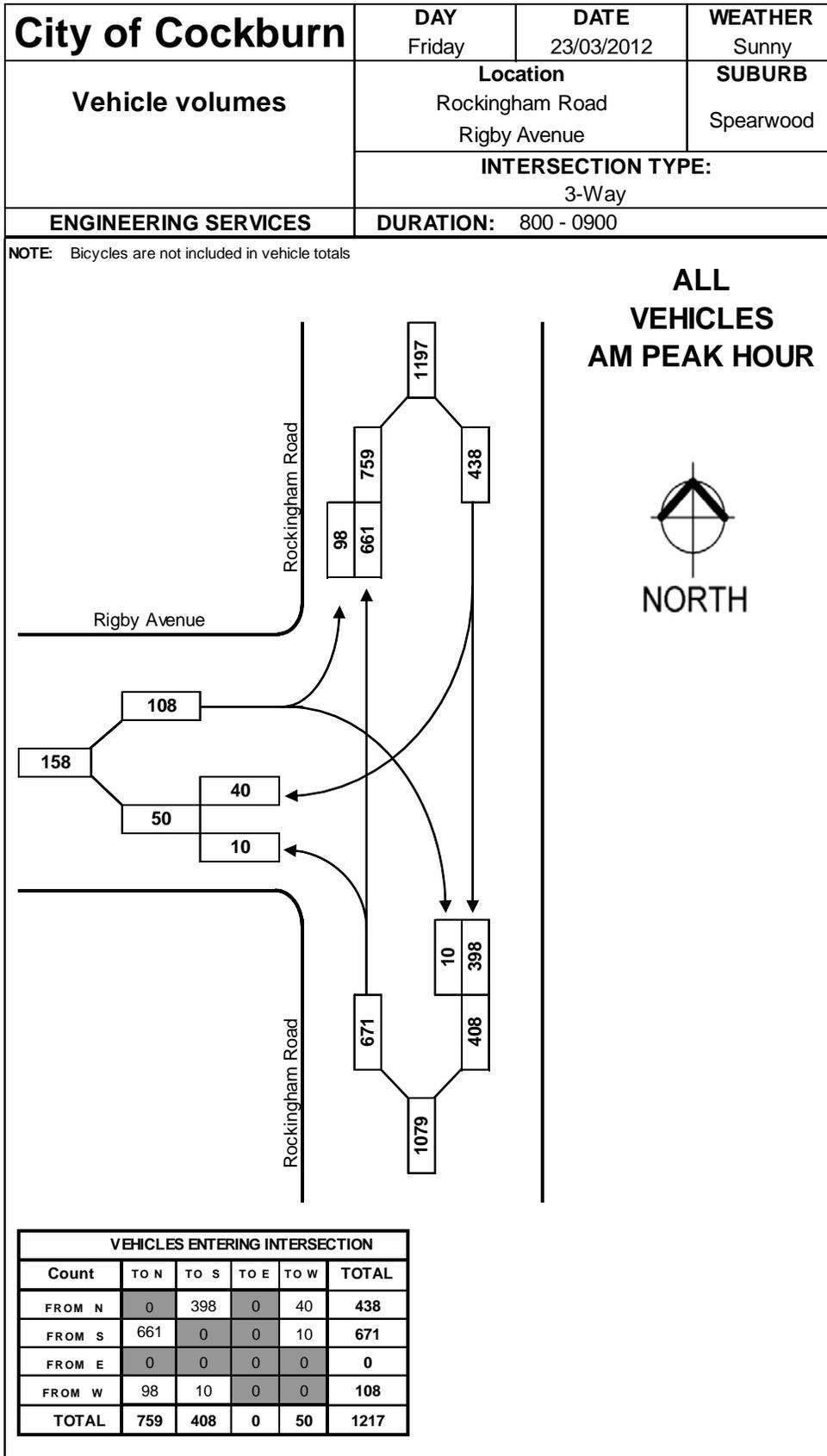


Figure 2.8: PM Peak hour turning movements

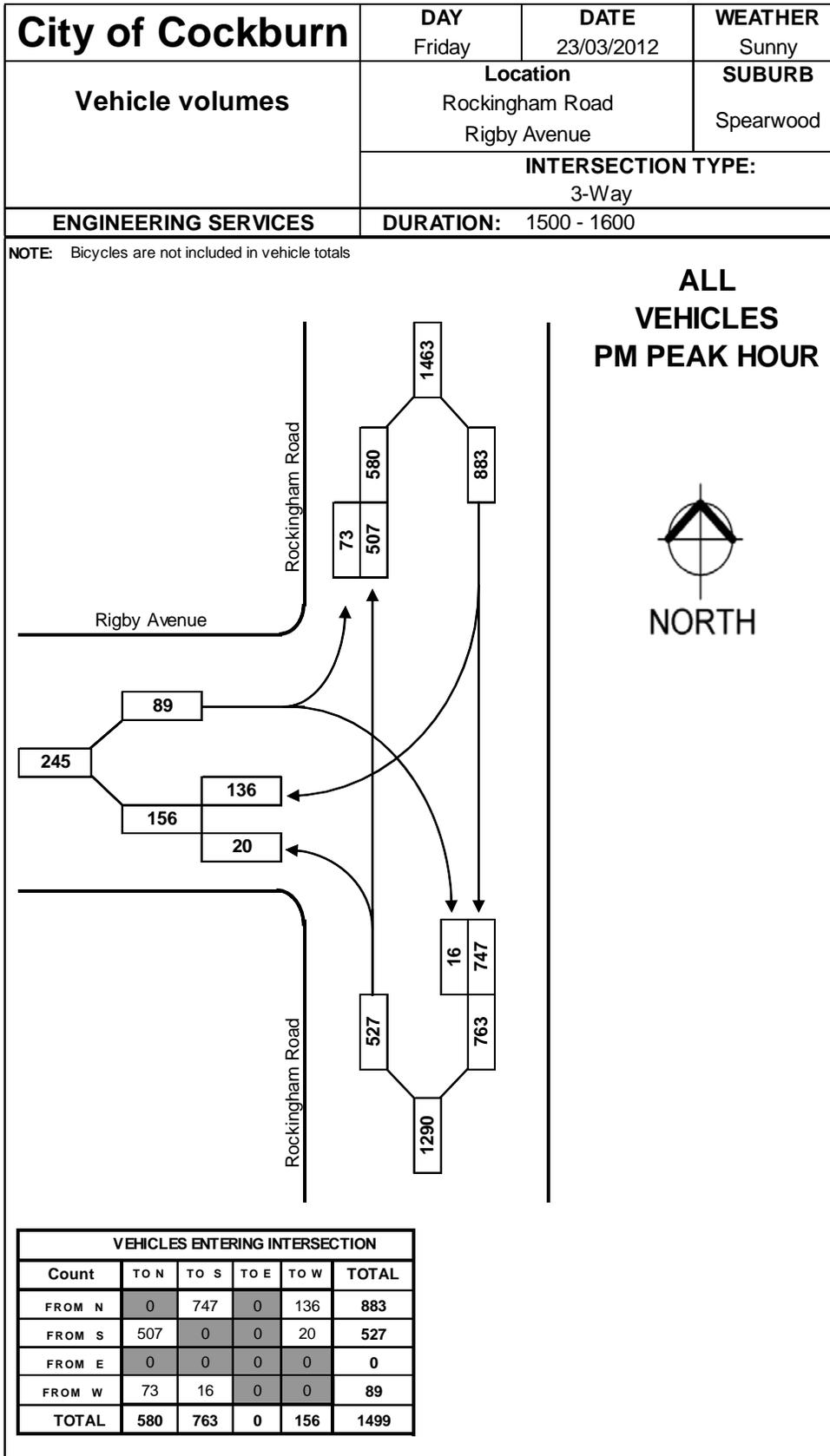


Figure 2.9: AM Peak intersection performance

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h	
							Vehicles veh	Distance m				
South: R'ham Rd sth												
1	L	11	0.0	0.372	7.4	LOS A	0.0	0.0	0.00	1.17	48.6	
2	T	696	3.9	0.372	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
Approach		706	3.8	0.372	0.1	NA	0.0	0.0	0.00	0.02	59.8	
North: R'ham Rd nth												
8	T	419	7.0	0.295	7.2	LOS A	4.1	30.0	0.83	0.00	46.5	
9	R	42	2.5	0.295	15.0	LOS B	4.1	30.0	0.83	1.09	44.9	
Approach		461	6.6	0.295	7.9	NA	4.1	30.0	0.83	0.10	46.4	
West: Rigby Ave												
10	L	103	2.0	0.342	19.1	LOS C	1.3	9.5	0.76	0.98	30.9	
12	R	11	0.0	0.342	19.3	LOS C	1.3	9.5	0.76	0.98	30.8	
Approach		114	1.8	0.342	19.1	LOS C	1.3	9.5	0.76	0.98	30.9	
All Vehicles		1281	4.7	0.372	4.6	NA	4.1	30.0	0.37	0.13	51.4	

Level of Service (LOS) Method: Delay (HCM 2000).

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model used.

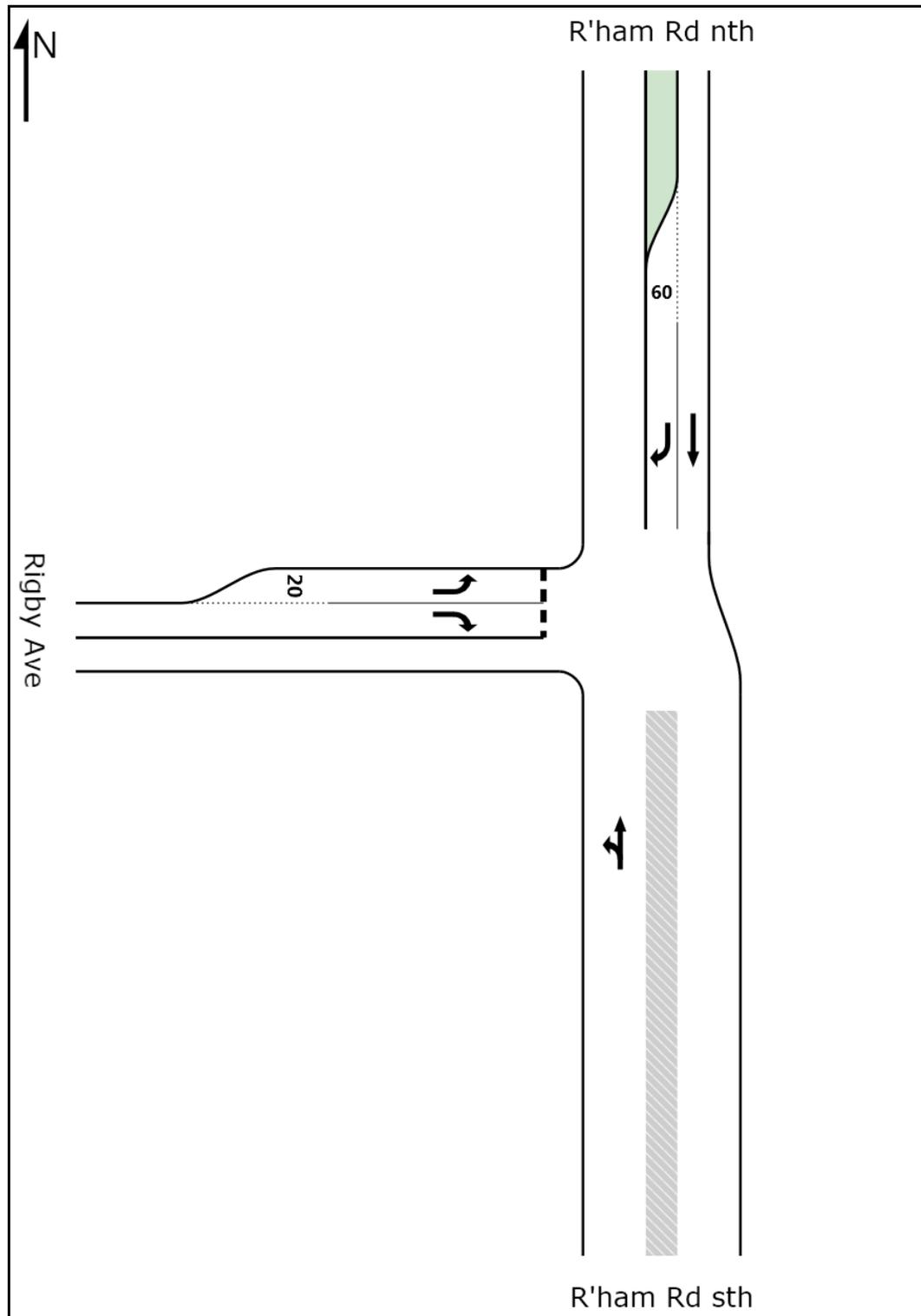
Figure 2.10: PM Peak hour turning movements

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h	
							Vehicles veh	Distance m				
South: R'ham Rd sth												
1	L	21	10.0	0.292	7.7	LOS A	0.0	0.0	0.00	1.17	48.6	
2	T	534	3.7	0.292	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
Approach		555	3.9	0.292	0.3	NA	0.0	0.0	0.00	0.04	59.5	
North: R'ham Rd nth												
8	T	786	4.0	0.602	9.8	LOS A	12.1	87.6	1.00	0.00	43.1	
9	R	143	1.5	0.602	17.6	LOS C	12.1	87.6	1.00	1.23	42.8	
Approach		929	3.6	0.602	11.0	NA	12.1	87.6	1.00	0.19	43.1	
West: Rigby Ave												
10	L	77	0.0	0.793	92.2	LOS F	4.5	32.0	0.89	1.44	12.1	
12	R	17	12.5	0.793	93.0	LOS F	4.5	32.0	0.89	1.29	12.0	
Approach		94	2.2	0.793	92.4	LOS F	4.5	32.0	0.89	1.42	12.1	
All Vehicles		1578	3.6	0.793	12.1	NA	12.1	87.6	0.64	0.21	42.9	

Figure 2.11: PM Peak hour turning movements with revised intersection layout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h	
							Vehicles veh	Distance m				
South: R'ham Rd sth												
1	L	21	10.0	0.292	7.7	LOS A	0.0	0.0	0.00	1.17	48.6	
2	T	534	3.7	0.292	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
Approach		555	3.9	0.292	0.3	NA	0.0	0.0	0.00	0.04	59.5	
North: R'ham Rd nth												
8	T	786	4.0	0.414	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
9	R	143	1.5	0.188	10.7	LOS B	0.7	5.2	0.56	0.82	45.1	
Approach		929	3.6	0.414	1.7	NA	0.7	5.2	0.09	0.13	57.2	
West: Rigby Ave												
10	L	77	0.0	0.127	11.2	LOS B	0.4	3.1	0.54	0.82	37.1	
12	R	17	12.5	0.398	115.9	LOS F	1.2	9.3	0.97	1.03	10.1	
Approach		94	2.2	0.398	30.0	LOS D	1.2	9.3	0.62	0.86	25.1	
All Vehicles		1578	3.6	0.414	2.9	NA	1.2	9.3	0.09	0.14	55.1	

Figure 2.12 Alternative layout of Rockingham Rd / Rigby Ave intersection



3. FUTURE TRAFFIC

3.1. FUTURE TRAFFIC

Traffic growth on the major road network is typically in the order of 2-3% annually. As Rigby Avenue is not a major road and the residential roads to the south of Rigby Avenue are fully developed it is not expected that general traffic growth will have any significant affect on Rigby Avenue in the future. However, the imminent development of planned new residential roads in the Packham North precinct, to the west and north of Rigby Avenue, has the potential to significantly increase the volume of traffic using that road.

3.2. PACKHAM NORTH DISTRICT STRUCTURE PLAN

The Council adopted a District Structure Plan (DSP) for the Packham North precinct on 11 August 2011 (*refer Council Minute No. 4589*) and the District Structure Plan map is included as Figure 3.1. The road network for the DSP was briefly described in Section 5.3 Transport and Access Network of the DSP report dated August 2011. Unfortunately, that report lacks important transport information about the road network for the DSP area, such as a road hierarchy for the precincts road network, details of forecast traffic volumes for the area, or the distribution of traffic generated by the new development onto the existing road network. Although Rigby Avenue can logically be expected to carry traffic to/from the DSP area, it was not referred to in the report, except for being labelled on maps.

Ideally, a detailed Transport Assessment or Traffic Impact Assessment should have been completed for the District Structure Plan whilst it was being prepared, to ensure that the traffic impact of the precinct was fully quantified and understood. If that had happened the total traffic generation from the new development areas could have been forecast and the distribution of that traffic onto the surrounding road network predicted, which would have resulted in a more informed planning process. There is greater recognition of the need for these studies by Engineering and Planning staff and Transport Assessments are now increasingly being requested for developments during the planning process.

3.3. OCEAN ROAD EXTENSION TO ROCKINGHAM ROAD

Prior to the Packham North DSP being developed it was planned to extend Ocean Road east from Hamilton Road to connect to Rockingham Road at a point mid-way between goldsmith Road and Reserve Road. This future road was shown in the Packham District Structure Plan adopted by the Council on 25 May 1999, and would have provided an efficient Neighbourhood Connector road from Cockburn Road to Rockingham Road that would have avoided the need for through traffic to use Rigby Avenue. The Packham District Structure Plan map is shown in Figure 3.2.

This was investigated in 2008 when the City engaged Porter Consulting Engineers to investigate options for the connection of Ocean Road to Rockingham Road, as planned in the City's Town Planning Scheme. A report titled "*Ocean Road, Spearwood - Road*

extension: Alignment options and intersection location, December 2008” was produced that considered the following 4 alignment options, which are shown in Figure 3.3:

- Option A - extend Ocean Road to connect to the west end of Rigby Avenue;
- Option B – extend Ocean Road on a direct alignment to connect to Rockingham Road at the intersection with Reserve Road, via a 4-leg roundabout;
- Option C – extend Ocean Road on a slightly less direct alignment to connect to Rockingham Road as a T-intersection at the crest on Rockingham Road approximately 70 metres north of Reserve Road; and
- Option D – extend Ocean Road via the least direct and curved alignment to connect to Rockingham Road close to Goldsmith Street, but close to the freight railway.

The report contained the following conclusions about the options:

“In evaluating alternate alignment Options A, B, C and D it is considered that Option A to extend Ocean Road to connect with Rigby Avenue has:

- *the least land take requirement;*
- *the lowest developable land impact; and*
- *the lowest road construction cost*

However, Option A will impact on the current use and designation of Rigby Avenue as a Local Road. Rigby Avenue traffic volumes will increase from the current 2,000 veh/day to around 5,000 veh/day. Although this will affect residential amenity, it does not detract from the road’s potential to function as a Local Distributor.”

It is understood that it was decided during the preparation of the DSP that the extension of Ocean Road would not be required and traffic would instead be encouraged to use Spearwood Avenue. This position was confirmed in an email from the City’s then Coordinator Strategic Planning to a Local Structure Plan stakeholder, dated 22 July 2009, when he stated:

“In respect to Ocean Road I can advise that its extension is no longer on the agenda given the difficulty of making an intersection with Rockingham Road and that it is proposed to cul-de-sac the western end as part of a possible golf course proposal on the Regional Open Space land. Having said that there still remains the question of access to your development off Rockingham Road that needs to be resolved as it is equally problematic and may require modifications to Rockingham Road in the form of a turning lane to provide protection to your residents.”

The matter of access via Rockingham Road and Rigby Avenue remains unresolved as no traffic management treatments on either road have been proposed as part of the Local Structure Planning. If no action is taken then some of the traffic travelling to/from the Packham North DSP area will use Rigby Avenue, increasing the volume of traffic on that road to an undesirable level and negatively impacting on the amenity and safety of that road.

Figure 3.1: Packham North District Structure Plan

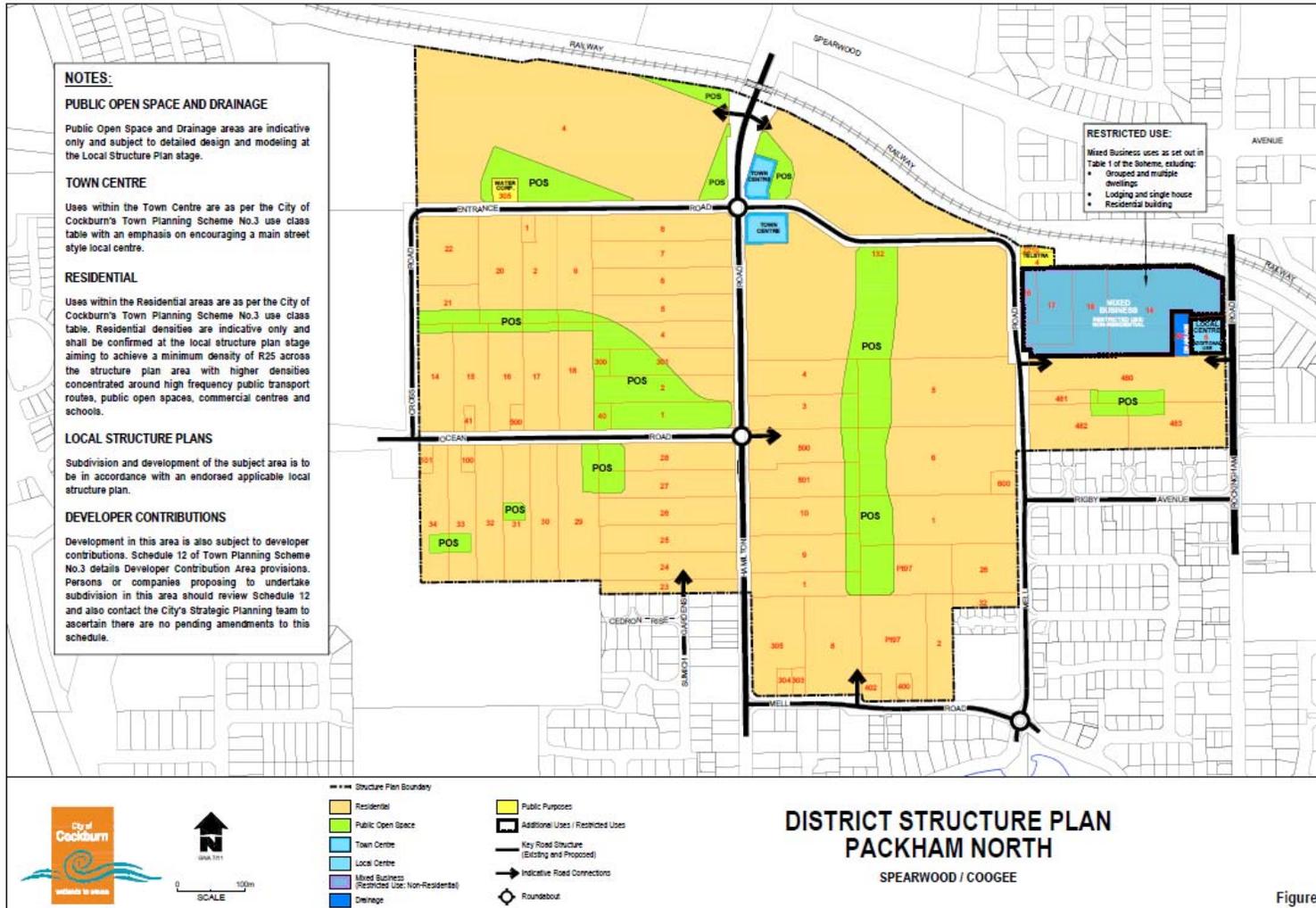


Figure 3.2: Packham District Structure Plan 1999

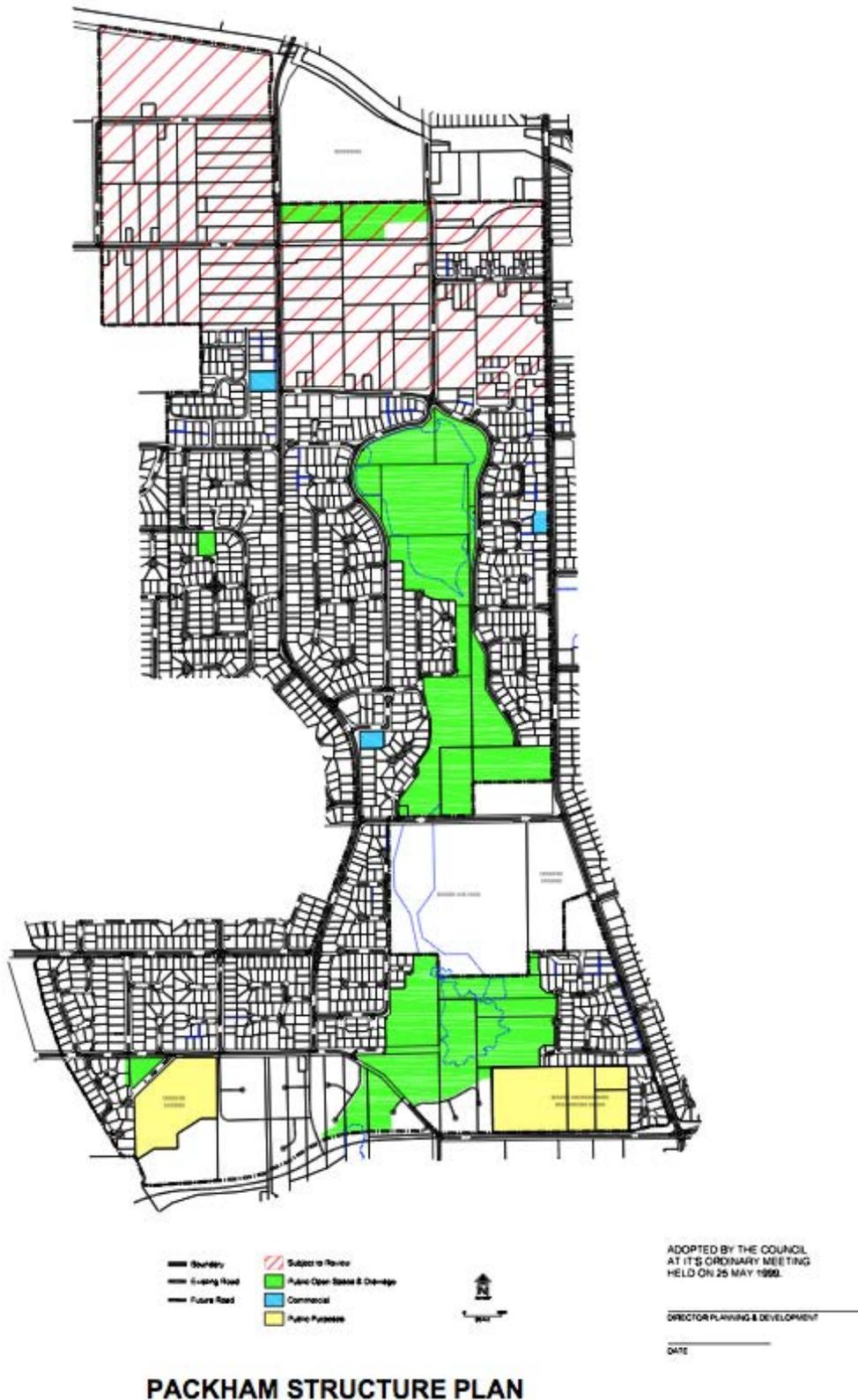
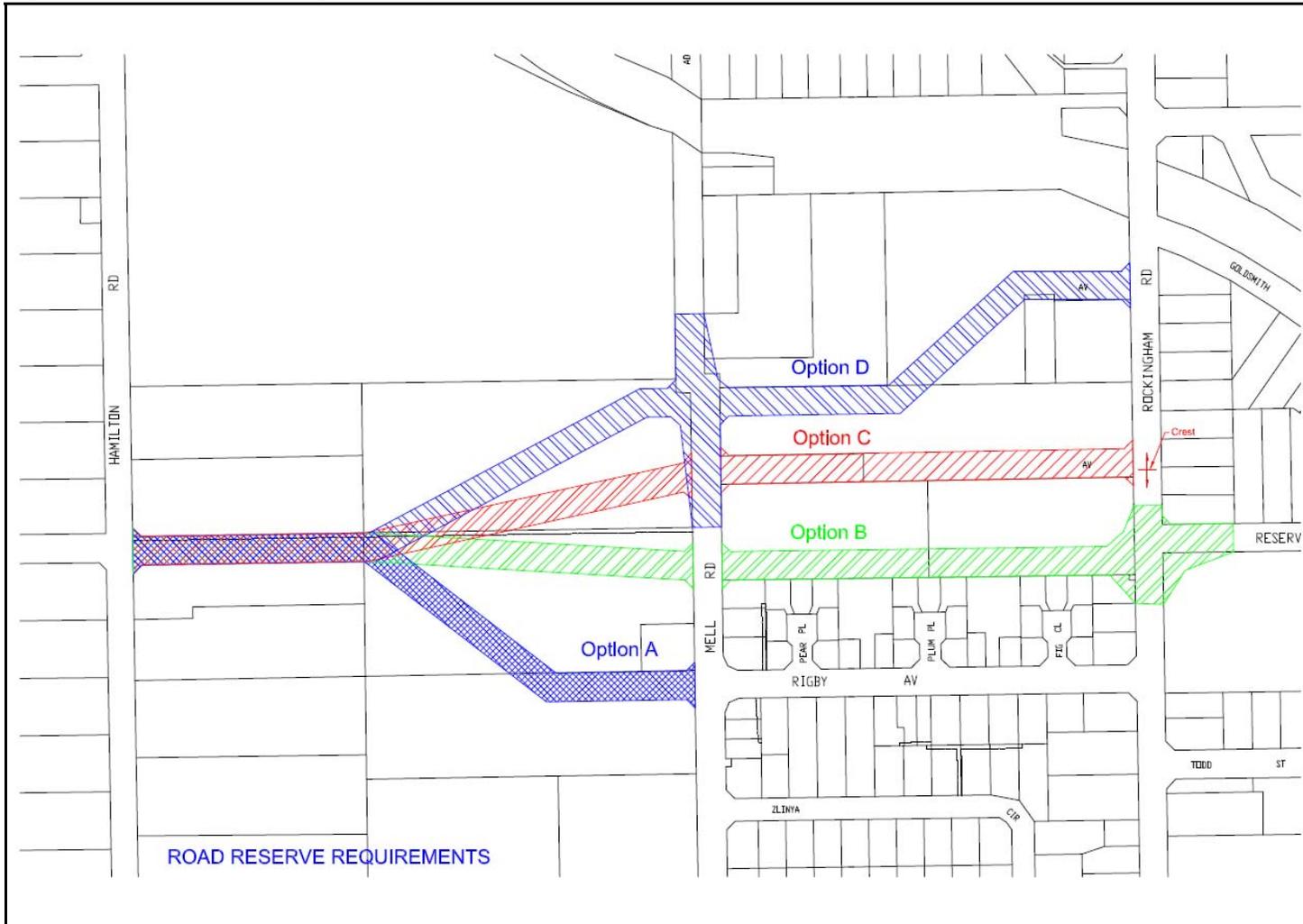


Figure 3.3: Ocean Road alignment options



3.4. LOCAL STRUCTURE PLANS

The subject section of the District Structure Plan is divided into three Local Structure Plans areas, being Watson to the north and Ocean Crest Estate to the south, and Mell Gardens east of Mell Road. The Council adopted Local Structure Plans for Watson and Ocean Crest LSPs on 13 October 2011 (*refer Council Minute Nos. 4621 and 4622*) and Mell Gardens on 10 November 2011 (*refer Council Minute No. 4664*). The maps for these areas are included as Figures 3.4 to 3.6 inclusive.

In June 2011, Uloth & Associates prepared a Transport Assessment report (the Uloth report) for all the LSPs within the Packham North DSP, which is included as Appendix 5 of the Final Watsons Local Structure Plan (LSP) report by Roberts Day Pty Ltd, dated June 2012. The Uloth report does address transport issues in more detail than the DSP report as it includes important information such as a functional road hierarchy and overall estimates of trip generation from the LSP area. The Uloth report estimates that 1,700 trips will be generated by the residential area in the LSP north of Ocean Road and east of Hamilton Road, 1,700 trips by the Local Centre and 1,800 trips by the residential area south of Ocean Road and east of Hamilton Road.

To estimate the likely volume of this new traffic that could impact on Rigby Avenue consideration has been given to such factors as the layout of the proposed road networks, the level of connectivity they have to Mell Road or Hamilton Road, the proximity to Rigby Avenue and the likely desire lines to trip generators. It is estimated that 25% of the residential traffic and 10% of the Local Centre traffic from north of Ocean Road could choose to travel along Rigby Avenue, plus 50% of the traffic south of Ocean Road. Most of the traffic from the Packham North precinct can reasonably be expected to use Hamilton Road for access because of the connectivity to that road and the convenient access that would provide to Spearwood Avenue, and then either Cockburn Road or Rockingham Road.

This amounts to an estimated 1,500 additional trips on Rigby Avenue, which is less than the additional 3,000 additional trips per day suggested by Porter Consulting Engineers report about the proposed Ocean Road extension. This would increase the existing traffic volume on Rigby Avenue by 58% to approximately 4,100 vehicles per day. This means that the peak hour volumes would be in the order 400 vehicles per hour, or 7 vehicles per minute.

Although Rigby Avenue could theoretically accommodate that additional traffic that volume is higher than the maximum desirable volume of 3,000 vehicles per day suggested for Access roads. The impacts of the additional traffic would include a reduction of amenity for residents of that road; increased delays when trying to leave properties and enter Rigby Avenue traffic; a higher risk of a crash due to increased exposure; and, reduced performance of the Rockingham Road / Rigby Avenue intersection. As noted previously, the matter of access via Rockingham Road and Rigby Avenue remains unresolved as no traffic management treatments on either road have been proposed as part of the Local Structure Planning to address the issue of increased traffic along Rigby Avenue.

Figure 3.4: Ocean Crest Estate Local Structure Plan

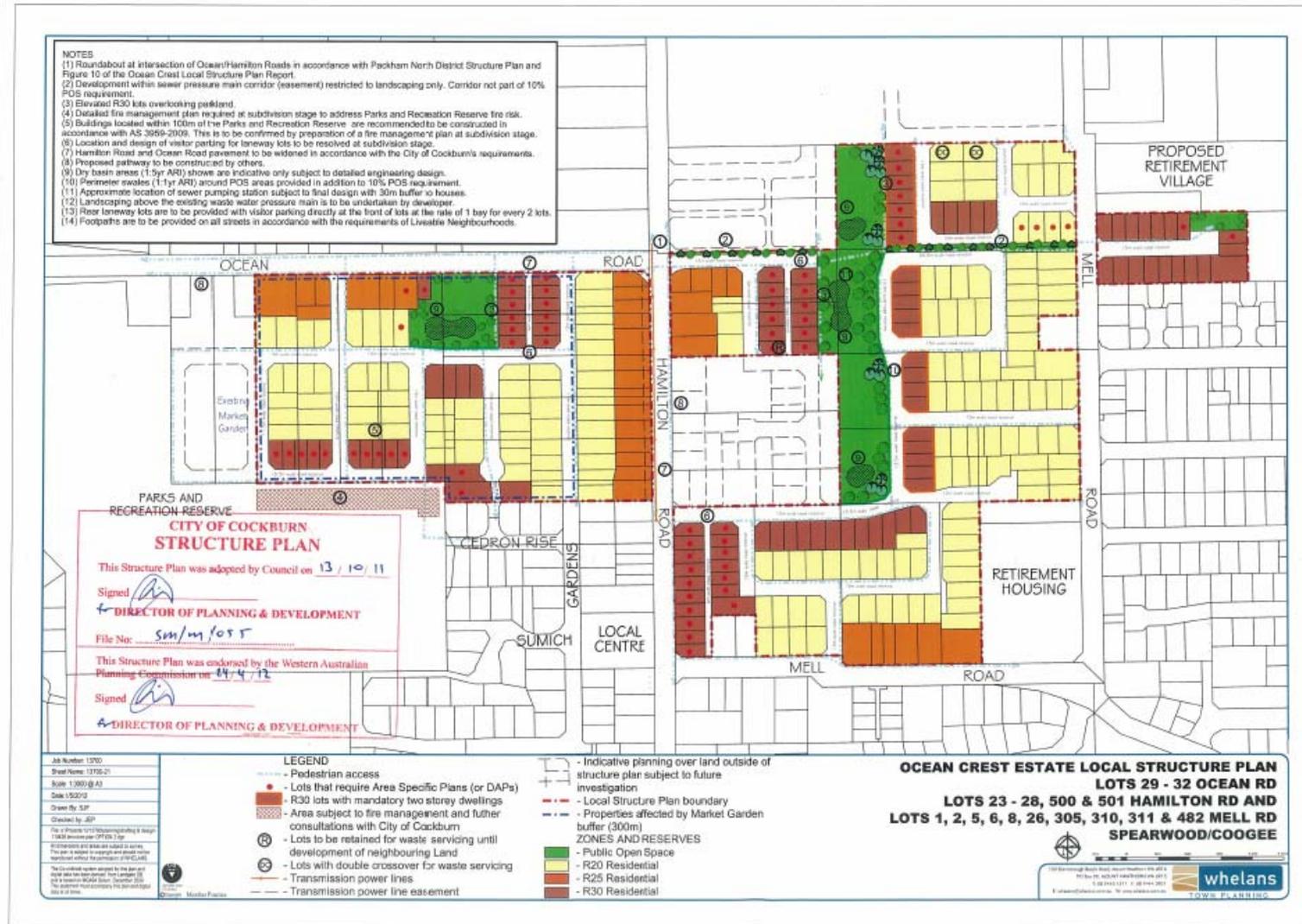


Figure 3.5: Watson Local Structure Plan

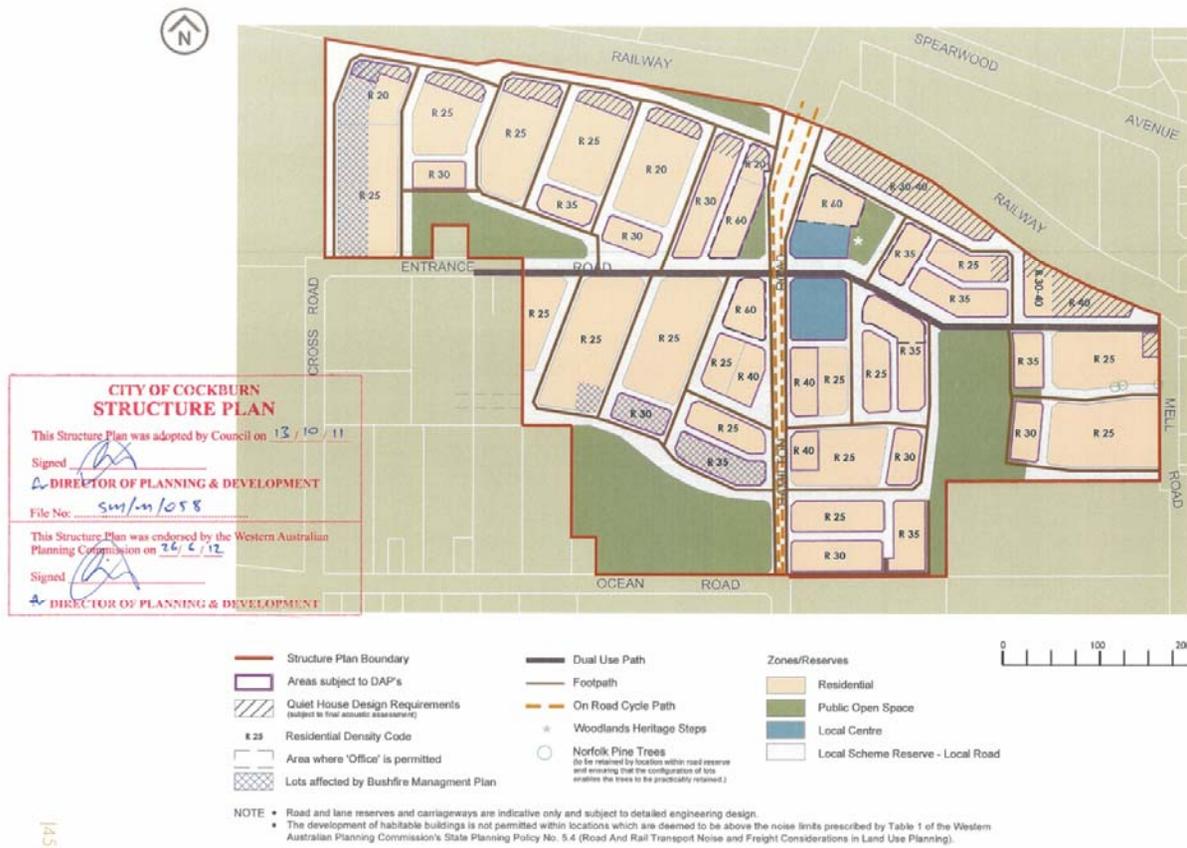
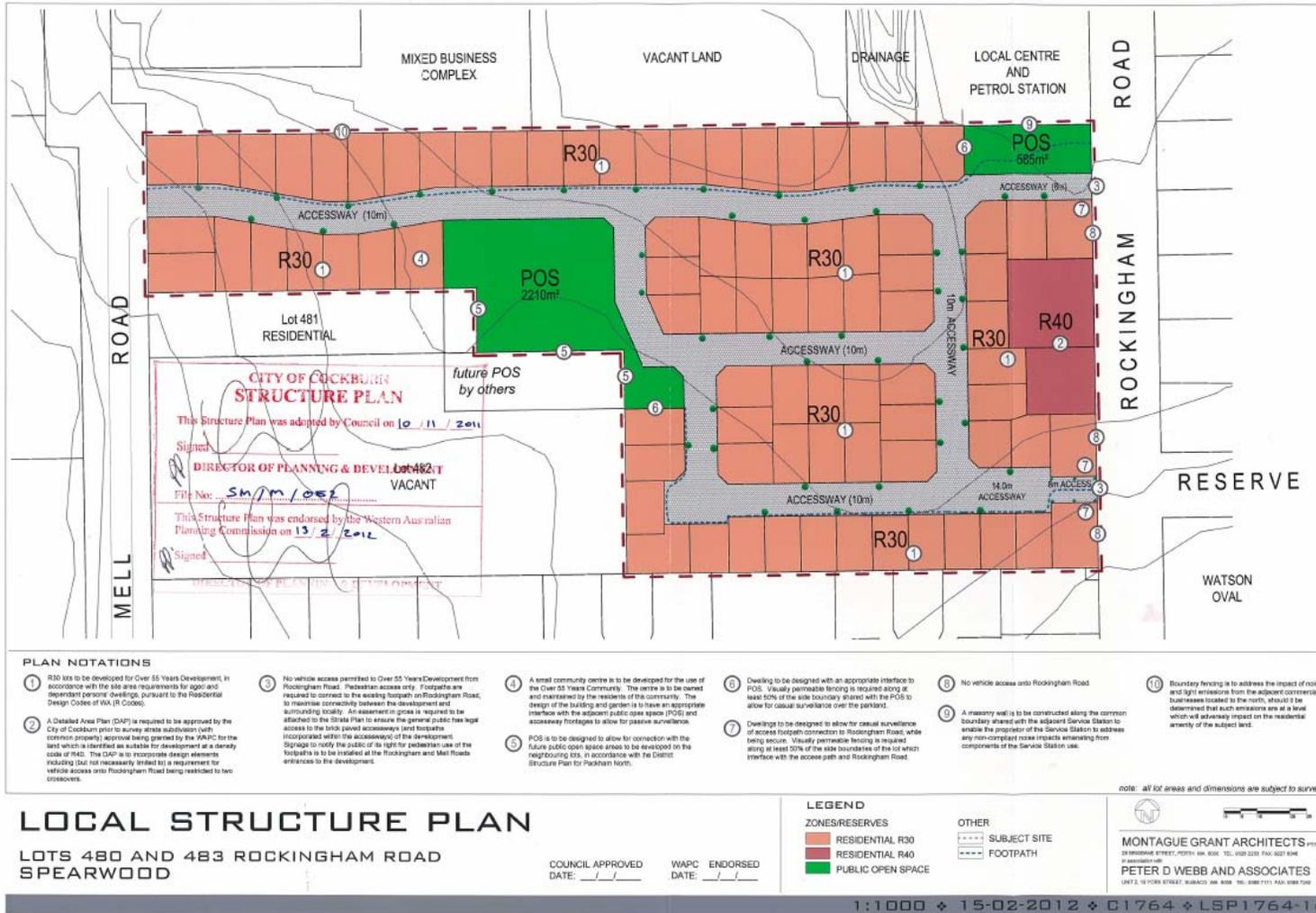


FIGURE 19: Local Structure Plan

Figure 3.6: Mell Gardens Local Structure Plan



4. DETERMINING THE NEED FOR ACTION

4.1. DO NOTHING

Rigby Avenue currently has an Average Weekday Traffic volume of 2,744 vehicles, which is within the desirable volume range for a road with an Access road classification. Two assessments for the need for traffic calming/management treatment in Rigby Avenue were conducted in August 2011 and in July 2012 by applying crash and traffic data to the warrant system in Council Policy SEW3 Local Area Traffic Management. In both instances the intervention level to suggest action is needed could not be satisfied. A third assessment using a similar but updated policy from another LGA reached the same conclusion.

On-site observation and an analysis of the performance of the Rigby Avenue / Rockingham Road intersection has found that the current AM and PM peak hour traffic operation is acceptable. The only crashes reported to have occurred on Rigby Avenue in the 5-years to 31/11/2011 were 6 crashes at the intersection of Rockingham Road. That number of crashes is very low considering that Rockingham Road carries more than 16,000 vehicles each weekday. An analysis of the intersection performance found that it is operating acceptably during the AM and PM peak hours.

Considering the above information, the need for a road closure or any type of traffic calming/management treatment to address the current traffic operation of Rigby Avenue is simply not warranted.

Whilst the current operation of Rigby Avenue is considered to be acceptable the impact of traffic growth created by the development of planned new residential roads in the Packham North precinct has the potential to significantly increase the volume of traffic using that road. The predicted ultimate volume of up to 5,000 vehicles per day will exceed the desirable traffic volume for an Access road classification and result in safety and amenity impacts for residents. Peak hour traffic congestion would be a particular problem on Rigby Avenue if a 'do- nothing' approach is adopted.

Doing nothing will result in Rigby Avenue having an ultimate weekday traffic volume of up to 5,000 vehicles once urban development in the Packham North District is complete.

4.1.1. ROCKINGHAM RD / RIGBY AVE INTERSECTION + FUTURE TRAFFIC

The operation of the intersection has been re-analysed using SIDRA Intersection software, to get an understanding of what impact a weekday traffic volume of 4,100 vehicles on Rigby Avenue would have on the Rigby Avenue / Rockingham Road intersection. To analyse this, the volume of the turning movements in/out of Rigby Avenue collected in February was increased by 58% and the volumes on Rockingham Road were left unchanged.

The same three scenarios used in Section 2.5 were used – that is the AM Peak hour, the PM Peak hour, and a PM Peak hour with a revised intersection layout. The results of those analyses are shown in Figures 4.1 to 4.3.

In the AM peak period, the overall performance is acceptable and motorists would experience minor increases to delays and queue lengths, when compared to current conditions. The situation is considerably worse in the PM Peak hour for Rigby Avenue motorists, when they will experience a Level of Service F. Queue lengths along Rigby Avenue would extend 164 metres, or just over halfway, along the road and average delays would be in the order of 5 minutes before the head of the queue is reached and a suitable safe gap is found to enter Rockingham Road traffic.

The intersection performance is generally much better when the upgraded intersection layout, as shown in Figure 2.12, is used. Both delays and queue lengths generally reduce substantially, although the right-turn out of Rigby Avenue would still experience a delay of almost 4 minutes.

To consider a worse-case scenario, the intersection performance was further analysed using a volume of 5,000 vehicles per day as forecast in the report done by Porter Consulting Engineers in 2008.

In the AM Peak hour, Rockingham Road traffic is again not significantly affected and general intersection performance is acceptable, when compared to current conditions. In Rigby Avenue, average delays increase by approximately 50% to 30 seconds and queue lengths triple to be up to 32 metres long. In the PM Peak hour, the model indicates that the situation in Rigby Avenue will be considerably worse with a Level of Service F, queue lengths would extend 224 metres, or more than two-thirds, along the road and average delays would be in the order of 5 ½ minutes. The model indicates that a queue length of up to 132 metres would be experienced by southbound traffic on Rockingham Road but as stated earlier in this report this is unlikely because through traffic is able to pass turning vehicles.

Again, intersection performance is generally much better when the upgraded intersection layout is used. Both delays and queue lengths generally reduce substantially, although the right-turn out of Rigby Avenue would still experience a delay of almost 5 minutes. If such lengthy delays were to be realised, it is anticipated a large proportion of the vehicles making

that right-turn would seek out other access points onto Rockingham Road, such as Gerovich Way.

The above analyses indicate that if no action is taken to prevent additional traffic from the Packham North precinct using Rigby Avenue, then modification of the Rockingham Road / Rigby Avenue intersection will be necessary to maintain an acceptable level of intersection performance and to allow the intersection to operate relatively safely. These modifications include providing a protected right-turn lane on Rockingham Road and separate left and right turn lanes out of Rigby Avenue.

Rigby Avenue does not currently meet the Council policy intervention levels to warrant traffic management, however, as urban development in the Packham North District proceeds the volume of traffic using Rigby Avenue will increase.

Figure 4.1: AM Peak intersection performance – 4,100 vpd

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h	
							Vehicles veh	Distance m				
South: R'ham Rd sth												
1	L	17	0.0	0.375	7.4	LOS A	0.0	0.0	0.00	1.16	48.6	
2	T	696	3.9	0.375	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
Approach		713	3.8	0.375	0.2	NA	0.0	0.0	0.00	0.03	59.7	
North: R'ham Rd nth												
8	T	419	7.0	0.337	7.9	LOS A	4.7	34.8	0.89	0.00	45.4	
9	R	66	2.5	0.337	15.7	LOS C	4.7	34.8	0.89	1.10	44.2	
Approach		485	6.4	0.337	8.9	NA	4.7	34.8	0.89	0.15	45.2	
West: Rigby Ave												
10	L	163	2.0	0.559	23.6	LOS C	2.7	19.5	0.82	1.11	28.2	
12	R	17	0.0	0.559	23.8	LOS C	2.7	19.5	0.82	1.09	28.1	
Approach		180	1.8	0.559	23.6	LOS C	2.7	19.5	0.82	1.11	28.2	
All Vehicles		1378	4.5	0.559	6.3	NA	4.7	34.8	0.42	0.21	49.0	

Level of Service (LOS) Method: Delay (HCM 2000).

Vehicle movement LOS values are based on average delay per movement

Minor Road Approach LOS values are based on average delay for all vehicle movements.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.

SIDRA Standard Delay Model used.

Figure 4.2: PM Peak intersection performance – 4,100 vpd

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h	
							Vehicles veh	Distance m				
South: R'ham Rd sth												
1	L	34	10.0	0.300	7.7	LOS A	0.0	0.0	0.00	1.15	48.6	
2	T	534	3.7	0.300	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
Approach		567	4.1	0.300	0.5	NA	0.0	0.0	0.00	0.07	59.2	
North: R'ham Rd nth												
8	T	786	4.0	0.717	14.3	LOS B	14.9	107.6	1.00	0.00	39.4	
9	R	226	1.5	0.717	22.1	LOS C	14.9	107.6	1.00	1.36	38.9	
Approach		1013	3.4	0.717	16.0	NA	14.9	107.6	1.00	0.30	39.3	
West: Rigby Ave												
10	L	121	0.0	1.202	306.5	LOS F	23.0	164.2	1.00	3.35	4.3	
12	R	26	12.5	1.202	307.3	LOS F	23.0	164.2	1.00	2.56	4.3	
Approach		147	2.2	1.202	306.6	LOS F	23.0	164.2	1.00	3.21	4.3	
All Vehicles		1727	3.5	1.202	35.7	NA	23.0	164.2	0.67	0.47	28.9	

Figure 4.3: PM Peak hour – 4,100 vpd, with revised intersection layout

Movement Performance - Vehicles												
Mov ID	Turn	Demand Flow veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue		Prop. Queued	Effective Stop Rate per veh	Average Speed km/h	
							Vehicles veh	Distance m				
South: R'ham Rd sth												
1	L	34	10.0	0.300	7.7	LOS A	0.0	0.0	0.00	1.15	48.6	
2	T	534	3.7	0.300	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
Approach		567	4.1	0.300	0.5	NA	0.0	0.0	0.00	0.07	59.2	
North: R'ham Rd nth												
8	T	786	4.0	0.414	0.0	LOS A	0.0	0.0	0.00	0.00	60.0	
9	R	226	1.5	0.304	11.5	LOS B	1.4	9.8	0.60	0.88	44.4	
Approach		1013	3.4	0.414	2.6	NA	1.4	9.8	0.13	0.20	55.8	
West: Rigby Ave												
10	L	121	0.0	0.202	11.5	LOS B	0.7	5.1	0.56	0.84	36.8	
12	R	26	12.5	0.788	227.2	LOS F	2.8	21.4	0.99	1.14	5.7	
Approach		147	2.2	0.788	50.0	LOS E	2.8	21.4	0.64	0.89	18.7	
All Vehicles		1727	3.5	0.788	5.9	NA	2.8	21.4	0.13	0.21	50.8	

4.2. DO SOMETHING

As mentioned previously, if no action is taken the volume of traffic on Rigby Avenue will exceed the maximum desirable volume for a road with an Access road classification and that will negatively impact on the amenity, safety, and efficiency of the road, particularly for residents. In addition, it will be necessary to upgrade the Rockingham Road / Rigby Avenue intersection to address the issues that would be created by the additional traffic flow.

The choice of actions taken to address the future traffic growth will depend on whether it is considered acceptable for Rigby Avenue to have a future weekday traffic volume of 5,000 vehicles or, alternatively, that it is unacceptable and action needs to be taken to minimise the impact of future traffic growth on that road. If that traffic volume is considered acceptable, Rigby Avenue and Mell Road should be reclassified as Local Distributor roads and those roads upgraded to a suitable cross section for that road function.

If the traffic growth is considered unacceptable, traffic management treatments such the closure of Rigby Avenue or other roads, part closures, or a less effective treatment such as speed humps would need to be implemented to restrict or discourage through traffic. The following potential traffic management options are explored further in detail in Section 5 of this report:

Option Detail

- | Option | Detail |
|--------|--|
| 1 | Close Rigby Avenue at Mell Road. |
| 2 | <ul style="list-style-type: none"> a) Rigby Avenue remains open to traffic; b) Construct a new footpath along the north side of the road to reduce the need for pedestrians to cross the road; c) Upgrade the intersection of Rockingham Road / Rigby Avenue in the future to provide separate turn lanes on Rigby Ave and a protected right-turn lane on Rockingham Rd |
| 3 | <ul style="list-style-type: none"> a) Delete 2 future road connections to Mell Road from the Local Structure Plan b) Close Mell Road approximately 120 metre north of Rigby Avenue c) Consider an additional east-west link. |
| 4 | Reclassify Rigby Avenue to a Local Distributor road and upgrade the road |

5. TRAFFIC MANAGEMENT TREATMENT OPTIONS

Whilst the closure of Rigby Avenue is one traffic management option another three potential traffic management options, not involving the closure of Rigby Avenue, have been developed for discussion. The merits and impacts of these options are discussed in this section.

5.1. OPTION 1 – ROAD CLOSURE

5.1.1. IMPACTS OF ROAD CLOSURE

Rigby Avenue has been an established part of the public road network for more than 60 years, providing access to local properties and, as residential development in the area has grown, an increasing connector role between the local roads and Rockingham Road, a District Distributor road. Closing a long established through road and turning it into a cul-de-sac is effectively privatising a public road for the sole benefit of its residents, and in this case the residents of the cul-de-sacs connecting to Rigby Avenue. This may be a desirable outcome for those residents but it does have implications for the other users of the road.

Option 1, shown in Figure 5.1, is the closure of Rigby Avenue at Mell Road, which is assumed to be the petitioner's preferred location for the road closure as that would maintain their access to Rockingham Road. The detailed design of the concept road closure treatment would need to:

- maintain existing vehicle access to properties in the closed section of road;
- provide a turn-around area for non-local traffic, garbage trucks etc or guide them into Pear Place where they can turn around in the cul-de-sac and then return to Rockingham Road;
- maintain pedestrian and cyclist connectivity between Rigby Avenue and Mell Road;
- provide an adequate physical barrier to prevent vehicle access through the road closure. This would most likely be in the form of bollards, trees and shrubs; and
- maintain or replace the stormwater drainage collection function currently performed by side entry gullies in the subject section of road.

To satisfy the above requirements to a high standard it is estimated the cost of the road closure could be in the order of \$40,000.

This option would reduce the traffic on Rigby Avenue by approximately 80%. However, as discussed earlier, it would reduce the permeability of the local road network and transfer more than 2,000 existing vehicle trips to other roads each day.

Diverting traffic northwards along Mell Road to connect to Rockingham Road, as suggested in the petition, is not possible. Google Maps incorrectly shows Mell Road extending from its current northern end, at the freight railway line, to Rockingham Road as shown in Figure 5.2 That section of land is actually railway reserve, not road reserve, and it is extremely unlikely that the Public Transport Authority, who are responsible for the railway, would allow a road to

be built there in such close proximity to the railway line. Connecting Mell Road to Rockingham Road at the rail crossing is also very undesirable because of the safety issues that would create problems with vehicles entering and turning through vehicle queues, or storing across the rail crossing whilst waiting to turn. An aerial photograph of that railway reserve is shown in Figure 5.3.

In theory, Rigby Avenue could be closed at either Mell Road or Rockingham Road with similar consequences. The primary impact of closing the road would be the redistribution of the majority of traffic currently using that road. Considering the current layout of the surrounding road network, as shown in Figure 2.5, it is anticipated that most trips generated to/from properties east of Hamilton Road would transfer to Gerovich Way, via Pennlake Drive. Through traffic movements from west of Hamilton Road that are currently using Rigby Avenue would remain on Hamilton Road or transfer to Troode Street to the south.

Closing Rigby Avenue at Rockingham Road, as the petition appears to request, would result in all residents of Rigby Avenue, Fig Place, Pear Place and Plum Place having to use other local roads to get to either Rockingham Road further south at Gerovich Way or Hamilton Road at Mell Road. This is likely to increase their travel distance and travel time, depending on their destination. For example, assuming that their destination is to be reached via the Rockingham Road / Spearwood Avenue intersection, the travel distance from the west end of Rigby Avenue to that intersection is:

- 0.8 kilometres via Rigby Avenue and Rockingham Road;
- 2.4 kilometres via Mell Road, Hamilton Road and Spearwood Avenue; and
- 2.6 kilometres via Mell Road, Pennlake Drive, Gerovich Way, and Rockingham Road.

Alternatively, Rigby Avenue could be closed at Mell Road. Using a standard trip generation rate of 9 trips per household, the properties with direct vehicle access to Rigby Avenue and those in the three cul-de-sacs off Rigby Avenue are expected to generate approximately 460 vehicle trips per day. This means that approximately 2,140 of the remaining average weekday trips would be transferred to other routes. It is estimated that the current road layout would result in:

- approximately 1,300 vehicle trips transferring to Gerovich Way to continue to access the local road network between Hamilton Road and Rockingham Road, increasing the weekday traffic volume to 3,400 vehicles;
- approximately 650 vehicle trips transferring to Hamilton Road, increasing the weekday traffic volume to 9,700 vehicles; and
- approximately 200 vehicle trips transferring to Troode Street, increasing the weekday traffic volume to 3,300 vehicles.

This assumes a redistribution of 60% of Rigby Avenue traffic to Gerovich Way; 30% to Hamilton Road; and 10% to Troode Street. The traffic volumes that are estimated to occur due to the redistribution of traffic created by a road closure are shown in Figure 5.4.

The increases in traffic volume on Hamilton Road and Troode Street would be acceptable considering that they are District Distributor and Local Distributor roads respectively and the final volume is within the desirable traffic volume range for those road classes. However, increasing the traffic volume on Gerovich Way to more than the current volume of Rigby Avenue is not desirable or equitable, as both roads are classified as Access roads and share the same function. It would certainly be opposed by the residents of Gerovich Way in the same manner that Rigby Avenue residents want to minimise or restrict non-local traffic from their road. The additional traffic would place greater pressure on the operation of the Rockingham Road / Gerovich Way intersection, resulting in reduced intersection performance and greater likelihood of crashes at that intersection.

Considering the above information the closure of Rigby Avenue is not recommended because:

- The current operation of Rigby Avenue has been demonstrated to be safe and acceptable for the roads approved road function;
- It is a public road that has been part of the local road network for more than 60 years;
- It is the individual's responsibility to be diligent and investigate and consider the current and potential future operation of a road, amongst other factors, before deciding to purchase property/reside there;
- Closing the road is contradictory to the practice of trying to provide permeable and legible road networks;
- The volume of traffic currently using the road is acceptable for the road's classification as an Access road;
- The likely transfer of the majority of traffic to Gerovich Way is not an equitable outcome and will logically be opposed by residents of that road.

In summary, the closure of Rigby Avenue would transfer most of the existing traffic using that road to other roads in the area, all of which also have homes along them. This is not an equitable or responsible way to manage the City's road network.

5.1.2. FORMAL PROCEDURE FOR ROAD CLOSURE

The City has responsibility for the management of Rigby Avenue and could close the road, subject to compliance with the requirements of Section 3.50 of the Local Government Act 1995, which are included in Appendix B. If the Council decide to support the closure of Rigby Avenue, it will be necessary to undertake community consultation and it is recommended that this would involve all households/property owners in the area west of, but not including, Rockingham Road; south of the freight railway line; east of, but not including, Hamilton Road; and, north from Troode Street.

Figure 5.1: Option 1



Figure 5.2: Extract from Google Maps

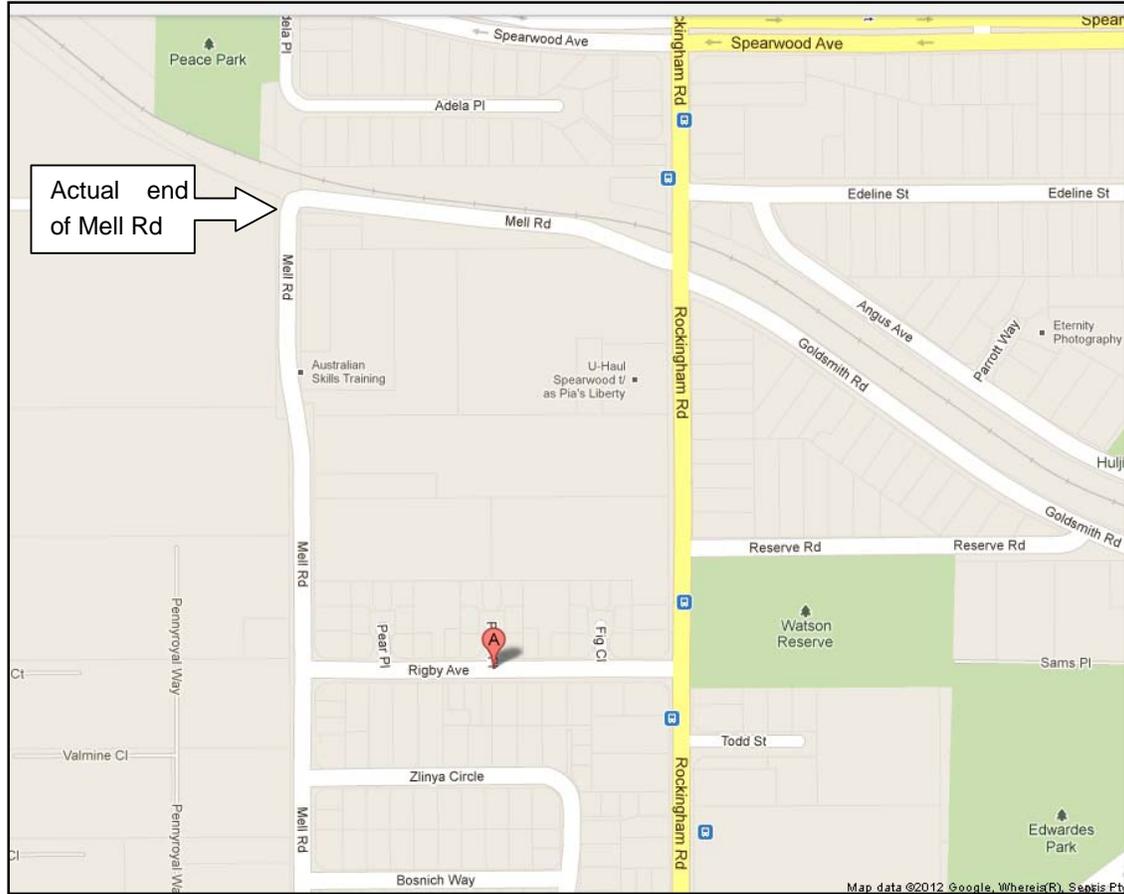


Figure 5.3: Aerial photo of rail reserve

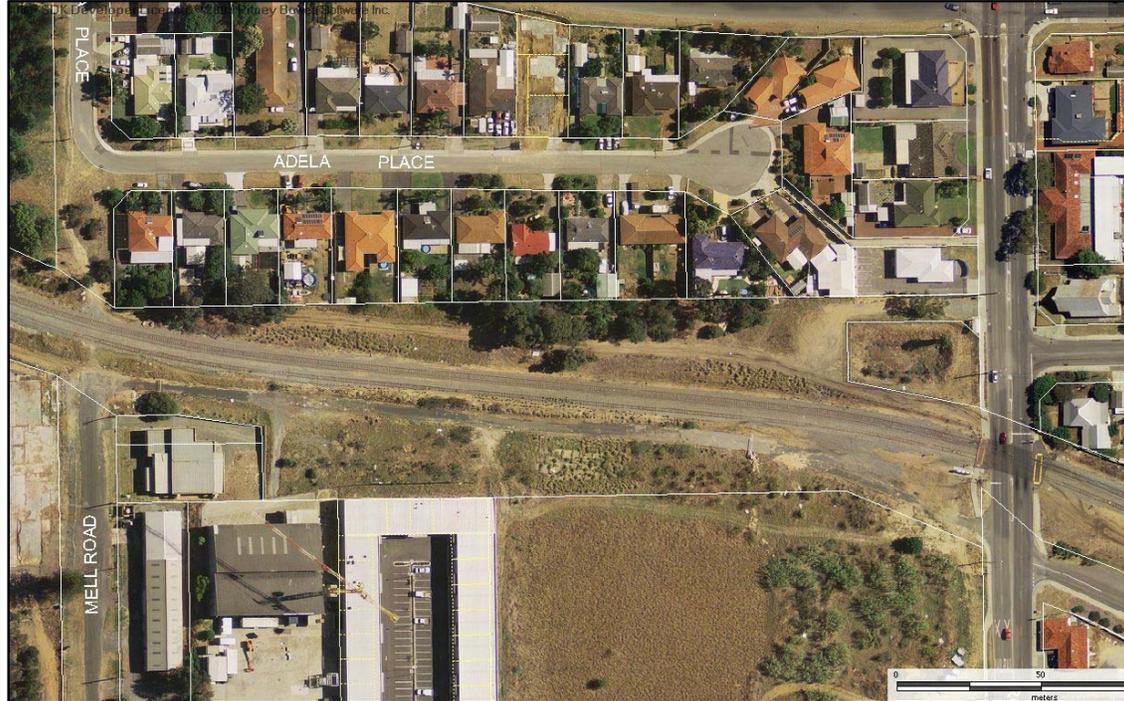
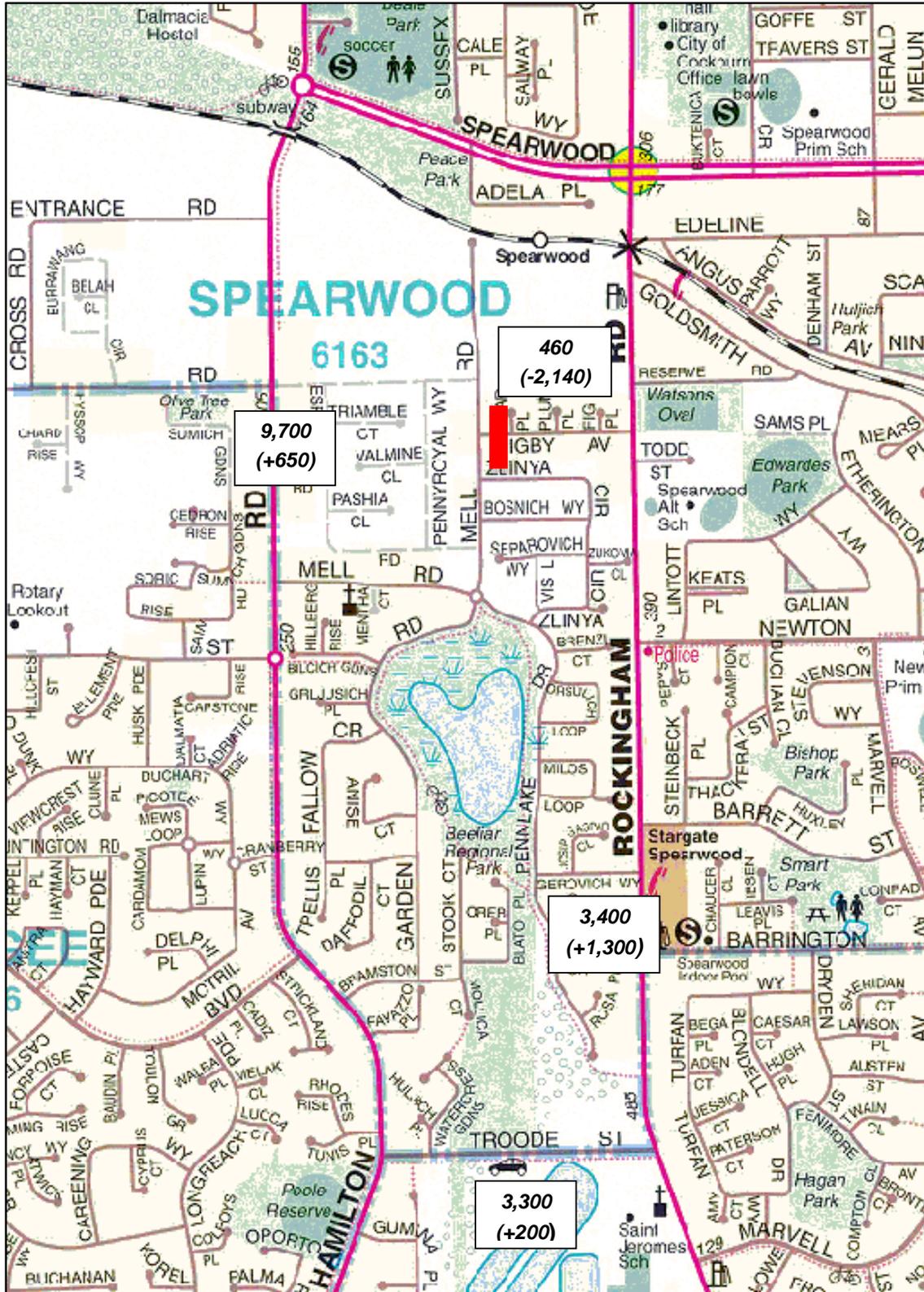


Figure 5.4: Estimated weekday traffic volumes due to closure of Rigby Avenue



5.2. OPTION 2 – MANAGING EXISTING TRAFFIC

Option 2, shown in Figure 5.5, involves:

- d) Rigby Avenue remains open to traffic;
- e) A new footpath is constructed along the north side of the road to reduce the need for pedestrians to cross the road;
- f) The intersection of Rockingham Road / Rigby Avenue is upgraded in the future to provide separate turn lanes on Rigby Ave and a protected right-turn lane on Rockingham Rd

This option ensures that Rigby Avenue continues to function as a public road providing continued access to the subject section of Spearwood. The construction of a new footpath along the northern side of the road would address resident's safety concerns about needing to cross the road to the existing footpath on the southern side of the road. As noted in Section 2.5, the modified layout results in the following:

- No impact on northbound Rockingham Road traffic;
- Reduced delays and queue lengths for southbound Rockingham Road traffic;
- Reduced delays for traffic turning left out of Rigby Avenue;
- Reduced queue lengths for traffic turning right out of Rigby Avenue;
- Average delays for traffic turning right out of Rigby Avenue increase from 93 seconds to 116 seconds. This delay is not ideal but it is important to note that it is the lowest volume turning movement at the intersection, from the minor leg of the intersection, and it requires motorists to find safe gaps in both northbound and southbound traffic on Rockingham Road before proceeding.

The implementation cost of this option is estimated to be in the order of \$75,000, which consists of \$25,000 for a new 1.5m wide footpath and \$50,000 for the intersection upgrade. This option will result in improved performance of the Rockingham Road / Rigby Avenue intersection as well as ensuring that the intersection will operate safely and efficiently in the future. However, it includes no measures to prevent additional traffic using the road or minimise the impacts of that additional traffic.

This option would not result in any change to the current volume of traffic using Rigby Avenue in the short-term. If the Rockingham Road/Rigby Avenue intersection is upgraded in the longer term, though, improving the safety at the intersection could result in it being used by some additional motorists.

Figure 5.5: Option 2



5.3. OPTION 3 – MINIMISING THE IMPACT OF FUTURE TRAFFIC

Option 3, shown in Figure 5.6, involves:

- a) Delete 2 future road connections to Mell Road from the Local Structure Plan
- b) Close Mell Road approximately 120 metre north of Rigby Avenue
- c) Consider an additional east-west link.

Option 3 would ensure that Rigby Avenue continues to function as a public road, and it addresses the impact of future traffic from the Packham North precinct by limiting vehicle connectivity between the established road network via Mell Road and the future road network of that precinct. Implementing Parts a) and b) of this option achieves what is considered to be a reasonable compromise by directing most of the new traffic to Hamilton Road via the 8 new road or lane connections. The location of the 3 road closures is indicated in Figure 5.7 to help understand what alternative access points will be available from the Packham North precinct. Discussions with developer stakeholders about these options have identified that Part c) of this option is not viable.

In the case of the new road connections to Mell Road from Ocean Crest Estate, those closures could be implemented at the subdivision stage by replacing the short north-south road with 2 properties, and amending the east-west road to have a cul-de-sac at Mell Road. The closure of Mell Road north of Rigby Avenue could not be done until such time that alternative access has been provided for the existing properties already occupied on that section of road, because it currently ends at the railway line. This would be when the new east-west road connecting to Hamilton Road, at Entrance Road, connects to Mell Road.

The cost of implementing this option would be met by the developers and therefore has not been estimated.

With this option, it is estimated that the current volume of traffic on Rigby Avenue would reduce by approximately 600 vehicles, to approximately 2,100 vehicles per day. This reduction would occur because the traffic currently using the cul-de-sac section of Mell Road would have to access Mell Road via Hamilton Road and the planned Entrance Road extension, instead of Rigby Avenue. Rigby Avenue may experience some additional traffic growth in the long-term but it is considered that the volume of weekday traffic would not increase beyond current levels.

Figure 5.6: Option 3

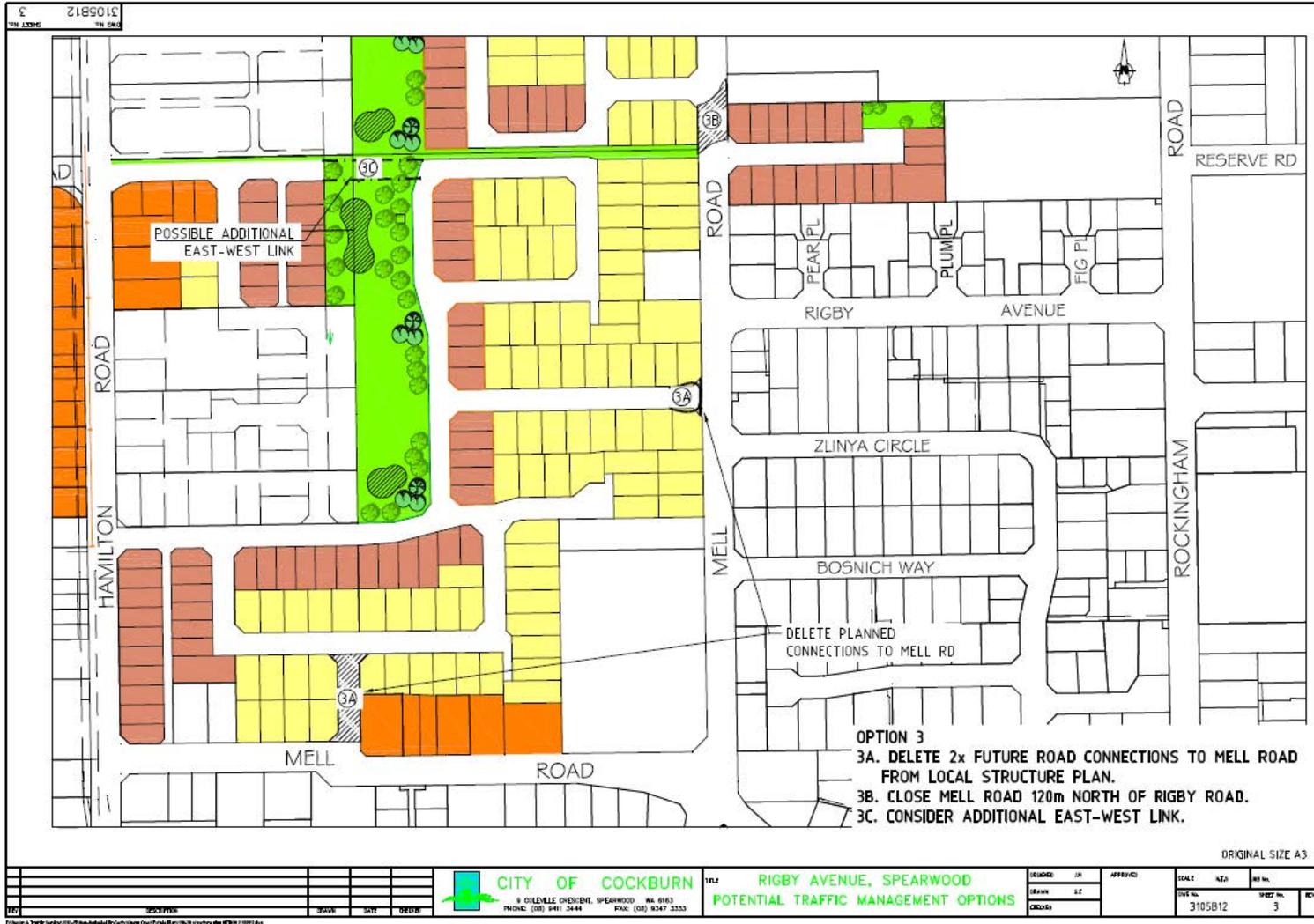
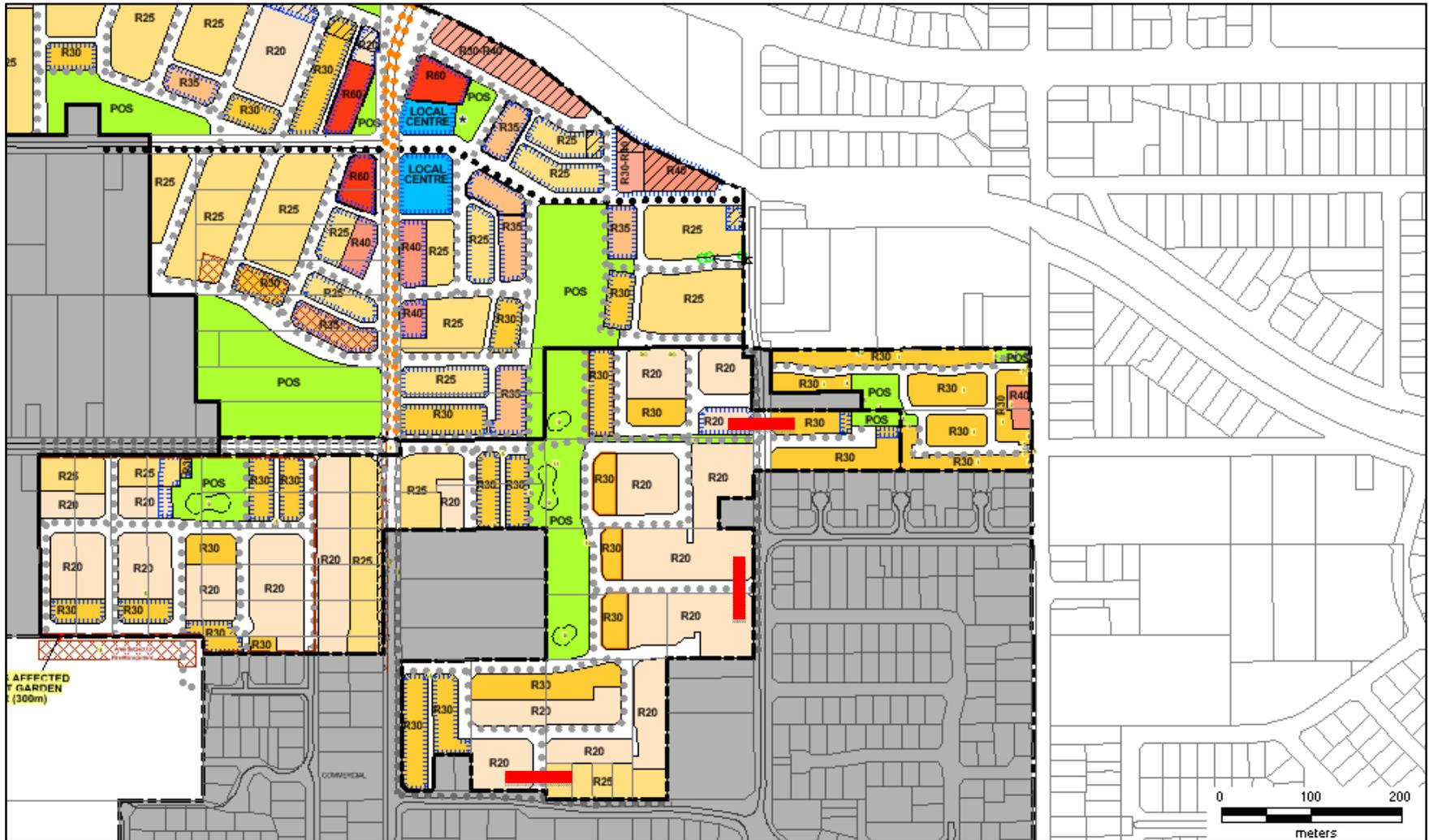


Figure 5.7: Packham North road network



5.4. OPTION 4 – RECLASSIFICATION AND UPGRADE OF RIGBY AVENUE

As discussed in Section 3.5, the issue of the ultimate volume of traffic using Rigby Avenue could potentially be addressed by accepting the future traffic growth as a fait accompli and reclassifying the road from an Access road to a Local Distributor / Neighbourhood Connector B road. Rigby Avenue, along with Mell Road, is effectively performing the function of a Local Distributor road because of the connectivity that east-west link provides between the subject section of Spearwood and the District Distributor roads of Hamilton Road and Rockingham Road. If no action is taken to minimise future traffic growth on Rigby Avenue then the volume of traffic the road will carry will certainly increase to be in the volume range of 3,000-7,000 vehicles per day considered acceptable for a Local Distributor / Neighbourhood Connector road.

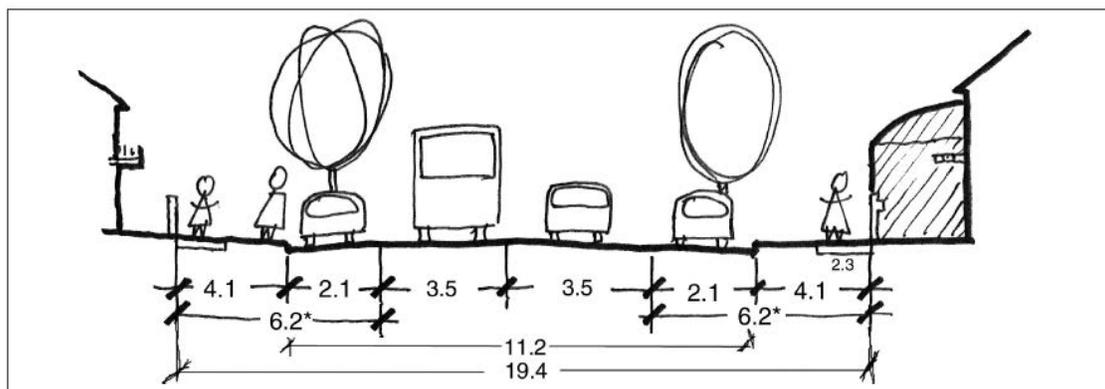
Rigby Avenue, road could then be upgraded to satisfy the cross section for a Neighbourhood Connector B road with a 19.4 metre wide reserve, as specified in the Liveable Neighbourhoods policy document being:

- 2 x 4.1 metre wide verges, with a 2.0-2.3 metre wide shared path provided on at least one verge;
- 2 x 2.1 metre wide parallel parking lanes with trees in the parking lane alignment; and
- 2 x 3.5 metre wide traffic lanes.

This cross section is shown in Figure 5.8.

As Mell Road is considered to be performing the same function as Rigby Avenue, it would be appropriate to upgrade the cross section of that road to the same standard, for consistency. Whilst there is no capital cost involved in reclassifying a road, the implementation cost of this upgrade of Rigby Avenue only is estimated to be in the order of \$120,000.

Figure 5.8: Neighbourhood Connector cross section



5.5. TIMING OF THE TRAFFIC MANAGEMENT OPTIONS

The time that each of the 4 traffic management options would need to be implemented varies for each of the options. If Option 1, road closure, was supported by the Council and the majority of responses received as part of any community consultation, then the closure of Rigby Avenue at Mell Road to vehicle traffic would most likely be implemented in the financial year following the Council's final decision on the matter. This is subject to funding for the project, which is estimated to cost in the order of \$40,000.

For Option 2, it is suggested that the construction of a new footpath in Rigby Avenue would be done in the next financial year, subject to funding approval. There is no urgent need to upgrade of the Rockingham Road/Rigby Avenue intersection so that could be implemented in the short-medium term.

Implementation of Option 3, changes to the planned road network in the new subdivisions, would logically occur at the time of designing and constructing the new subdivisions. This will vary depending on the construction timing for the various stages of those subdivision works which it is anticipated will be undertaken during the next 1-5 years.

For Option 4, the reclassification of Rigby Avenue and Mell Road to have a Local Distributor road classification could happen immediately and would simply require a Council decision. It would be ideal to implement the second part of that option, the upgraded cross section of Rigby Avenue, before there is a significant level of residential development to the nearby new estates. This would suggest a need for the upgrade within the next few years.

5.6. OTHER POSSIBLE TRAFFIC MANAGEMENT TREATMENTS

Other possible traffic management treatments suggested in the feedback are not considered appropriate or viable:

- Local Traffic Only sign – these signs perform an advisory function only and cannot be enforced. Due to this, resident's expectations get unnecessarily raised and they assume that the City will somehow prevent non-local traffic from using their road. Traffic signs such as these must be approved and installed by Main Roads Western Australia. The use of these signs is not recommended.
- Install speed humps on Rigby Avenue – as discussed in Section 1.4 of this report the need for traffic calming in Rigby Avenue has been assessed using the Council policy for Local Area Traffic Management and has found to not be warranted. It is important that decisions regarding traffic calming on local roads are made using the policy so that they are consistent and the process is transparent.
- One-way treatment on Rigby Avenue, at Mell Road – in theory, this should reduce the volume of traffic to half, or an ultimate traffic volume in the order of 2,000-2,500 vehicles including development traffic, which is slightly less than the current volume. A major problem with such treatments is compliance and based on the authors' experience there is likely to be a level of non-compliance driven by local motorist's desire to travel eastbound on Rigby Avenue. That would generate complaints from residents and could result in another push for the road to be completely closed.

6. CONSULTATION WITH DSP STAKEHOLDERS

As the changes to the proposed road network affect the road networks developed for the Local Structure Plans a meeting was organised to discuss the traffic management options with key stakeholders. Although it was attempted to meet with the three key stakeholders City officers from both Engineering and Planning Services were only able to meet with representatives from Roberts Day Pty Ltd, representing the Watson Local Structure Plan, and Terranovis Pty Ltd, representing the Ocean Crest Estate Local Structure Plan, to discuss the possible treatment options to the local road network.

Understandably, these stakeholders are strongly concerned about the City making changes to the approved road network at this stage of the project. Quite reasonably, they have pointed out that considerable time, effort and cost has been put into getting the Local Structure Plans completed and then approved by the Council. However, as it was identified earlier, the issue of vehicle access to these developments off Rockingham Road needed to be resolved but this was not considered or addressed by the Uloth traffic report for the DSP area or has been addressed in the LSPs.

Roberts Day Pty Ltd and Terranovis Pty Ltd have considered these issues thoughtfully and constructively and have both prepared written feedback to the Traffic Management Options. The full written responses received from both parties are included in Appendix C of this report.

Note that the Traffic Management Options referred to in the responses are detailed in Section 5 of this report, however, the order of the first and second options discussed with the stakeholders has been reversed in this report to provide a more logical order to the review process.

The issues raised by these stakeholders are summarised as:

Roberts Day Pty Ltd (Watson LSP)

- Roberts Day and DTZ worked closely with City of Cockburn staff from early 2009 to prepare the District and Local Structure Plans which have been adopted by the Council;
- Mell Road and Rigby Avenue were identified as part of the area's 'Key Road Structure' in the DSP;
- No concerns/objections were identified about Mell Road or Rigby Avenue by Engineering Services or as a result of public consultation, prior to the adoption of the DSP;
- The Ocean Crest Estate LSP was prepared to be consistent with the Packham North DSP;
- Any concerns with traffic on Rigby Avenue and/or the surrounding street network should have been addressed at DSP or LSP stage;
- Any proposal to close Mell Road and/or Rigby Avenue would be contrary to the Packham North District Structure Plan, as adopted by Council;

- Keeping Rigby Avenue open to traffic, as shown in Traffic Management Option 1, is supported;
- Traffic Management Options 2 and 3, which involve the closure of Mell Road and Rigby Avenue, are rigorously opposed;
- Traffic Management Options 2 and 3 might result in traffic volumes on streets that have not been designed for those volumes;
- Option 2 or 3 are contrary to the fundamental principles for road networks identified in the Western Australian Planning Commission's Liveable Neighbourhood Policy;
- Closing existing streets such as Mell Road and Rigby Avenue is likely to exacerbate any existing or future problems with traffic movements in the area;
- The best approach is to retain all existing and future road connections so that movement options are maximised;

Terranovis Pty Ltd (Ocean Crest Estate LSP)

- A modified Option 2, that allows left turn only traffic out of Rigby Avenue onto Mell Road, is supported;
- Option 3C (another east-west link through Ocean Crest Estate) is stridently opposed;
- The DSP and LSP approved by the Council was the result of the City's extensive workshops and the City's Engineers were involved in the workshops;
- The LSP was undertaken with full involvement of council and the approval and requirements of all City departments and relevant government authorities;
- The LSP was approved in September 2010, subject to the resolution of the roundabout design for the Hamilton Rd/Ocean Rd intersection, as required by the City's Engineers;
- In regard to Option 3A (closure of the new east-west road at Mell Road) the City's engineers always wanted a connection in the LSP to the south into Mell Road to reduce traffic speeds on Mell Road;
- The Structure Plan was endorsed by the WAPC and subdivision approvals were issued in December 2011. Since then in order of \$1 million has been spent on all the necessary plans for the subdivision;
- The landowners have completed their marketing campaign material illustrating the approved road layout to buyers;
- The entire process to subdivision approval took 3 years and the landowners cannot accept any changes to their approved plans or additional engineering, drainage, electrical, or earthworks costs;
- As Spearwood Avenue was going to be opened from Hamilton Road to Cockburn Road, City engineers did not want to extend Ocean Rd as the traffic should be encouraged to Spearwood Ave;
- A traffic consultant prepared a traffic report for the entire area, as requested by the City's engineers and that report made no recommendations for Rigby Avenue;
- Rigby Avenue was always intended to provide a link from Mell Rd to Rockingham Rd and would provide excellent connectivity from Rockingham Rd to the new Local Centre on Hamilton Road;

- If traffic volumes are perceived to be too high, a modified intersection at Rigby Ave/Rockingham Rd could reduce traffic substantially;
- Option 3A (the east-west link to Mell Road) is critical to the development design of the estate due to design constraints, and significant limited permeability. This connection provides a critical link to the construction development phase of lots on Mell Road. The removal of this link would have all traffic from the development accessing only one point into Hamilton Road, which is unsafe;
- The connection in Option 3A (no north-south link to Mell Rd) was approved to provide permeability and connectivity to the development and was requested by the City's engineers at the time as a not negotiable item of the DSP. However, this might be considered favourably by the landowners if there is an assurance from Council that the first stage civil works plan would be approved without any delays;
- Option 3B – Mell Road was designed to provide a fundamental link to the proposed local centre on George Weston Foods land and this was a not negotiable item as part of the DSP. The existing Mell Rd connection to Lot 5 needs to be retained, however, when development to the north is connected the closure of the road as illustrated could occur, if required;
- Option 3C (another east-west link through Ocean Crest Estate) cannot be supported by the landowners;
- Option 2 (full closure of Rigby Avenue at Mell Road) is the preferred approach to reduce traffic on Rigby Avenue and should be pursued by the City. This is the most efficient and effective solution and would expedite the resolution/reduction of traffic.
- An alternative to Option 2 that could be considered is to block Rigby Avenue to one-way traffic at Mell Road and introduce speed humps and Local Traffic Only signage. This would encourage traffic from the south to follow the proposed Mell Road link to the new Local Centre (at Hamilton Rd/Entrance Rd) and then to Spearwood Ave and then Rockingham Rd.

The range of issues and comments provided as part of this feedback demonstrate how critical it is to carefully plan future road networks and ensure the impacts of the new road networks on the wider established road network are thoroughly understood and remedial treatments have been identified for all potential impacts. Considerable public and private resources have been contributed to the development of the District and Local Structure Plans for these areas and it is very undesirable that changes are made once those plans are being implemented.

However, the opportunity still remains to address this issue prior to development of the subject areas, to minimise the impact of future development on established local roads and in particular, Rigby Avenue.

It is acknowledged that Engineering Services' preferred position of preventing any further access to Mell Road and closing Mell Road, further north of Rigby Avenue, in the future contradicts the planning that has been done and will result in a less permeable network, particularly for vehicle traffic. The suggested road closures on Mell Road closest to Rigby

Avenue could be, and should be, made accessible by pedestrian and cyclist traffic which would maintain good permeability for local trips for the more sustainable type of travel modes that we should be encouraging over vehicle travel for short local trips.

The issue about permeability of the road network is particularly pertinent to the southern section of the Packham North precinct, in particular the Ocean Crest Estate. If vehicle access to Mell Road is prevented then all vehicle access from the estate, initially at least, will be via an east-west road connecting to Hamilton Road. This means that the 800-900 daily, or 80-90 in the peak hour, vehicle trips generated by the area would use that road, which is consistent with the Uloth reports findings that no local road is likely to carry more than 1,000 vehicles per day. A future north-south road link through the site immediately north of this planned road will provide a link to another new road that will also connect to Hamilton Road.

The feedback that any road closures is contrary to the fundamental principles of the Liveable Neighbourhoods policy is true, although it is noted that it is only a policy and like any policy it needs to be implemented with sound judgement, particularly in circumstances where new development interfaces with established development. But even if the proposed road closures are implemented, the new road networks will have good permeability to Hamilton Road to the west as there are planned to be eight road or lane access points. And there are examples of existing local road networks that have similar access only onto a District Distributor road such as Hamilton Road, due to particular constraints. In Cockburn this includes any of the residential subdivisions west of Hammond Road in Success and the residential subdivision off Beeliar Drive just west of Poletti Road in Cockburn Central.

So, whilst a permeable local road network is desirable, if development traffic is permitted to access Rigby Avenue the volume of traffic on that road will certainly exceed the traffic volume suggested in the Liveable Neighbourhoods policy document for an Access Street. This will be in the order of 5,000 vehicles, if the highest traffic forecasts are realised.

This could potentially be addressed by accepting the future traffic growth as a *fait accompli* and reclassifying the road from an Access road to a Local Distributor / Neighbourhood Connector B road. The road could then be upgraded to satisfy the cross section for a Neighbourhood Connector B road with a 19.4 metre wide reserve, as specified in the Liveable Neighbourhoods policy document being:

- 2 x 4.1 metre wide verges, with a 2.0-2.3 metre wide shared path provided on at least one verge;
- 2 x 2.1 metre wide parallel parking lanes with trees in the parking lane alignment;
- 2 x 3.5 metre wide traffic lanes.

This, of course, is very unlikely to be supported by the residents of Rigby Avenue and the other petitioners.

The need for access via Mell Road to the new Local Centre at the Hamilton Road/Entrance Road intersection for local traffic is questionable. As mentioned above, the road closure on

Mell Road north of Rigby Avenue should be permeable to pedestrians and cyclists because they are the travel modes we want to encourage for local trips. Where there is a need or desire to drive to that Local Centre then vehicle access from the established section of Spearwood to the south of the LSP area can be achieved by accessing Hamilton Road from the east-west section of Mell Road. However, that Local Centre will not be the sole retail trip attractor for residents as there are other local centres already established nearby at Coogee Plaza Shopping Centre (Hamilton Road, near Mell Road) and the Stargate Shopping Centre on Rockingham Road, opposite Gerovich Way. Nearby Phoenix Shopping Centre is a District Shopping Centre and another retail trip attractor.

7. CONCLUSION AND RECOMMENDATIONS

7.1. CONCLUSION

This traffic review has been undertaken to assess the current and future traffic operation of Rigby Avenue, Spearwood. This has been done as it was decided that a more detailed review of Rigby Avenue traffic was warranted to evaluate the concerns of residents expressed in a petition submitted to the City in March 2012, which requested the closure of Rigby Avenue.

Rigby Avenue is a 300 metre long road that has linked Rockingham Road in the east to Mell Road in the west for over 60 years. Due to the layout of the local road network, roads such as Rigby Avenue, Gerovich Way, Mell Road and Pennlake Drive are performing a distributor/neighbourhood connector function because of the connectivity they provide to Rockingham Road, although they are classified as Access roads. As a result of that connectivity they carry a higher volume of traffic than they would typically generate alone, in/out of the local road network and linking Hamilton Road to Rockingham Road. The most recent Average Weekday traffic volume recorded on Rigby Avenue is 2,601 vehicles, which is within the desirable traffic volume of 3,000 vehicles for an Access road.

The road can be considered to be operating safely as no mid-block crashes have been reported in the 5-year period to the end of 2011. Six crashes are reported to have occurred at the Rigby Avenue / Rockingham Road intersection, however, this is a very low number of crashes considering the volume of traffic using Rockingham Road is more than 16,000 vehicles each day. These were predominantly rear-end type crashes involving vehicles turning right from Rockingham Road into Rigby Avenue, which could be addressed by providing a protected right-turn pocket at the intersection.

The need for traffic calming on Rigby Avenue was assessed using the warrant system in the Council's Policy SEW3 Local Area Traffic Management. Using both the Council's existing current policy and an updated version of the warrant system used by some other Local Government Authorities, the characteristics of the road's operation was evaluated but failed to satisfy intervention levels that suggest traffic calming or traffic management is warranted.

AM and PM Peak hour turning vehicle movements were collected at the Rigby Avenue / Rockingham Road intersection to evaluate the performance of the intersection. The intersection was observed to operate at a good Level of Service during the AM and PM peak hours with acceptable delays to traffic exiting and entering Rigby Avenue, considering that it is the minor road. The observed performance was validated by the results of an analysis of the intersection operation completed using SIDRA Intersection software, which confirmed that the intersection performance is quite acceptable. The intersection would operate more efficiently and safer, though, if it is modified to provide a protected right-turn lane on Rockingham Road and separate left and right turn lanes out of Rigby Avenue.

The desire of residents to have Rigby Avenue closed is understandable, however, is not recommended primarily because:

- It has been part of the local road network for more than 60 years;
- Closing the road will reduce the permeability of the local road network;
- The likely transfer of the majority of traffic to Gerovich Way is not an equitable outcome; and
- The current operation of Rigby Avenue has been demonstrated to be safe and acceptable for the roads approved road function.

Prior to the Packham North DSP being developed it was planned to extend Ocean Road east from Hamilton Road to connect to Rockingham Road. It is understood that it was decided during the preparation of the DSP that the extension of Ocean Road would not be required and traffic would instead be encouraged to use Spearwood Avenue. This is despite a traffic report investigating possible alignment options for Ocean Road suggesting that Rigby Avenue traffic volumes will increase to approximately 5,000 vehicles per day as an east-west road providing connectivity to Rockingham Road.

A traffic report for the complete DSP area was completed by Uloth & Associates in June 2011 and whilst it did predict traffic generation for the new development areas it did not discuss any issues associated with additional traffic on Rigby Avenue. However, making some assumptions about the distribution of traffic generated by the development between Hamilton Road and Rockingham Road it is estimated the existing traffic volume on Rigby Avenue would increase by 58% to approximately 4,100 vehicles per day.

That volume is higher than the maximum desirable volume of 3,000 vehicles per day suggested for Access roads, and exceeds the environmental capacity generally considered acceptable for a residential street. The impacts of the additional traffic would include a reduction of amenity for residents of that road; increased delays when trying to leave properties and enter Rigby Avenue traffic; a higher risk of a crash due to increased exposure; and, reduced performance of the Rockingham Road / Rigby Avenue intersection. The latter will require modification maintain an acceptable level of intersection performance and to allow the intersection to operate relatively safely. These modifications include providing a protected right-turn lane on Rockingham Road and separate left and right turn lanes out of Rigby Avenue.

As the closure of Rigby Avenue is not supported, consideration was given to how to minimise the impact of the future traffic from the Packham North DSP area. Three potential traffic management options have been developed and consultation on these options occurred with development stakeholders. As the changes to the proposed road network affect the road networks developed for the Local Structure Plans a meeting was organised to discuss the traffic management options with key stakeholders. Understandably, these stakeholders are concerned about the City making changes to the approved road network at this stage of the

project. Quite reasonably, they have pointed out that considerable time, effort and cost has been put into getting the Local Structure Plans completed and then approved by the Council.

There is no disagreement that the development stakeholders have prepared plans based on the information and requirements given to them by the City and other Government bodies. Unfortunately, in this case it is considered that issue of increased traffic on Rigby Avenue that will be generated by the new development has not been dealt with adequately, despite the need for this issue to be addressed being acknowledged.

The issue of the impact of future traffic from the Packham North DSP area on Rigby Avenue has many factors that must be considered when trying to address it. There are a number of potential traffic management options that could be implemented that each have their pros and cons. Deciding on what is the best treatment depends on what outcome you desire and this varies depending on what your role is as a stakeholder. Ideally, this issue should have been addressed at the District and Local Structure Plan stages.

After considering the stakeholder feedback on this matter, it is recommended that a modified version of Traffic Management Option 3 is implemented. The road closures proposed in that option should proceed as they will remove any direct access to the existing local road network from the new development and instead direct traffic to Hamilton Road. This is reasonable considering that the new road network will, in general, have good accessibility to Hamilton Road via multiple access points. Also, the people who choose to live in these new areas will be establishing new travel patterns, rather than having existing traffic patterns affected which would be the case if Rigby Avenue was closed.

7.2. RECOMMENDATIONS

Considering the information contained in this report, the following recommendations are made for Rigby Avenue;

- a) Rigby Avenue should not be closed either partly or fully;
- b) A footpath should be provided along the northern side of Rigby Avenue, from Rockingham Road to Mell Road, during the 2013/14 financial year;
- c) Pursue the deletion of the two road planned connections to Mell Road from Ocean Crest Estate so that vehicle access to that estate is obtained via Hamilton Road;
- d) Pursue the closure of Mell Road, approximately 120 metres north of Rigby Avenue, once a suitable road connection between Hamilton Road and the northern end of Mell Road has been constructed;
- e) Continue to monitor the intersection of Rigby Avenue / Rockingham Road to determine if it needs to be upgraded to maintain an appropriate level of intersection performance and safety.

APPENDIX A: TRAFFIC CALMING WARRANT ASSESSMENTS

Rigby Ave**Using warrants criteria and weightings**

Reference: Guide to Traffic Engineering Practice Part 10 - City of Stirling Model

Road name: **Rigby Avenue**
 Location detail: **Between Rockingham Road and Mell Road**
 Road hierarchy: **Access Road**
 Reason for analysis: Resident concerns about traffic volume

TABLE 1 – TRAFFIC PARAMETER SCORE**Note:** Maximum road length for each analysis = 500 metres

<u>PARAMETER</u>	<u>VALUE</u>	<u>SCORE</u>
85 th Percentile speed	58	20
Traffic volume (AWT)	2328	10
Traffic as Peak-hour percentage of 24 hours volume	9%	0
Heavy vehicle percentage of total traffic flow	3.2%	1
Crash data (5 year period)	- Fatalities	0
	- Injuries	0
	- Non-injuries	0
Topography	- Restricted sight	No
	- Steep grade	No
	- Long straight	No
	Tight bend	No
Activity generators	- Passive reserve	No
	- Active reserve	No
	- Normal residential <=R25	No
	- Medium residential >=R30	Yes
	- Primary School	No
	- Secondary School	No
	- College	No
	- Small retail/industrial	No
	- Large retail/industrial	No
	- Bicycle crossing	No
	- Major bicycle route	No
	- Major on-street parking	No
	- Major pedestrian crossing	No

Sub total: 33

TABLE 2 - REDUCTION SCORE

Note: Score(s) to be omitted when existing remedial treatment(s) can clearly be demonstrated to be ineffective

<u>PARAMETER</u>	<u>VALUE</u>	<u>SCORE</u>
Mid-Street treatments		
- Pedestrian/cycle refuge	No	0
- Slow point	No	0
- Embayed parking	No	0
- Part road closure	No	0
- Hump/plateau	No	0
- Continuous median	No	0
- 40km/h School Zone	No	0
Intersection treatments		
Traffic island	No	0
Roundabout	No	0
Threshold	No	0
Part road closure	No	0
Stop/Give Way	No	0
	Sub total:	0
	OVERALL SCORE:	33

TABLE 3 – ACTION PRIORITY

Considered a minor difficulty but not sufficiently serious to warrant funding, (even in the long term)

TRAFFIC CALMING INVESTIGATION - ANALYSIS SHEET

Road name: Rigby Avenue, Spearwood

Location detail: Between Mell Road and Rockingham Road (*excluding those intersections*)

Road class: Access road

Reason for analysis: Review of traffic operation

Investigation officer: J McDonald

Investigation date: July 2012

TABLE 1 – TRAFFIC PARAMETER SCORE**Note:** Maximum road length for each analysis = 500 metres

<u>PARAMETER</u>	<u>VALUE</u>	<u>SCORE</u>
85 th Percentile speed	58	10
Traffic volume (AWT)	2,744	14
Crash data ¹		
• Fatal	0	0
• Injury	0	0
• Non-injury	0	0
Road design and topography		
• Restricted sight crest curve	No	0
• Restricted sight horizontal curve	No	0
• Bends with unrestricted sight	No	0
• Steep hill	No	0
Vulnerable road users		
• Major bicycle or pedestrian crossing	No	0
• Important bicycle route	No	0
Activity generators		
• School	No	0
• College	No	0
• Retail	No	0
Amenity factors		
• Trucks	2.6%	4
• Peak-hour traffic	9%	0
	Total	28

Action required:

Denoted as a site with low safety and amenity concerns - no further action required.

A1 Warrant Criteria and Weightings

Traffic Parameter	Range/Item	Point Scores for Each Parameter	
		Local Road	Local Distributor
1 Traffic Speed as 85 th percentile in 50km/hr zone	Under 50	0	0
	50 – 53	2	2
	54 – 57	5	5
	58 – 61	10	10
	62 – 65	15	15
	66 – 68	25	25
	69 – 72	40	40
	73 – 76	65	65
2 Traffic Volumes in vehicles per day (average weekday traffic flow)	1000 – 1499	4	0
	1500 – 1999	7	0
	2000 – 2499	10	0
	2500 – 2999	14	0
	3000 – 3999	18	4
	4000 – 4999	24	7
	5000 – 5999	30	12
	over 6000	39 + 9 per 1000	18 + 7 per 1000
3.1 Crash Data ¹ (5 years – Fatal)	1 fatal	4	4
	2 fatal	20	20
	3 fatal	45	45
	more than 3	45 + 25 per fatal	45 + 25 per fatal
3.2 Crash Data ¹ (5 years – Injury)	1 injury	3	3
	2 injuries	12	12
	3 injuries	27	27
	more than 3	27 + 15 per injury	27 + 15 per injury
3.3 Crash Data ¹ (5 years – non injury)	1 non injury	2	2
	2 non injuries	6	6
	3 non injuries	11	11
	more than 3	11 + 5 per non injury	11 + 5 per non injury
4.1 Road Design and Topography Restricted sight crest curve	Under 50 km/hr	2	2
	50-60 km/hr	6	6
	over 60 km/hr	18	18

¹ Accident reduction factor to account for higher traffic volumes applies.

Traffic Volume	Factor
0 – 1000	1.0
1000 – 2000	0.9
2000 – 3000	0.8
3000 – 4000	0.7
4000 – 5000	0.6
over 5000	0.5

Traffic Parameter	Range/Item	Point Scores for Each Parameter	
		Local Road	Local Distributor
4.2 Road Design and Topography Restricted sight horizontal curve	Under 50 km/hr	2	2
	50-60 km/hr	6	6
	over 60 km/hr	18	18
4.3 Road Design and Topography Bends with unrestricted sight	Under 50 km/hr	0	0
	50-60 km/hr	2	2
	over 60 km/hr	6	6
4.4 Road Design and Topography Steep hill	Under 50 km/hr	1	1
	50-60 km/hr	4	4
	over 60 km/hr	10	10
5.1 Vulnerable Road Users Major bicycle or pedestrian crossing point	Under 1000 vehicles	1	1
	1000 – 2000 vehicles	2	2
	2000 – 3000 vehicles	4	4
	3000 – 4000 vehicles	6	6
	4000 – 5000 vehicles	8	8
	over 5000	10	10
5.2 Vulnerable Road Users Important bicycle route	Under 1000 vehicles	0	0
	1000 – 2000 vehicles	1	1
	2000 – 3000 vehicles	2	2
	3000 – 4000 vehicles	3	3
	4000 – 5000 vehicles	4	4
	over 5000	5	5
6.1 Activity Generators College	Under 30 km/hr	0	0
	30-40 km/hr	0	0
	40-50 km/hr	4	4
	50-60 km/hr	10	10
	over 60 km/hr	12	12
6.2 Activity Generators School	Under 30 km/hr	0	0
	30-40 km/hr	2	2
	40-50 km/hr	4	4
	50-60 km/hr	8	8

Traffic Parameter	Range/Item	Point Scores for Each Parameter	
		Local Road	Local Distributor
	over 60 km/hr	10	10
6.3 Activity Generators Retail	Under 30 km/hr	0	0
	30-40 km/hr	0	0
	40-50 km/hr	2	2
	50-60 km/hr	4	4
	over 60 km/hr	8	8
7.1 Amenity Factors Trucks	Under 1%	0	0
	1 - 2%	2	0
	2 – 3%	4	1
	3 – 4%	7	3
	4 – 5%	10	6
	over 5%	12	8
7.2 Amenity Factors Rat-running through traffic	Under 10%	0	0
	10 – 20%	5	3
	20 – 40%	15	10
	over 40%	20	15

A2 Action Warrants

Decision	Total Point Score	Action Response
Denoted as Technical Problem Site	More than 50	Considered to be a site that has problems. Suitable solutions to be considered for funding and implementation.
Denoted as Minor Technical Problem Site	30 to 50 points	Consider low cost non-capital works solutions (e.g. signing and line marking) if appropriate. Review again after 2 years.
Denoted as a site with low safety and amenity concerns	Under 30 points	No further action required.

APPENDIX B: FORMAL PROCEDURE FOR ROAD CLOSURE

The City has responsibility for the management of Rigby Avenue and could close the road, subject to compliance with the requirements of Section 3.50 of the Local Government Act 1995, that states:

3.50. Closing certain thoroughfares to vehicles

- (1) A local government may close any thoroughfare that it manages to the passage of vehicles, wholly or partially, for a period not exceeding 4 weeks.
 - (1a) A local government may, by local public notice, order that a thoroughfare that it manages is wholly or partially closed to the passage of vehicles for a period exceeding 4 weeks.
 - (2) The order may limit the closure to vehicles of any class, to particular times, or to such other case or class of case as may be specified in the order and may contain exceptions.
 - [(3) *deleted*]
 - (4) Before it makes an order wholly or partially closing a thoroughfare to the passage of vehicles for a period exceeding 4 weeks or continuing the closure of a thoroughfare, the local government is to —
 - (a) give local public notice of the proposed order giving details of the proposal, including the location of the thoroughfare and where, when, and why it would be closed, and inviting submissions from any person who wishes to make a submission; and
 - (b) give written notice to each person who —
 - (i) is prescribed for the purposes of this section; or
 - (ii) owns land that is prescribed for the purposes of this section;and
 - (c) allow a reasonable time for submissions to be made and consider any submissions made.
 - (5) The local government is to send to the Commissioner of Main Roads appointed under the *Main Roads Act 1930* a copy of the contents of the notice required by subsection (4)(a).
 - (6) An order under this section has effect according to its terms, but may be revoked by the local government, or by the Minister, by order of which local public notice is given.
 - [(7) *deleted*]
 - (8) If, under subsection (1), a thoroughfare is closed without giving local public notice, the local government is to give local public notice of the closure as soon as practicable after the thoroughfare is closed.
 - (9) The requirement in subsection (8) ceases to apply if the thoroughfare is reopened.
- [Section 3.50 amended by No. 1 of 1998 s. 11; No. 64 of 1998 s. 15; No. 49 of 2004 s. 26.]

APPENDIX C: FEEDBACK FROM DEVELOPMENT STAKEHOLDERS

OUR REF: GWF SPE

15 October 2012

Mr John McDonald
Engineering Services
City of Cockburn
PO Box 1215
BIBRA LAKE DC WA 6965

Dear John,

RIGBY AVENUE

Thank you for the opportunity to comment on potential traffic management options for Rigby Avenue and the surrounding street network.

Roberts Day acts on behalf of George Weston Foods in making this submission. As you would be aware, Roberts Day prepared the approved Local Structure Plan and the approved subdivision for the George Weston Foods landholding.

We understand City of Cockburn staff are considering traffic management options in response to concerns from Rigby Avenue residents regarding existing and future traffic volumes.

Structure Planning

On behalf of George Weston Foods, Roberts Day and DTZ worked closely with City of Cockburn staff from early 2009 to undertake structure planning for the Packham North Development Area.

The Packham North District Structure Plan was prepared to guide the preparation of Local Structure Plans in the area. The City of Cockburn required the adoption of the District Structure Plan as a prerequisite to Local Structure Plans. The District Structure Plan was prepared by City of Cockburn staff with assistance from Roberts Day, DTZ and Terranovis, on behalf of the major landowners.

The District Structure Plan identifies Mell Road and Rigby Avenue as part of the area's 'Key Road Structure'. This 'Key Road Structure' includes a new road connecting Hamilton and Mell Roads through the northern portion of the George Weston Foods land. The approved George Weston Foods Local Structure Plan and subdivision were designed to be consistent with the 'Key Road Structure' identified in the District Structure Plan, as required by the City of Cockburn. To now close Mell Road and/or Rigby Avenue would appear to be contrary to the agreed road network for the area.

Prior to being adopted by Council, the District Structure Plan was advertised for public comment. Our records indicate that no objections were received from the local community in respect to Rigby Avenue. We understand the District Structure Plan was reviewed by the City of Cockburn's Engineering Services team prior to its adoption by Council and no concerns were identified regarding the surrounding road network, including Mell Road and Rigby Avenue.

The George Weston Foods Local Structure Plan was prepared following extensive consultation with City of Cockburn staff from early 2009. The Local Structure Plan has been approved by the City of Cockburn and the WA Planning Commission.

As required by the City of Cockburn, the George Weston Foods Local Structure Plan was prepared to be consistent with the Packham North District Structure Plan, including the 'Key Road Structure'. The City of Cockburn required that lodgement and consideration of the Local Structure Plan was held in abeyance until close to the end of the District Structure Plan adoption process, which contributed to delays in planning approvals for the land.

The George Weston Foods Local Structure Plan was referred to Engineering Services as part of the City of Cockburn's assessment and no concerns were raised in respect to Mell Road and Rigby Avenue.

The WA Planning Commission subsequently approved the subdivision of the George Weston Foods landholding, with the support of the City of Cockburn, and site works have commenced.

We consider that any concerns with traffic on Rigby Avenue and/or the surrounding street network should have been addressed at District Structure Plan or Local Structure Plan stage. Further, any proposal to close Mell Road and/or Rigby Avenue would be contrary to the Packham North District Structure Plan, as adopted by Council.

Potential Traffic Management Options

We have reviewed the three potential traffic management options recently prepared by the City of Cockburn Engineering Services section and appreciate the opportunity to meet with you on 27 September 2012 to discuss these.

We support Option 1, which involves keeping Rigby Avenue open to traffic, provided there are no costs to George Weston Foods. It is suggested that Council could also investigate traffic calming measures for Rigby Avenue as a way of managing traffic impacts.

We do not support Options 2 or 3, which involve closures of Mell Road and Rigby Avenue, and deletion of future road connections to Mell Road. Options 2 and 3 would be contrary to the previously agreed 'Key Road Structure' identified in the Packham North District Structure Plan.

Options 2 and 3 are also contrary to the fundamental principles for road networks identified in the WA Planning Commission's Liveable Neighbourhood policy, including:

- *the street network is highly interconnected, and is aimed at reducing local travel distances and related emissions and energy use;*
- *traffic is distributed more evenly through a flatter hierarchy of streets, reducing pressure at major intersections.*

Liveable Neighbourhoods also states that:

The local street network should be highly interconnected with frequent junctions wherever possible with arterial routes to limit travel distances and to promote walking, cycle, public transport usage and a strong sense of community.

Under Liveable Neighbourhood, the WA Planning Commission requires that street networks are designed to be as connected as possible; culs-de-sac and dead ends are to be avoided as much as possible. Options 2 and 3 are contrary to this requirement of the WA Planning Commission.

Closing existing streets such as Mell Road and Rigby Avenue, and/or deleting future road connections to Mell Road are likely to exacerbate any existing or future problems with traffic movements in the area.

We consider the best approach is to retain all existing and future road connections so that movement options are maximised and so that traffic is more evenly distributed through the street network, consistent with WA Planning Commission requirements.

As required by the City of Cockburn, the future road network for the George Weston Foods land was designed having regard for the 'Key Road Structure' identified in the Packham North District Structure Plan, including the existing Mell Road and Rigby Avenue links. Potential traffic management Options 2 and 3 might result in rises in traffic volumes on streets that have not been designed for those volumes, which could create traffic problems on those streets.

In view of the above, we support Option 1, but rigorously oppose Options 2 and 3.

Please contact the undersigned on 9218 8700 if you have any queries or require further information.

Yours sincerely,

ROBERTS DAY



ANTHONY MORCOMBE
SENIOR URBAN PLANNER

cc: B Carey, DTZ

John McDonald

From: Victor Marcelino [victor@terranovis.com.au]
Sent: Friday, 5 October 2012 9:38 AM
To: Roberto Colalillo; John McDonald
Cc: Caroline Nurse; Anthony Morcombe
Subject: FW: Information for Rigby Avenue meeting
Attachments: City's final workshop plan.pdf; DSP info council report.pdf; Eng plans.pdf; Emails from the City and traffic info.pdf; Preferred and supported option.pdf

Hi Roberto and John,

I trust you are well. I have been briefed about the meeting Caroline had with the City regarding Rigby Avenue. We appreciate the perceived problem and the pressure being brought to Council by affected residents.

In summary we support option 2 and or a slightly changed option 2 that allows left turn only traffic. We are stridently opposed to option 3c.

I would like to make a few comments and provide some background information so that it can be considered by the City's engineers.

Background

The DSP and Local Structure Plan (LSP) approved by the City was the result of the City's extensive workshops. It was assessed in detail by council engineers as they were involved in the Council workshops. Following the workshops the LSP was advertised for public comment and then adopted.

Please note that our structure plan was undertaken in line with the full involvement of council and we have achieved the approval and exact requirements of all City departments and relevant government authorities. The LSP was approved in September 2010, subject to a resolution of the appropriate roundabout design on Hamilton Rd and Ocean Road as required by the City's engineers. This took 6 months to negotiate and several designs were undertaken for the City's engineering department approval.

With respect to the road identified in 3A, the City's engineers as part of providing feedback in the workshops, always wanted a connection in the LSP to the south into Mell Road in order to reduce traffic speeds on Mell Rd. We have always provided this on our plans. I have attached a plan prepared by Allen Blood from the City after the extensive workshops. I have also attached some relevant pages of the Council report in August 2011 regarding the rationale of the DSP design; the POS design; and the road connections.

The Structure Plan has been endorsed by the WAPC and subdivision approvals were issued in December 2011. Since the subdivision approval the landowners have undertaken substantial engineering earthworks plans; electrical designs; drainage plans etc in order of \$1,000,000 to ensure the landowners have no further delays and can commence development. I have attached copies of some of the engineering and UWMP/drainage plans which were completed in line with the approved DWMS/LWMS and Landscaped plans appointed by the City consultants, (Emerge and Cardno).

The preparation of the LSP required extensive negotiations and meetings to obtain the approval of a DWMS/LWMS in line with the approved LSP to ensure appropriate drainage areas can be accommodated within the approved POS.

The landowners have also completed their marketing campaign (brochures, signage etc at a cost of \$80,000) illustrating the approved subdivision plans and 40 lots have been presold with the current road layout provided to the buyers

The entire process to subdivision approval from the initiation of the scheme amendment in 2008 took 3 years, and the landowners cannot accept any changes to their approved plans or additional engineering, drainage, electrical earthworks costs.

With regards to the David Porter Traffic report prepared in 2008, the rationale of this report was to provide a link from Ocean Road to Rockingham Road. This report was discussed in detail, and given that Spearwood Avenue was going to be open from Hamilton Road to Cockburn Road, the City engineers did not want to extend Ocean Rd as the traffic should be encouraged to Spearwood Ave. There was also talk about a potential Golf course and the potential of Ocean Road being closed at Cockburn Rd. After extensive discussion on the matter, the option to extended Ocean Rd through the park was deleted due to drainage considerations for the park, interface with the existing sewer main and to ensure a continued central POS area as required by the City's parks department. I have attached an email sent to the owner of lot 480 Mell Rd from Allen Blood confirming that the Ocean Road will not be extended through the park.

As part of our LSP, the landowners have paid for a Traffic consultant (Uloth & Associates) to prepared a traffic report for the entire area as requested by the City's engineers. This was completed in June 2011 and approved by the City. Please note that as part of our workshops to complete the LSP, Uloth & Associates provided a forecast to the City, as requested by the City, on the proposed LSP in 2009. The report considered the entire development and no recommendations were made for Rigby Ave. I have attached an email from the City and a forecast plan for 2031 for the area provided by the City.

Reviewing of presented options

After extensive reviewing the 3 options without any supporting traffic modeling, we make the following comments.

Option 1 –

Rigby Ave was always intended to provide a link "Avenue" from Mell Road to Rockingham Road. This link would provide excellent connectivity from Rockingham Rd to Mell Road's proposed connection to the new Local Centre located on Hamilton Road. This link is currently well utilized and was to be retained. I can confirm this as I was involved in the extensive council workshops with council planners; engineers; and parks services over a 8 month period in 2009 when we first started the DSP process. If the traffic volumes are now perceived to be too high, we think that 1c, being a modified intersection at Rigby and Rockingham could reduce traffic substantially, however that would be to the detriment of the Rigby Ave owner's access to shops etc.

Option 3-

Option 3C - this option cannot be supported by the landowners. The POS was designed in order to accommodate the drainage for the area. We have spent several months negotiating as part of the workshops a DWMS/LWMS that was prepared by the City which needed to accommodate the storage volumes in the central park for the 1:100 rain fall events for the area that our landowners are developing. The City needed to accommodate additional drainage from the development on King Street which had not been appropriately catered for from the previous developer. Our landowners have absorbed the extra drainage without complaining. The POS areas were approved as part of the DWMS/LWMS and drainage and POS contributions for each calculation for each landowner have been completed. Loan facilities have also been arranged and approved for the construction phase for each landowner based on the civil construction plans which needed to be provided to the Banks together with detailed valuations of the land "as complete" based on the completed drainage and civil works plans. The connection of the road, as proposed, would require a new drainage study to be approved; new POS designs; amended earthworks plans; etc. The additional drainage storage required to accommodate the area of the proposed road would mean additional fill requirements, and therefore, this could not be possibly be entertained by the landowners.

Option 3A – EAST WEST. The connection east-west from the development to Mell road is critical to the development design of the estate. Please note that the area is restricted by significant limited

permeability. As part of the workshops the design needed to incorporate the retention of the sewer main with no crossovers being permitted by the Water Corporation over the sewer main; the provision of POS and drainage for each landowner to be self contained; the retention of the existing residences; and the consideration of the existing age care facility. In order to address all the WAPC vehicle permeability and connectivity policies, provision of two fire access points to the development, the plan was endorsed by the WAPC. This connection also provides a critical link to the construction development phase of the lots on Mell Road. The removal of this link would have all the traffic from the development accessing only one point into Hamilton road. This would be unsafe.

Option 3a- NORTH SOUTH. The connection north-south was approved in order to provide permeability and connectivity to the development. This link was also requested by the City's engineers at the time to reduce the speed limits of the traffic on that portion of Mell Road. A few residents had complained to council about the traffic speeds and the link was therefore requested by the City, and included as part of the not negotiable items of the DSP prepared by the City as part of the workshops. However, subject to discussing this with the landowners and their engineer (Wood & Grieve) so that the drainage implications can be reviewed, this option might be considered favorably. Please note, we have completed the earthworks and civil engineering drawings for stage 1 of the development and are waiting approval by the City. This option would only be considered favorably by the landowners if there is an assurance from Council that our first stage civil works plan would be approved without any delays. We would then, as part of stage 2 development, submit a revised subdivision application and civil works plans reflecting the road closure. We believe that this closure alone will not alleviate the traffic on Rigby Ave but are happy to consider it and discuss it with the four landowners affected.

Option 3B –

Mell Road was designed to provide a fundamental link to the proposed local centre on GWF land as part of the workshops and this was again an item not to be negotiated as part of the DSP. This current connection provides the only access to the landowner of lot 5 that we represent. This landowner intends to develop as soon as possible. Given that no roads can cross the sewer pipe line as required by the Water Corp, the existing Mell road connection to the lot needs to be retained. However when the development to the north is connected, the closure of the road as illustrated could occur if required.

Preferred and supported Option – Option 2

We understand that in order to resolve the reduction in traffic on Rigby Avenue, we consider Option 2 as the preferred approach. We believe this is the most efficient and effective solution and would expedite the resolution/reduction of the traffic on Rigby Avenue. However, instead of a total closure maybe one alternative to be considered could be to block Rigby Ave to one way traffic at the intersection of Mell Road, and introducing traffic calming devices (speed humps) and local traffic only signage on the intersection of Rockingham Road. Please refer to the attached plan. This would encourage the traffic from the south to follow the proposed Mell Road link Rd extension to the Local centre on GWF land (intersection with Entrance Rd) and then to Spearwood Ave and then Rockingham Rd.

We wish a successful outcome to the resolution/reduction of the traffic on Rigby Ave and believe that option 2 should be pursued by the City.

I trust the above comments have been of assistance. Should you wish to further discuss this email please do not hesitate to contact me.

Regards

Victor Marcelino
Director



Terranovis Pty Ltd Licensed Real Estate Agent
52 Kishorn Road Applecross WA 6153
AFSL licence # 308232

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From: Caroline Nurse
Sent: Thursday, September 27, 2012 3:49 PM
To: Victor Marcelino
Subject: FW: Information for Rigby Avenue meeting

Caroline Nurse
Development Manager



Terranovis Pty Ltd Licensed Real Estate Agent
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From: Roberto Colalillo [<mailto:rcolalillo@cockburn.wa.gov.au>]
Sent: Wednesday, 26 September 2012 10:53 AM
To: 'Anthony Morcombe'; Caroline Nurse
Subject: FW: Information for Rigby Avenue meeting

Hi Anthony and Caroline,

Thanks for confirming your attendance at tomorrows meeting.

Please see the email below and attached information from the City's transport engineer which provides a background to the reason for the meeting. Although words such as 'modification' have been used in his report,

engineering have been made aware that both LSP's have been endorsed by the City and WAPC and subdivisions are also approved and are currently being acted upon.

They'll be able to discuss their issues and proposed solutions in more detail tomorrow.

Thanks,

Roberto Colalillo

Senior Strategic Planner
City of Cockburn

T: (08) 9411 3530

E: rcolalillo@cockburn.wa.gov.au

W: www.cockburn.wa.gov.au

Postal: PO Box 1215, Bibra Lake DC WA 6965

Office: 9 Coleville Crescent, Spearwood WA 6163

From: John McDonald
Sent: Wednesday, 26 September 2012 10:04 AM
To: Roberto Colalillo
Subject: Information for Rigby Avenue meeting

Hi Roberto

Thanks for organizing the Rigby Avenue meeting.

I have prepared the attached brief background and some option drawings for information and was wondering if you could add them to the calendar booking and resend it out to everyone.

I'm happy for you to add anything to the background if you feel it needs it.

Thanks

John McDonald
Transport Engineer
Engineering Services



P: (08) 9411 3672 | **Visit:** 9 Coleville Cres. Spearwood, WA 6163
M: 0427 586 403 | **Post:** PO BOX 1215, Bibra Lake DC WA 6965
F: (08) 9411 3333 | **Web:** www.cockburn.wa.gov.au

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December 2012

Western Australian Treasury Corporation
Level 12, St Georges Square
225 St Georges Terrace
Perth WA 6000

And

Southern Metropolitan Regional Council
9 Aldous Place
Booragoon WA 6154

Dear Sirs

City of Rockingham withdrawal from Southern Metropolitan Regional Council

The City of Cockburn has passed a resolution (Certified copy of resolution attached) giving its consent to the City of Rockingham withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as "the Loan Agreement") with the Western Australian Treasury Corporation (WATC) with effect from 31 December 2012.

Accordingly the City of Cockburn hereby requests that Southern Metropolitan Regional Council (SMRC) deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Rockingham from the SMRC effective 31 December 2012.

Yours Sincerely

Signed on behalf of the City of Cockburn

Stephen Cain
Chief Executive Officer

Encl: Copy of Resolution

EXTRACT FROM RESEARCH SOLUTIONS CONSULTATION REPORT

Attach 1

.... an instigator of negative behaviours became a regular participant and encouraged other young people to attend the service.

.... 's basket ball skills improved over the first term and he quickly took to assisting other young people with their skills.

.... said that he would sometimes go to the local deli and shop lift junk food but now prefers to come down and play basket ball and listen to music at the bus.

..... lives with a large number of extended family and uses the bus as time to have a break from his home life.

..... a regular attendee showed an interest in urban art. Staff members were able to encourage his interest and further his natural drawing talent through the weekly activities.was given examples of urban art and written drawing tutorials to take home. Consistently brought down sketches he had done over the past week using the information that had been given to him the previous week.

A group of regulars to the park said they were 'never able to play basket ball on the small court in the park as they had no basket ball and the court was usually covered in leaves and glass'. We were able to sweep down the court and provide the group with a ball. We taught the group a number of basket ball games such as DONKEY and BUMP. These quickly became favourites of the group and were played every week.

The first time we saw they were walking through the park smashing bottles and swearing at passing cars. We were able to engage them and after the first session they became regulars.

We were able to engage with young people whilst they waited for the bus to arrive at a nearby stop, one young person admitted they had usually spent this time scratching paint from the bus stop and throwing rubbish on to the road for cars to run over.

..... Worked on his stencil for a whole session and the following week he arrived early to spray it. said he had given up going motor bike riding to come down to the bus.

..... Learnt how to make origami swans at one of the sessions and despite the other young people losing interest and trying to distract him he later made a giant paper swan and was extremely proud of himself.

One young boy hung out at the bus because he had a difficult home life. His mother was living in a hostel and his father had moved in with a new spouse's family and the boy didn't get along with them. The service was a place of respite for him.

...some of the youth would open up and talk about family life and sometimes particular issues they were facing at home. We were people that they could just talk with.

.....was riding through the park on a small motor bike doing burn outs and was not wearing a helmet. We asked him to return the bike home and return to the park once he had done so, which he did.

Fights have erupted between boys (siblings). Which staff skilfully prevent from escalating in to group fights by their quick intervention.

The Following is an excerpt taken directly from the Research Solutions 2012 Report findings that relate directly to the Mobile Youth Recreation Service

4.9 Youth Services

Key Findings

- 53.3% truly satisfied with the times they've participated in activities run by the Youth Bus over last 12 months.
- 93.3% satisfied overall.
- No comparisons to KPI results from previous years are made due to changes in the KPI question.
- Highlights: fun place to go & the staff – willing to help with problems and easy to talk to
- Target for improvement: variety of activities, programs and classes & the prices at the Youth Centre

4.9.1 User Profile

Respondents were interviewed at three locations. While the original intent was to split the interviews equally between the Youth Centre and the Youth Bus (across the three parks visited), heavy rain during the interviewing period resulted in some Youth Bus activities being cancelled and park attendances down on other days.

Table 4.9.1: Sample Source

2012

Youth Centre, Success 70.6%

Youth Bus 29.4%

- Len Packham Reserve, Coolbellup 21.6%
- Beeliar Reserve, Beeliar 7.8%
- McFaul Park, Spearwood 0.0%

Location where interviews were conducted (n=51)

Respondents to the Youth Services survey were drawn from 17 different suburbs (up from

12 when the survey was self-administered at the Youth Centre), including Atwell, Aubin

Grove, Banjup*16, Bateman*, Beeliar, Bibra Lake*, Cockburn*, Coogee*, Coolbellup, East

Hamilton Hill*, Hamilton Hill*, Hammond Park*, Orelia*, South Fremantle*, South Lake,

Success and Yangebup. 92.2% are from the City of Cockburn. One respondent reported

he/she was of no fixed address.

With the changes in methodology, it is difficult to draw comparisons to previous years.

Respondents can be described as follows:

- o **Membership of the Youth Centre** - Just under half believe they are members of the Youth Centre. Membership is slightly higher amongst respondents at the Youth Centre.
- o **Age** – The majority are aged 10-15 years of age, consistent with previous years. Anecdotally, at the parks the age profile is linked to the facilities that are provided at the park (e.g. skate facilities vs. free play facilities).
- o **Aboriginal / Torres Strait Islander** – one in three are indigenous, which would appear to be an increase over last year. This does not differ between parks and the Youth Centre.
- o **English speaking** – almost all speak English at home
- o **City of Cockburn** – almost all come from the City of Cockburn, which appears to be an increase over previous years.

Table 4.9.2: Respondent profiles 2012

Age Group	18
10-12 years	37.3
13-15 years	39.2
16-17 years	17.6
18+ years	3.9
Refused	2.0
Of Aboriginal or Torres Strait Islander descent	35.3
Speak a language other than English at home	2.0
Suburb live in	
City of Cockburn suburb	92.2
Suburb in Surrounding LGA	5.9
No fixed address	2.0
18 4 respondents didn't provide their age and are excluded from the age profiling.	

4.9.2 Usage of the Cockburn Youth Services

The main attraction of the Youth Centre or the Parks is for something to do, be it meet their friends (47.1%), because they can do something fun (41.2%), to take part in organised activities (25.5%).

Figure 4.9.1: Reasons for Visiting the Youth Centre / Park

Q.1 Why did you come to the Youth Centre / Park today? (n=51)

Almost all respondents visit at least weekly. Visit frequency was similar across the different groups of users.

Table 4.9.3: Frequency of Visitation

Youth Bus at the Park	2009 %	2010 %	2011 %	2012 %
More than once a week	0.0			
Weekly	93.3			

Fortnightly 0
Monthly 6.7
Less often 0
This is the first time I have visited 0

Total – at least weekly 93.3

Q.2 How often do you come to the park when the Youth Bus is here? (2012 n=15)

To meet new friends
To use the facilities (pool table, internet, etc.)
Skate / scoot / BMX
Something to do / nothing to do at home
To take part in organised activities and programs
It's fun
To meet up/ hang out with friends

% respondents

4.9.3 Satisfaction with Youth Services

Satisfaction with the both the Youth Centre and the Youth Bus is strong.

47.2% of respondents are *truly satisfied* with the **Youth Centre**, rating them at 9-10 / 10.

94.4% are satisfied overall (6-10/10).

53.3% are *truly satisfied* with the **Youth Bus**, rating it 9-10 / 10. 93.3% are satisfied overall.

Figure 4.9.3: Satisfaction with the Youth Bus

Q3b. I'd like you to think about all the times you've taken part in activities run by the Youth Bus over the last year and I'd like

you to give the Youth Centre a score out of 10. 10 is the highest score – where you are extremely satisfied. 1 is the lowest score

– where you are totally dissatisfied. (2012: n=14; 0 missing)

No demographic differences in satisfaction emerged.

Changes to the KPI questions mean that 2012 results are not comparable to previous

years'19. However, the chart below shows the similarity in satisfaction with the Youth Centre

and the Youth Bus.

Figure 4.9.4: Satisfaction with Level of Customer Service Received from the Youth Centre (YC) and the Youth Bus (YB) over Time

19 While satisfaction with the Youth Centre has been measured in past years, the measure was satisfaction

with the Youth Centre facility. Satisfaction with the programs and activities was a separate measure. This year

the measure is more encompassing, measuring their satisfaction with all the times they've visited the Youth

Centre.

4.9.4 Experiences with Cockburn Youth Services

Respondents are mostly happy with the service delivered by Youth Services. The proportion

who are *truly satisfied* (rating 9-10 / 10) ranges from 61.0% down to 38.9%. And the

proportion who are *satisfied overall* (rating 6-10 / 10) ranges from 98.0% down to 83.7%.

Full details are shown in the table below.

Table 4.9.4: Experiences with Youth Services (sorted by % truly satisfied)

Truly

Satisfied

(9-10/10)

Satisfied

Overall

(6-10/10)

This is a fun place to go 84.3% 98.0%

Staff here are easy to talk to 78.4% 92.2%

Staff here are willing to help you with any problems you may have 70.8% 95.8%

The times that the programs are run - they are run at a time that suits you 59.2% 91.8%

The variety of activities, programs and classes provided 59.2% 83.7%

This is a place where you feel you fit in 56.9% 90.2%

The prices charged for classes and programs provided at the Centre 43.3% 86.7%

Q6: *I'd like you to think about all the times you've been to the Youth Centre / you've taken part in activities run by the Youth Bus*

over the last year Still using this scale (1 = totally dissatisfied through to 10 = extremely satisfied), I'd like you to give a score

out of 10 for... (N=30 – 51; don't know = 0 – 2 excluded from calculations.)

There have been changes in satisfaction with two of the service attributes since 2011,

including:

The times that the programs are run – they are run at a time that suits you – overall

satisfaction has decreased significantly from 100.0% to a still very respectable 91.8% - a

move that could be due in part to interviewing only taking place on particular days at each location

The prices charged for classes and programs provided at the Centre – overall *satisfaction* has returned to its previously high levels from 58.3% to 86.7%.

While there were no differences between the Youth Centre and the Parks in their experiences with Youth Services activities, a couple of differences in satisfaction between

other groups emerged this year.

More boys than girls are truly satisfied that **this is a place they fit in** (77.4% vs. 25.0%). This

is driven by boys feeling extremely satisfied (58.1%).

Satisfaction with **the variety of activities, programs and classes provided is stronger**

amongst Youth Centre members – 87.0% are truly satisfied, compared to only 34.6% of nonmembers.

4.9.5 Reasons for Dissatisfaction with Service Attributes

Respondents who gave a service attribute a rating of 5 or less out of 10 were asked why they

felt that way. The reasons given are shown in following tables.

Due to nature of the target market, more insensitive comments have been reported under separate cover directly to the Manager Youth Services and the Manager Communications.

Table 4.9.5: Reasons for dissatisfaction with Youth Services

- I am not sure. Some days I fit in, some days I do not
- A good variety but all basic school level. Nothing advanced.
- Facebook. We would like more x-box games /car & basketball games
- It is baby stuff. More competition. Fix cracks in skate park. More graffiti. Build more stairs near edge
- They could do more/have more fun/more people
- There is not really any programs-activities
- They need more activities.

- I do music outside the area and cannot always get here on time.
- I have footy training
- To come earlier - 3.20pm.

- I don't really know any of them.
- Some people do not listen.
- Sometimes.

- Because I am not sure
- They do not help much

- It is getting boring. Not many people are coming here any more

- It is hard to pay for it
- It is really expensive
- Sometimes the machine takes our money
- Too high

Table 4.9.7: Attendance at Youth Activities / Programs

Amongst those aware of the activity %	Amongst all respondents %
Outrage Festival 70.6	Youth Centre (asked of Park attendees) 60.0
Youth Centre (asked of Park attendees) 69.2	Skate park competitions 31.4
Skate park competitions 51.6	Outrage – the school holiday program 29.4
Soul (asked of girls) 50.0	Outrage Festival 23.5
Outrage – the school holiday program 41.7	Cockburn Mobile Youth Service Bus 16.7
Cockburn Mobile Youth Service Bus 28.6	Soul (asked of girls) 5.0
Frosh Youth Festival 9.1	Frosh Youth Festival 2.0

Nurture 0.0

Nurture 0.0

Q6.FOR EACH THAT THEY ARE AWARE OF... Have you been to....? (READ OUT)

N=N=2 –36; 0 missing N=15 –51; 0 missing

4.9.7 Travel to the Youth Centre / Park

Respondents were equally likely to get a lift to the Youth Centre / Park (33.3% - mostly with

a parent or guardian), catch the bus (31.4%) or ride their bike or scooter (23.5%).

9.8% walked and one person caught the train.

All of those catching the bus were at the Youth Centre.

**FROGGY'S FUN ON THE GREEN
EVALUATION REPORT 2012**

Outdoor Mobile Play Program

October 2010 - October 2012

Joan de Castro/Nola Hartridge



CONTENTS

	Page
1. Background to Froggy's Fun on the Green	3
2. Program description	4
3. Attendance	5
4. Participant feedback	8
4.1 Survey results 2011	8
4.2 Survey results 2012	9
5. Evaluation	9
5.1 Opportunities	9
5.2 Constraints	10
6. Future planning	11
7. Recommendations	11
Appendix 1 Survey results 2011 & 2012	12

1. Background to Froggy's Fun on the Green

- Froggy's Fun on the Green, was based on a previously run outdoor mobile play program, Buster the Fun Bus. The latter operated in Cockburn as a partnership between City of Cockburn and City of Fremantle from 1996 to 2010 and consisted of outdoor play sessions for young children and parents at different Cockburn parks. It also operated in Melville and Fremantle.
- In 2009 the AEDI (Australian Early Development Index), a child development survey, was rolled out nationally.
- In 2010, as part of the AEDI implementation, the WA Education department provided funding for "local champions" to work directly with communities to respond to AEDI results and disseminate these or act on them to improve outcomes for children in terms of child development.
- City of Cockburn was selected to be one of the AEDI Local Champions, and received grant funding for a one year period of \$13 400.
- Due to rising costs the City of Fremantle partnership with the City of Cockburn ceased in 2010 and Froggy's was launched to replace the previous service with the aim of offering 2 sessions per week.
- The City of Cockburn undertook to conduct the 2nd session of Froggy's Fun on the Green at parks in suburbs where there was a large proportion of children vulnerable or at risk in terms of child development according to the 2009 AEDI results as one strategy in addressing the needs and gaps. Part of the grant agreement also included a 3rd session where the Play leader would visit early years groups to educate parents about early brain development, the AEDI and promote services for young children in Cockburn.
- Planning started for Froggy's Fun on the Green in October 2010 and it was launched in February 2011 aimed at 0-5 year old children and parents/carers. Initial feedback led to the inclusion of 5 year olds, whereas the initial council report referred to 0-4 year olds.
- Once the AEDI funding ceased, the program continued to run in a slightly reduced capacity not having as many 3rd sessions visiting early years groups. The core business of running 2 sessions per week continued, funded by the City.

2. Program description

- Froggy sessions are run by a qualified Play leader and play assistant who provide picnic blankets, toys, sports equipment, playdough, painting and arts/crafts at sessions.
- Two sessions (2 hours a session) are held per week at two different Cockburn parks in the morning during school terms.
- Sessions are held on a Monday at Manning Park, which is where Buster the Fun Bus used to run and is a universally targeted program, whereas the 2nd session on Tuesdays is targeted according to suburbs vulnerable on AEDI domains.
- Sessions are free and aimed at parents or carers with children aged 0-5 years.
- Staff inform parents about early brain development, the AEDI and relevant services for parents in Cockburn and a resource file is kept and continually updated with City of Cockburn programs for children and other parenting programs which operate in Cockburn run by other service providers.
- Play and craft activities are provided as a means to attract families and then relationships can be developed over time and relevant parenting information offered.
- A third session, which was part of the grant funding application, involves the “Froggy” Play leader visiting early years groups in Cockburn and giving a talk about early brain development and the AEDI.
- Some strategies for passing on this information to parents include: AEDI visual handouts; an early brain development quiz; models of brains to touch and feel; cards with suggestions of games and play to stimulate brain development; a ‘Healthy Brain, Healthy Baby DVD’; City of Cockburn and other services attending at Froggy sessions and talking with parents; and including information in the quarterly ‘Cockburn Kids’ email parent newsletter.
- Children’s entertainment such as an animal farm, musical interactive act etc. is always organized for the final sessions each year and at selected end of term sessions during the year.

3. Attendance

Attendance at "Froggy" varies according to weather, time of term or year (beginning and end of term or year often have lower attendance) and according to the park. Manning Park has traditionally had very high attendance as Buster the Fun Bus used to operate there and it is a venue which has shade, ample parking, toilets and a nearby playground.

During winter it was decided to run the 3rd term second session in a park with an indoor option. Sessions were only held indoors if there was bad weather.

Attendance at some of the summer sessions at Manning Park reached 40-50 parents and 60 children. The average for the 2nd sessions which rotate through different suburbs was about half of those at Manning Park, but did increase over time.

VENUE	2011							
	Term 1		Term 2		Term 3		Term 4	
	Parent	Child	P	C	P	C	P	C
Manning Park, Hamilton Hill	301	371	152	209	148	167	292	274
Freshwater Reserve, Atwell	64	83						
Hopbush Park, South Lake			55	70				
Nicholson Reserve, Yangebup*					84	100		
Hargreaves Park, Coolbellup							71	67
Early Years Groups	17	21	34	43	95	84	41	47
Rained out	-		3				1	
Public Hols	2		1					
Total Participants	857		563		678		792	

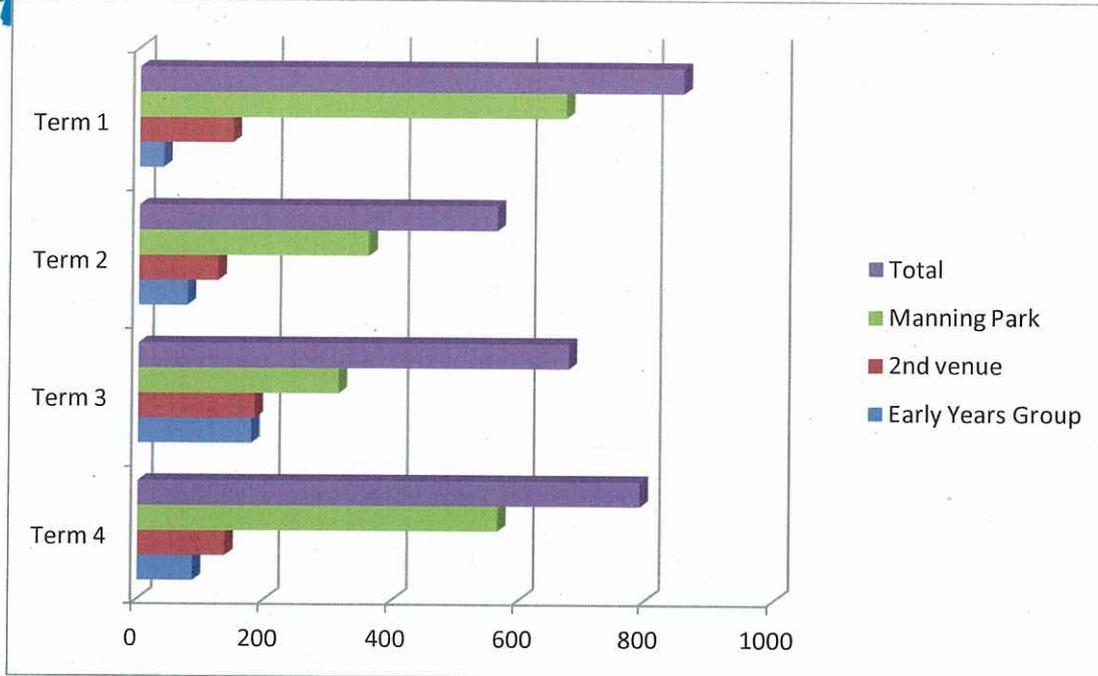
*Indoor option

VENUE	2012					
	Term 1		Term 2		Term 3	
	Parent	Child	P	C	P	C
Manning Park, Hamilton Hill	267	356	173	235	187	253
Goodwill Reserve, Atwell	235	310				
Bibra Lake Reserve, Bibra Lake			153	218		
Nicholson Reserve, Yangebup*					61	84
Hargreaves Park, Coolbellup						
Early Years Groups	15	15	9	19	8	8
Rained out			4			
Public Hols	1		1			
Total Participants	1198		807		601	

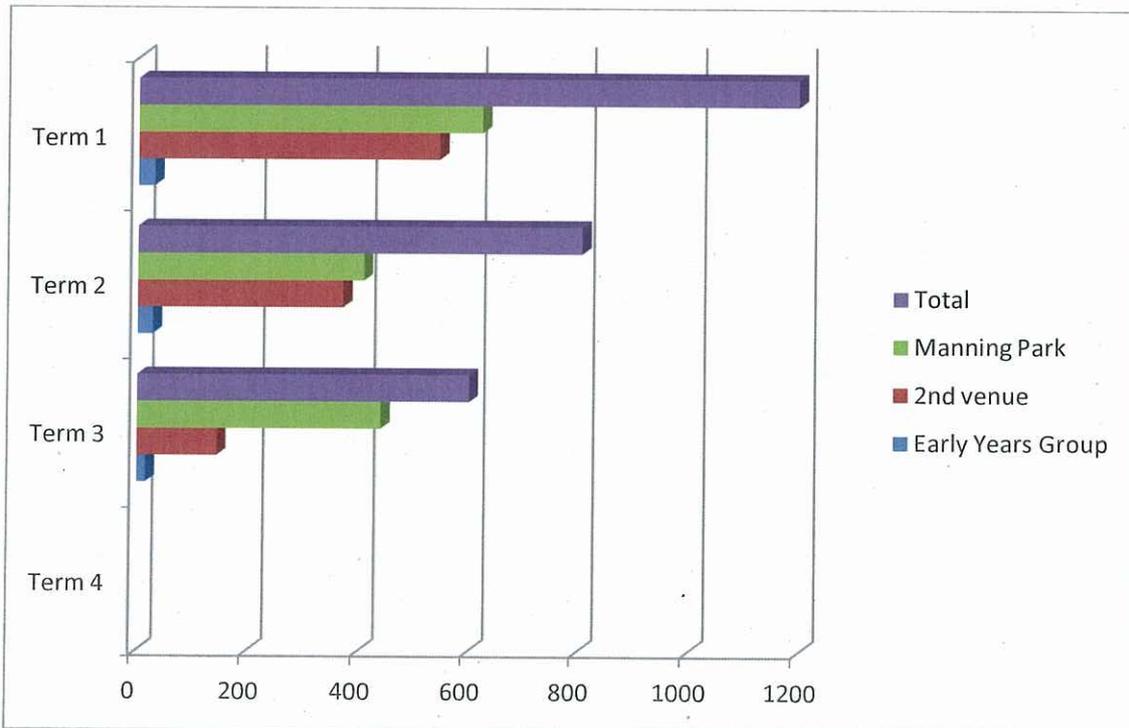
*Indoor option **Report completed prior to Term 4, 2012

The tables above show that the 1st and 4th term is the most popular, which is to be expected considering it is an outdoor program. There has been an increase in numbers as the program has progressed and awareness increased. The 3rd term has slightly lower numbers, despite the indoor option, probably due to cold weather and illness.

It is hard to compare the 2nd venue attendance with the first at Manning Park as change of venues, times, unexpected situations and renovations, as well as occasional clashes with other groups all impact on numbers. Manning Park continued to attract the most people, probably due to Buster the Fun Bus having been run from there for a number of years and the session therefore being well known; it is a well equipped and beautiful park, and many other groups do not run on Mondays because of public holidays. It makes a significant difference to numbers to have the session in the same venue weekly, however the intent of the 2nd session which rotates venues, is not specifically high numbers, but rather accessing a broader cross section of the community and particularly the more vulnerable areas as identified through the AEDI. It has been very successful in achieving these goals.



ATTENDANCE GRAPH 2012



If graphs are compared the gap between 1st and 2nd sessions is decreasing, probably due to increasing awareness, an encouraging finding. Since the AEDI funding ceased, there have been less 3rd sessions which accounts for the Early Years Group numbers declining.

4. Participant feedback

Parents are given short confidential surveys at the end of each term to assess the program. It was found that many parents did not attend the final session and there were 3 terms in a row where the final sessions were rained out so in 2012 the survey was conducted in the last 2 sessions. 138 surveys analysed for the period. In 2011, 36 surveys were completed at Manning Park and 27 at other parks and in 2012, 44 surveys were completed at Manning Park and 31 at other parks.

There was a small increase in satisfaction levels from 89% in 2011 to 95% in 2012.

4.1 Survey results 2011 (63 respondents, Term 1,2,3,4)

The survey results from the first year revealed the following:

- Very high degree of satisfaction with the program (89%)
- The main strengths are that it is outside, there is a wide variety of toys, the friendly staff, it is free and there is a broad choice of unstructured activities.
- The main weaknesses (few mentions) are the weather and a few responses concerning the lack of coffee van and the lack of fenced areas.
- Parents had heard about the program via word of mouth and to a lesser extent other City of Cockburn services, newspapers and the website.
- The most suitable timeslot was 9.30-11.30.
- Suggested improvements included a coffee van, toys for older children, music sessions and an indoor venue in winter.
- Other play equipment requested included sport and exercise equipment and toys for older children.

Survey results were discussed and changes made accordingly. For example the time was changed to 9.30-11.30am for both sessions in 2012, new equipment was bought in accordance with requests and an indoor venue was chosen for the 3rd term in 2012. Unfortunately a coffee van was not able to be sourced, despite attempts to organise one. Surveys were also adapted slightly over time according to needs.

4.2 Survey results 2012 (75 respondents, Term 1, 2, 3)

The survey results from the 2nd year revealed the following:

- Very high rate of satisfaction (95%)
- The main strengths were the variety of toys and activities, the outdoor venue, the friendly competent Play leaders and the opportunity for parents and children to socialize.
- The main weaknesses (few mentions) were the weather, not running in the school holidays, the lack of coffee van and insects.
- Parents had heard about the program via word of mouth, the website, newspapers and the child health nurses. Continual promotion to child health nurses has led to an increase in referrals from these service providers. Likewise, awareness of the website as the program progresses meant that it is increasingly used for updated information.

5. Evaluation

The program has been successfully delivered and key outcomes have been achieved. It has proved to be very popular and well attended. The program is ongoing and once grant funding ceased, it continued in a reduced capacity.

5. 1 Opportunities

- The parents are interested in the early brain development exercise and keen to know about this and Cockburn early years services.
- Attendance at both sessions is increasing providing a large group of Cockburn families which can be accessed by other City of Cockburn services. This is especially pertinent to the 2nd session, i.e. high risk suburbs in terms of the AEDI, which are increasing.
- The large participation by Culturally and Linguistically Diverse (CALD) families as well as participating by grandparents, fathers etc. is an enormous opportunity to reach those who do not engage with mainstream groups. This is aided by the casual atmosphere i.e new parents can wander over from the playground for a “look” with no commitment, bar signing a sign-in sheet.
- The 3rd session targeted various high risk parenting and child development groups e.g. Pineview Community Kindy, Aboriginal My Time Parenting group, Worldly Wise Women (CALD families), Nurture (Young mothers) This led to some families progressing from ‘Worldly Wise Woman’, a targeted group, to join Froggy’s at Manning Park, a mainstream group. This is a very good outcome for both groups and is an enormous opportunity.

- The promotion of other City of Cockburn services such as the Library Services, Financial Counselling, Child Health Nurse Clinics, Community Hubs, Disability Services and other community groups was made possible as they were encouraged to visit “Froggy” sessions.
- Service providers within City of Cockburn said that they were made aware of other services for children through the 3rd session where the Play leader visits other groups. Informal chatting to parents can lead to referral to these services.
- The promotional 3rd session of Froggy can increase awareness of the new venue each term to maintain numbers.

5.2 Constraints

- The change of venue for the 2nd session at the end of each term results in it taking several weeks to establish the numbers again at the new venue. Participants sometimes don't know where “Froggy” has moved to from one term to the next. **(Possible solution: Additional promotion)**
- Lack of a covered area in some of the parks attended, have resulted in a drop in numbers over the winter months. **(Possible solutions: Indoor option in winter for 2nd session, gazebo at Manning Park)**
- The lack of a location for the storage of additional toys (the trailer is full) has resulted in the inability to rotate toys over the term.
- **(Possible solution: Find additional storage space at a City of Cockburn venue)**
- The lack of success at this point of the program in attracting many Aboriginal families. **(Possible solution: Working with the Aboriginal Community Development officer and local Best Start Coordinator)**
- Lack of suitable parks in the southern and south eastern part of Cockburn due to lack of shade, toilets or suitable parking; or having a small lake or it being inaccessible for prams. These are often high risk suburbs in terms of the AEDI study, but suitable venues are difficult to find. **(Possible solution: Meet with Parks Department to discuss shade cloth until trees provide shade in new areas)**

6. Future Planning

- Maintain the 3rd session, where the budget permits, where the Play leader visits other City of Cockburn service and groups and other relevant Cockburn services and groups to promote the service, early brain development and other Cockburn services or groups.
- Book indoor venues during the winter months to overcome the need for cancellation due to inclement weather.
- Investigate the possibility of having sunshades for use in those newer suburbs that don't have established trees in the parks for shade.
- Find a location for the storage of more toys/equipment.

7. Recommendations

It is recommended that Froggy's Fun on the Green continues to be funded by City of Cockburn as a key early years program for families with young children in a critical period in their life and their child development.

Appendix 1: Survey results 2011 & 2012

SURVEY RESULTS 2011 (63 respondents)

1. How **satisfied** are you with Froggy's Fun on the Green? (open ended question)
 - Extremely satisfied – 3
 - Very satisfied – 50
 - Satisfied – 3
 - Other – friendly staff 6, great service 6

2. What do you like **most** about Froggy's Fun on the Green? (open ended, multiple responses)
 - Variety of toys – 18
 - Friendly staff – 17
 - Outside/fresh air – 16
 - Free – 14
 - Variety of activities - 10
 - Socializing for parents - 10
 - Socializing for children - 9
 - Relaxed & unstructured – 6
 - Barnbabes session – 2

3. What do you like **least** about Froggy's Fun on the Green? (open ended, multiple responses)
 - Weather dependent / rain – 9
 - No coffee van - 4
 - No fence/need closed in area – 3
 - Only offered during term - 2

4. Where did you **hear** about Froggy's Fun on the Green?
 - Other (word of mouth, friends, mothers group) - 31
 - Other City of Cockburn service - 13
 - Newspaper - 13
 - Website - 5
 - Poster / Flyer - 5
 - Child health nurse – 2

5. What **time** suits you best?
 - 9.30 – 11.30am – 37
 - 10.30am – 12.30pm - 17
 - 12.30 – 14.30pm - 3

6. Can you suggest any **improvements** to Froggy's Fun on the Green?
 - Coffee van - 7
 - Toys for older children – 3
 - Music sessions – 3
 - Indoor venue in winter – 3
 - Barnbabes visiting more often – 2
 - Toilet facility – 1

7. Is there any **play equipment** needed for Froggy's Fun on the Green?
 - Sport/exercise equipment – 7
 - Toys for older children - 4
 - More books & puzzles – 3
 - Dress ups - 2

8. Any other comments
 - "Great initiative, keep it up"
 - "Grateful to City of Cockburn for funding it"
 - "Great program"
 - "Fantastic. Love it"
 - "Thanks"

SURVEY RESULTS 2012 (75 respondents)

1. How **satisfied** are you with Froggy's Fun on the Green? (open ended question)
Very satisfied – 69
Satisfied – 2

2. What do you like **most** about Froggy's Fun on the Green? (open ended, multiple responses)
Variety of toys/activities – 40
Outside/fresh air – 28
Socializing for parents/ children - 24
Good leaders/Friendly staff – 19

3. What do you like **least** about Froggy's Fun on the Green? (open ended, multiple responses)
Weather dependent / rain – 10
Not in school holidays – 3
No coffee van – 2
Insects – 2

4. Where did you **hear** about Froggy's Fun on the Green?
Other (word of mouth, friends, mothers group) - 26
Website - 18
Newspaper - 12
Child health nurse - 11
Poster / Flyer - 7

5. Can you suggest any **improvements** to Froggy's Fun on the Green?
More art & craft - 7
Coffee van – 3
Toilets - 2
Away from playground, another baby mat, more mats, indoor venue, water dispenser, more interactive groups (single mentions)

6. Is there any **play equipment** needed for Froggy's Fun on the Green?
Water table - 2
Music - 2
Bikes - 2
Car toys – 2
Trucks – 2
Parachute - 1

7. Bearing in mind weather constraints, do you have suggestions for **art/craft activities?**

More variety - 3

More glue activities - 2

More painting -1

8. Any other comments

"A great venue and idea, keep it up"

"Great staff and great organization, thanks"

"Terrific job"

"Well done"

"We love coming"

"Liked the way the staff handled the dog issue, tactful to owners, but mindful of children's needs, health and safety"



FEASIBILITY STUDY: ABORIGINAL CULTURAL & VISITOR CENTRE

**Prepared for:
The City of Cockburn**

Prepared by: Betterways Found and Diverse Travel

July, 2012

CONTENTS

1.0	PROJECT OBJECTIVES & METHODOLOGY.....	5
1.1	BACKGROUND	5
1.2	SCOPE & OBJECTIVES	6
1.3	METHODOLOGY.....	6
2.0	TOURISM & THE CITY OF COCKBURN	7
2.1	CURRENT	7
2.1.1	<i>Western Australia</i>	7
2.1.2	<i>Perth</i>	9
2.1.3	<i>Cockburn</i>	10
2.2	FUTURE.....	11
2.2.1	<i>Visitor Forecasts</i>	11
2.3	INDUSTRY DEVELOPMENTS.....	11
2.3.1	<i>Indigenous Tourism</i>	11
2.3.2	<i>Catalpa Coast Tourist Drive</i>	12
2.3.3	<i>Cruise Ships</i>	12
2.4	INFRASTRUCTURE DEVELOPMENTS	13
3.0	RESEARCH & REVIEW – KEY FINDINGS	18
3.1	VISITOR CENTRES	18
3.2	ABORIGINAL TOURISM & CULTURAL CENTRES	22
3.3	OTHER RELEVANT MATERIAL	27
4.0	CONSULTATION.....	30
4.1	APPROACH	30
4.2	KEY INSIGHTS & FEEDBACK	31
4.2.1	<i>Indigenous Community Session</i>	31
4.2.2	<i>Other Stakeholder Feedback</i>	32
5.0	OPERATING MODELS	34
5.1	VISITOR CENTRE	34
5.2	ABORIGINAL CULTURAL CENTRE	35
5.3	FINANCIAL PROJECTIONS – BREAK EVEN BUDGETS.....	39
5.4	BUILDING & FIT OUT PROJECTIONS	40
6.0	RECOMMENDATIONS & PHASING.....	41

Executive Summary

The City of Cockburn is located south of Perth CBD and the airport, enjoying a diverse economic base from which it has been experiencing strong growth. With its coastal appeal, large tracts of natural vegetation, a chain of wetlands of international significance, and its abundance of Indigenous and non-indigenous historic sites, there are significant opportunities for tourism to develop and prosper in the city, creating future economic wealth and employment.

The opportunity for an Aboriginal Culture Centre was identified as part of the City's Reconciliation Action Plan 2011-13. This study reviewed the feasibility of an Aboriginal Culture and Visitor Centre in Cockburn.

With the current visitor numbers and tourism product available, the City of Cockburn should not be considering an investment in a standalone Visitor Centre at this time. Instead the opportunity is to develop an Integrated Tourism Strategy, and take an active role in developing further tourism product in the City, helping it to become packaged and promoted, and training the staff at nearby Visitor Centres on the range of product available. This program should be the focus for the next 2-3 years.

In the Interim the following activities can be undertaken

- Select your best walking trails which show off your natural attractions and market these.
- Focus on the Catalpa Tourist Drive or similar concept, working collaboratively with other local government and private enterprise.
- Update the Council website with new marketing material and information to communicate the attractiveness of the Cockburn area from a visitor's perspective.
- Join tourism membership organisations such as Experience Perth to leverage their expertise in marketing collaboratively your region.
- Collate basic tourist information for the website and for static display at the proposed Aboriginal Cultural and Visitors Centre.
- Build the capacity of the Aboriginal community in readiness for the Aboriginal Cultural and Visitor Centre

Whilst there is strong interest in Aboriginal tourism product by visitors, it is difficult to translate this interest into actual visitation and stand-alone centre profitability. Therefore it is important for financial sustainability to either share resources, and secure additional ongoing sources of stable Council revenue.

There needs to be a significant point of difference in what the long term Cockburn Iconic Cultural Centre could provide, in comparison to the proposed Perth Waterfront development to ensure it is sustainable into the future. Whilst full details aren't currently available or developed about this project senior discussions at Council & State level should take place to gain further insights.

If this development is significantly different to the proposed model then two opportunities for the City of Cockburn are viable for an Aboriginal Culture Centre:

1. There is an opportunity to start discussions on a regional level about an iconic Cultural Centre on which other indigenous sites can then provide satellite locations and links in the future. It is recommended that an Iconic Aboriginal Cultural Centre area be included in the future developments of the Power Station precinct of Cockburn Coast. It is anticipated that this would be a long term objective (15 – 20 years).
2. In addition to this the City of Cockburn does have a depth of Indigenous history and an Aboriginal Cultural Centre has preliminary support from the community. In order for it to be sustainable it is recommended that a co-located Aboriginal Cultural Centre and Visitors Centre at Bibra Lake West be developed. The proposed management model would require Council to employ 2.5 additional staff to enable 7 days per week operation. However, with a commercial rent from the cafe and other income generated by the centre it is estimated that the net cost to Council would be approximately \$100,000 per annum. An initial focus on the education & cruise ship market would be viable, and would grow capability and form a basis on which to build future success. Resource sharing opportunities with the Cafe would be important for sustainability to be achieved. This included co-location with the proposed Visitors Centre/ Cafe and collaboration with the Wetlands Education Centre Precinct Group where several organisations with common visions can compliment the Centre's objectives, through joint marketing, and a commercial partnership with a cafe operator who can lease the building and provide basic Visitors Information. There are also other opportunities with commercial and not for profit groups for consultancy services and support.

A number of locations for a Cultural Centre were considered during the study and discussed with the Indigenous community representatives and staff. The site which was culturally appropriate and with the most endorsement by these groups was Bibra Lake West. In addition the Bibra Lake Management plan includes a significant investment in a Visitor Centre from 2016 onwards of \$3 million dollars. This will require that the City only has to source a quarter of the capital works funds which equates to one million dollars from external grant funding in order to construct the co-located facility.

1.0 Project Objectives & Methodology

1.1 Background

The City of Cockburn is located in the southern suburbs of Perth, approximately 15 kilometres from the CBD and 35 kilometres from the Perth airport. Its boundaries are the cities of Fremantle, Melville and Canning in the north; the City of Armadale in the east; the Town of Kwinana in the south; and the Indian Ocean in the west (Figure 1).

It enjoys a diverse economy which spans several industries including manufacturing, small business, retailing & services. With significant developments under way and as one of the State's fastest growing cities, its vision to become the most attractive place to live, work and visit.

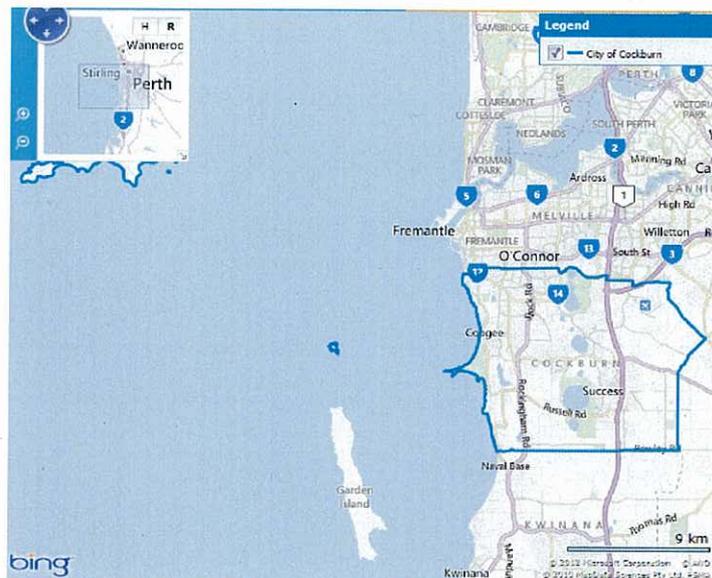


Figure 1: City of Cockburn, Perth, Western Australia 2012.

Source: Map Data Sciences Pty Ltd

With its proximity to current tourist locations such as Fremantle, its coastline appeal, large tracts of natural vegetation, a chain of wetlands of international significance, and its abundance of indigenous and non-indigenous historic sites, there are significant opportunities for tourism to develop and prosper in the city, creating further economic wealth and employment.

With a rich Indigenous heritage, the opportunity for an Aboriginal Culture Centre was identified as part of the Reconciliation Action Plan (RAP) undertaken by the City of Cockburn and released in May 2011. Almost 100 people were consulted as part of the RAP process, including various focus groups, meetings and consultation with the City's Aboriginal Reference Group.

The Aboriginal Reference Group saw the development of a local Cultural and Visitors Centre as a way to showcase the richness and unique Aboriginal history and living culture of the area. The group believed that there was potential tourism product including significant Indigenous sites, local Indigenous artists, "bush tucker", Indigenous flora and fauna, dance groups, and educational Nyungar language groups. However the challenge that exists is that these opportunities are not yet

fully developed, marketed or co-ordinated in an easily accessible manner for visitors. Additionally there is no central hub or facility to promote, or gain information.

In January, 2012, Better Ways Found & Diverse Travel began investigations to prepare a feasibility study on an Aboriginal Culture & Visitor Centre within the City of Cockburn. It is envisaged that this study will guide future decision making about the provision of a central hub for showcasing the district's rich and unique Aboriginal History and living culture of stories, music, dance, language and art, including visitor information services.

1.2 Scope & Objectives

The objective of this study was to determine the feasibility of an Aboriginal Culture and Visitor Information Centre within the Cockburn local government area district within Perth, Western Australia.

The scope of the project included the following:

- Researching Aboriginal and general tourism opportunities within Cockburn;
- Engaging and consulting with the local Nyungar community through the Aboriginal Reference Group, other identified external stakeholders, and the wider community regarding the project;
- Engaging and consulting with the City of Cockburn staff and councillors;
- Researching service and facility models; and
- Proposing what options may be viable, including financial projections.

1.3 Methodology

A project team was established for the study lead by the Manager of Human Services. In addition a Steering group was developed which was made up of a number of staff and representatives of the Aboriginal Reference Group, the WA Tourism Commission, the Visitor Centres network, & the Cockburn Wetlands Education Centre.

The project was broken down into three key areas of work:

1. Research and analysis – complete desk top research & relevant site visits. This included aboriginal & tourism trends for the region & State, and also for Visitor Centres. This provided a robust fact base so that discussions and consultation with various stakeholders could be informed and build on the known facts. This also formed the base for decision making with regards to the preferred operating models.

2. Stakeholder engagement & consultation – engage stakeholders in a meaningful way to determine ways that the proposed Cultural & Visitor Centre can overcome barriers that others have encountered. Determine ways to enhance the proposed offering to provide additional unique points of difference. Use each stakeholder's unique & valuable experience to build and refine the various options identified out of the research and analysis.

Face to face and phone interviews were conducted with more than 30 identified contacts. In addition the local Nyungar community were invited to an informal "yarning session" by the Aboriginal Reference Group on the 13th March, 2012 with a subsequent follow up meeting with a

total of 40 people attending over both sessions. They provided a range of views and experiences, with their insights being incorporated into this study.

3. Preferred Model & Next steps – based on the consultation & research, a preferred operating model was explored. Advantages and challenges of a number of models were considered to determine the preferred option, with the goal of future sustainability being top of mind.

The draft feasibility study received feedback from the City and the Stakeholder reference group with amendments made and comments noted. An overview of the feasibility study with key highlights was also provided for online feedback from the broader community. Using the online feedback questions as a base, an additional feedback session was held with an extended Aboriginal Reference Group to ensure that these views were taken into account. The final document was expected to be formally presented to Council in August, 2012.

2.0 Tourism & the City of Cockburn

2.1 Current

2.1.1 Western Australia

For the year ended December 2011, Western Australia welcomed a total of 19.6 million overnight and daytrip visitors, who spent on average \$6.3 billion (Tourism WA, 2011). More than 17.7 million of these visitors were locals enjoying daytrips and holidays in their own State, with just over 1 million visitors from interstate, and 739,000 from overseas.

Aboriginal tourism experiences are highly sought after with 66% of overall visitors, and 83% of international visitors having an interest in these activities in WA (Tourism WA, WAITOC, Govt of WA, 2010 - 2020). Aboriginal culture is often the main focus and this covers a wide range of activities such as heritage tours, arts and crafts, performing arts and nature-based experiences.

Despite this strong intention, Aboriginal tourism is challenged by conversion into actual visitation and participation. For example, whilst nearly a third of all visitors are interested in visiting an Aboriginal cultural centre, only 7% actually participate (Figure 2). The percentage of participation is higher for international and interstate visitors at 8%, but is lower for the local market at 5%, and this difference is significant considering that the intrastate market is half of all visitor volume.

This challenge is not unique to Western Australia, and the added complexity is that visitors often fail to recognise the unique and interesting differences between Aboriginal language groups and traditional owners across the country. If they have already experienced some form of Aboriginal tourism activity in another part of the State or in a different State, they often don't seek another activity, having ticked this off their "to do list" of travel experiences.

	Total	
	Interested in	Participated
Participated in at least one Aboriginal Activity	n/a	29%
Go on a tour with an Aboriginal guide	36%	2%
Stay in Aboriginal accommodation	16%	2%
Visit an Aboriginal culture centre	27%	7%
Visit an Aboriginal gallery	28%	10%
Saw Aboriginal dance, theatre or performance	32%	3%
Saw any Aboriginal art, craft or cultural display	24%	13%
Saw an Aboriginal site or Aboriginal community	27%	8%
Purchase Aboriginal art, craft or souvenirs	23%	6%
Experience Aboriginal interpretation on a tour	27%	2%
Have some other interaction with Aboriginal people	20%	11%

Figure 2: Interest and Participation in Aboriginal tourism in Australia, 2010/11

(Australian Bureau of Statistics, 2010)

Within Western Australia during 2010/11 there were just over 110 Aboriginal tourism businesses in operation, which has nearly doubled over the last 5 years. (Tourism WA, WAITOC, Govt of WA, 2010 - 2020). Whilst nearly half of these are emerging or newly established businesses, there are also a strong percentage that have grown to have an export component including a focus on international visitors and their associated travel distribution network.

Aboriginal organisations are also co-investors with other mainstream tourism providers such as accommodation and tours. For example, Indigenous Business Australia is currently a significant joint venture partner of tourism product in Australia, and this includes the Fitzroy River Lodge, Tjapukai Aboriginal Cultural Park, the Gagudju Crocodile Holiday Inn at Jabiru and Mungo Lodge in New South Wales.

From a national perspective, Australia's Indigenous tourism experiences are one of the seven key experiences which underpin Tourism Australia's global marketing activities. In 2010, international and domestic visitors spent a total of \$3.8bn in Australia on at least one indigenous tourism activity on their trip. This represented 13% of international visitors, and 19% of their spending (Tourism Research Australia, 2011).

Kakadu has the highest proportion of international Indigenous tourism visitor nights, and complimented with other locations such as Alice Springs and the Arnhem, this has made the NT a natural link in the consumers mind about Indigenous Tourism.

The most commonly reported activities for both international & domestic overnight Indigenous tourism visitors were to see an Aboriginal art/craft or cultural display; visit an Aboriginal gallery, and visit an Aboriginal cultural centre (Figure 3).

Activities by international and domestic overnight Indigenous tourism visitors, 2010	Domestic %	International %
See Aboriginal art, craft or cultural display	51	41
Visit an Aboriginal gallery	29	34
Visit an Aboriginal cultural centre	24	29
Attend an Aboriginal dance or theatre performance	9.5	26
Purchase Aboriginal art/craft or souvenirs	7.9	24
See an Aboriginal site or community	27	20
Some other interaction with Aboriginal people	19	17
Go on tour with an Aboriginal guide	7.4	8
Attend an Aboriginal festival	np*	2.9
Stay in Aboriginal accommodation	4	1.6

International and domestic overnight Indigenous learning experiences, 2010	Domestic %	International %
Art/craft	64	59
Music	34	51
Weapons	31	44
Rock art/carvings	37	36
Hunting and gathering	39	29
Dancing/performance	21	29
Dreamtime	38	28
Bush Tucker	34	24

Figure 3: Activities by International and Domestic overnight Indigenous Tourism Visitors, 2010.

(Tourism Research Australia, 2011)

2.1.2 Perth

The City of Cockburn is included within the “Experience Perth” tourism region, which annually attracts more than 3.4 million visitors (YE Dec, 2011 excluding day trippers), who approximately stay 27.6 million nights spending \$4.1million within the local metro economy (Tourism WA, 2011).¹ The majority of these visitors are Intrastate – WA locals holidaying at home in their own State – accounting for more than half of the visitors. Interstate visitors were the next largest percentage in terms of volume accounting for 26%, with the balance belonging to international visitors at 20%.

Over the last decade, the intrastate market has posted the largest declines, and this has been balanced by growth in the interstate and international markets to Western Australia. International visitors now account for more than \$1.5mn in expenditure annually.

In terms of international visitors, the top 10 markets by volume for the 2009/10 year are listed in Figure 4. From these international markets, four have been identified to have the highest propensity to engage in Indigenous tourism experiences, being Germany and the USA, followed by the UK and New Zealand.

¹ Excluding daytrips

	2009-10	% of Total International Visitors
United Kingdom	45,055	18.9%
Singapore	42,626	17.9%
Malaysia	30,247	12.7%
Japan	13,670	5.7%
New Zealand	11,770	4.9%
Germany	10,097	4.2%
Indonesia	9,627	4.0%
China/Hong Kong	8,507	3.6%
USA	5,962	2.5%
Thailand	5,257	2.2%
	182,818	76.6%

Figure 4: Top 10 International Visitor Markets for Western Australia 2009/10.

Highlighted markets indicate a propensity to engage in Indigenous Experiences.

(Tourism Research Australia, 2011)

Key activities for visitors to the Experience Perth region include:

- Visiting friends & relatives,
- Eating out at restaurants,
- Shopping,
- General sightseeing,
- Going to the beach (including swimming, surfing, diving), and
- Visiting national parks/state parks specifically for international visitors.

2.1.3 Cockburn

Whilst the tourism industry is comprised of more than accommodation & food service businesses, this indicator is a good measure of the current size of the tourism industry in the City of Cockburn. For the year ending June 2011, this sector accounted for \$122 million in output which was only 1% of the City's total (NIEIR, 2011). However the sector accounts for nearly 5% of the employment with approximately 1,500 people involved. By way of comparison, the industry employs a similar number of people as the health care and social assistance industry. The sector is made up of approximately 157 businesses, mostly small to medium sized with 80% of these employing less than 20 people.

Despite currently being a small industry, the City still annually attracts nearly 87,000 visitors with the majority of them from domestic (Tourism Western Australia, Year Ending Dec 2008/09/10). Based on Cockburn's proximity the opportunity presents itself to leverage both the volume of visitors in Perth as well as the interstate and international visitors who are already visiting the City of Fremantle.

This presents a real opportunity to grow the tourism industry within the City from both a supply and demand perspective.

The current supply of tourism product is fairly limited. It consists of:

- 2 caravan parks (Woodman Point Holiday Park & Coogee Beach Holiday Park),
- Adventure World Theme Park,
- A State owned recreation camp (Woodman Point),

- Cockburn Ice Arena,
- South Lake Leisure Centre & Climbing Wall,
- Murdoch Pines Golf & Recreation Park,
- Azelia Lay Homestead Museum,
- Significant numbers of Parks & Reserves & various walking trails,
- Events such as the Show Off Art Exhibition, Spring Fair and the Coogee Beach Festival,
- School Holiday programs and students tours through the Wetlands Education Centre, and
- Various other recreational activities such as fishing from the jetty at Coogee Beach.

Within this group, only 3 businesses can currently be identified as actively working within the tourism industry.

Whilst not primarily tourism infrastructure, the new club facilities for the Coogee Beach Surf Life Saving Club could also be considered once completed.

2.2 Future

To consider the feasibility of an Aboriginal Culture and Visitor Centre, it's important to understand the future tourism trends and key developments which may impact this initiative.

2.2.1 Visitor Forecasts

The goal of the WA Tourism Commission is to double the value of the State's tourism industry from \$6 billion in 2010, to \$12 billion by 2020 (Tourism WA, 2010). This increased value would be delivered by overnight and daytrip visitor spend, and links with the Federal governments National Long Term Tourism Strategy and its forecasted 2020 industry potential. If achieved across Australia this would mean an extra 100,000 workers, and 50,000 accommodation rooms needed.

If the Cockburn area kept in line with this State industry stretch forecast then it could be envisaged that by 2020, the region would have approximately 120,000 visitors annually, which is about half of the current numbers of intrastate visitors to the City of Mandurah. This doesn't take into account areas where the city can exceed this stretch growth, either from further tourism industry developments or infrastructure developments such as the Cockburn Coast project.

2.3 Industry Developments

2.3.1 Indigenous Tourism

In 2006, "Listening, Looking, Learning: An Aboriginal Tourism Strategy for WA 2006 – 2010" was launched and its vision was that WA would be the premier destination for authentic Aboriginal tourism experiences. The inaugural strategy had two goals – to ensure sustainable Aboriginal participation in the tourism industry, and to see Aboriginal people having ongoing opportunities to add cultural and commercial value to the WA tourism industry, for mutual benefit.

The latest update of this strategy was a joint initiative of Tourism WA, the Western Australian Indigenous Tourism Operators Council (WAITOC) and various Government Departments. Titled “Making a Difference”, it spans from 2011 – 2015 and the strategy plays a key role in providing opportunities for the continued development of Aboriginal tourism, positioning it as an iconic experience in WA.

The strategy notes that Indigenous tourism is about engagement and mutual respect, which ties strongly into the City’s Reconciliation Action Plan. It also notes the importance of ensuring Aboriginal tourism product has the widest appeal, so that it has the best chance of sustainability. This includes integrating Aboriginal culture within tourism events and activities, which the City has already begun with its own events.

Other relevant points from this strategy include:

- The importance of creating a compelling point of difference for Aboriginal tourism to attract international visitors;
- Integrating Aboriginal tourism product into mainstream domestic tourism;
- Supporting the development of viable and sustainable Aboriginal tourism businesses,
- Developing contemporary and culturally authentic products;
- Creating traineeships and cadetships to provide employment opportunities.

2.3.2 Catalpa Coast Tourist Drive

The Catalpa Coast Tourist Drive was being developed in partnership with coastal Councils, the City of Mandurah and the Peel Development Commission via the South West Group. As a day trip the drive planned to extend from Fremantle, to south of Mandurah, incorporating over 120 sites of interest. This development could help foster the growth of the tourism industry and whilst not currently being progressed, the City of Cockburn should take this or a similar opportunity to profile their current attractions, history and natural environmental attractions.

A range of potential sites for inclusion on the tourist drive include the Newmarket Hotel, Manning Lake & the Azelia Lay Homestead, Coogee Beach and boathouses, Woodman Point and the quarantine station, just to name a few. Should an Aboriginal Culture & Visitor Centre be viable and located conveniently on the tourist drive, this attraction would be a great inclusion being provided a feeder of tourist traffic, & an additional marketing outlet for the Centre if the tourist drive was successful. Linked with short walks and trails leaving from the same location, it would be an ideal way to start further development of the tourism product for the City.

It should be noted that the implementation of the Tourist Drive will not necessarily guarantee visitor traffic to attractions. It instead will be important to consider how best to position the City’s attractions so that you are giving visitors a great reason to stop, and not continue on their journey which might have just started in the City of Fremantle. For example a hillside viewing vantage point, so an understanding of the future drive route maybe a good start, with walking trails and interpretation making it a stopping drawcard.

2.3.3 Cruise Ships

Cruising as a holiday option is enjoying enormous growth globally and within Australia. In 2010/11, the WA cruise sector generated more than \$83 million in direct expenditure, and this is expected to

grow even further (Tourism Western Australia, 2011). With 23 cruise ship visits planned into Fremantle for the 2012/13 season, and the proximity of the port to the City of Cockburn, this presents an opportunity.

Current “must-do” tours and attractions promoted to cruise ship passengers arriving in Fremantle include the Maritime Museum and Shipwreck Galleries, the Fremantle Fishing Boat harbour, the Fremantle Prison, Indigenous heritage tours, walking tours, Swan River cruises to Perth and Fremantle tram tours.

For Cockburn the opportunity is to link with current indigenous heritage tours and look at the development of a half day tour product, which could feature indigenous and heritage product, specifically for the cruise ship market. With cruise visits planned well in advance and catering for a large number of visitors at one time, this provides a vehicle to further establish the tourism footprint within the City as well as indigenous tour guiding skill development.

2.4 Infrastructure Developments

Cockburn Coast

One of the significant developments currently under way in the City is the Cockburn Coast project which guides future land use and transport initiatives within the area stretching between South Beach and the Port Coogee marina.

The further redevelopment of this area is predominately an intensive and mixed use urban environment, as set out in the district structure plan. While the plan makes mention of community facilities, these opportunities still need to be justified and supported by a robust needs analysis included in the next layer of the planning process.

The sections of the District Structure Plan which has the most relevance to this feasibility study include (Cockburn, 2009) the identification of the following desirable types of facilities within the Cockburn coast redevelopment:

- Strong landscape and physical linkages between the Beeliar Regional Park reserve in the east and the coastal foreshore reserve;
- Regeneration of the Power Station building which includes public use elements, such as:
 - Space for community markets
 - Café's, restaurants, microbrewery
 - Convention/theatre space
 - **Indigenous and European heritage education/interpretive centre**
- Community facilities at the South Beach (North Coogee) coastal node; and
- Educational facilities.

Three local structure plans are being developed for the Robb Jetty Precinct, the Emplacement Hilltop Precinct, and the Power Station Precinct, however it is not anticipated that they will receive approval prior to 2013. It is understood that Landcorp are in the process of drafting a Community Development Plan which will make an initial recommendation of a Nyungar cultural space. This still need to be assessed by the City based on its viability prior to any recommendation being adopted.

Another work in progress is a separate Master Plan that Landcorp is undertaking specifically for the Power Station building and immediate surrounds. Given the mention in the District Structure Plan (Cockburn, 2009) of a Visitor Center in the Power Station building; this is relevant to potential locations considered in the long term. No plan is available at this point and Landcorp are still determining major details of the site including whether they propose a 'marina' or not.

Trails

A smaller yet relevant future City plan for tourist activity is the Trails Master Plan which is currently being updated (Transplan Pty Ltd, 2012). With large areas of land within the city still covered with natural vegetation, and natural attractions including lakes and beaches within the city, future improvement of the trails network enhances leisure and recreational activities for the local community as well as visitors. The report notes, that an interesting and varied range of trails should form part of the overall tourism experience in the region.

Whilst trails are currently not packaged and promoted to visitors in an integrated way, 26 specific projects are recommended in the Master Plan and these should also be considered in the context of developing future tourism product for the City. With great interpretation, trails provide visitors an opportunity to engage in and learn about the area, providing a base for tourism development. It's important to create awareness of their existence and promote them appropriately, and a number of these trails also include a significant percentage of indigenous history (Figure 5).

Figure 5: Trails Master Plan - Indigenous Content

Trial	Indigenous Opportunities Noted
<i>Bibra Lakes Circuit</i>	<i>Named Walliabup, the area has history as a location of Aboriginal Fringe Camps, associated with working on farms and cutting timber for market gardeners. In addition the limestone pinnacles near Adventure World is seen as a rainmaking site.</i>
<i>Eastern Lookout</i>	<i>Beelair district is the name of the district between the Canning River and the Northern extremity of the Murray River Aborigines lands. Beelair aborigines were the local sub-group of the Whadjug dialect group.</i>
<i>Mt Brown Lookout Trail</i>	<i>Creation of Garden Island (Meandip)</i>
<i>North Lake Circuit</i>	<i>Aboriginal mythology and beliefs. Inhabited by Waugal who maintains the flow of the springs that feed them. Semi-permanent camping ground and source of turtle and wildfowl. Used for ceremonial activities and firestick stories. Some parts of Bibra and North Lake were for men only (including for initiation)</i>
<i>Lake Coogee Trail</i>	<i>Creation myth for Lake Coogee and western chain of Cockburn wetlands and limestone ridge.</i>
<i>Manning Lake Trail</i>	<i>Aboriginal name for the Lake was Dgilgie's. The local Aboriginal people believed that devils haunted the lake after dark, and Davies was a hermit who frequented the area around the lake.</i>
<i>Beelair Lakes Trail</i>	<i>Part of an Aboriginal track or pad from the Swan River to</i>

	<i>the Murray River, which passes from Fremantle, through North Lake and Bibra Lakes and the chain of freshwater lakes leading to Mandurah. Used for travelling and camping.</i>
<i>Coastal Pathway</i>	<i>Robb Jetty Camp – in the sand hills to the south of South Beach.</i>
<i>Ridge Trail</i>	<i>Creation of Cockburn Sound and Rottnest, Carnac and Garden Islands. Interpretation around the sea – the Aboriginals from along the whole line of western coast believe that when the body dies, the spirit goes away westward through the sea to some country far away, and that there the spirit lives in much the same manner as it has lived when in the flesh.</i>

Trails connected to the coastline have appeal for visitors, and within Cockburn this could include the Henderson Cliffs Trail, the North Coogee Coastal Trail, the Woodman Point Circuit and the linking of a Coastal Pathway from the City of Fremantle to the City's southern boundary.

Indigenous Culture Centres

Two potential projects will impact the feasibility of Cockburn's project and the City should keep a watching brief and take these into account when considering an Aboriginal Cultural & Visitor Centre:

The Perth Waterfront Development - Indigenous Cultural Centre

An Indigenous Cultural Centre is on the Master Plan for the Perth Waterfront Development (Metropolitan Redevelopment Authority, 2012). It is planned to be a nationally significant center for Aboriginal culture, art and learning. Situated over the water at the southern end of William Street in the CBD, the building will be a striking architectural and cultural landmark.

Currently the Cultural Centre does not form part of the first stage of the project and has no budgetary allocation. No timeline for development could be provided by the Metropolitan Redevelopment Authority, responsible for the project. They indicated that the Cultural Centre location is in a part of the development that is not dependent on another part to be completed first.

A Heritage Interpretation Strategy is also being prepared as part of this project to identify opportunities to interweave European and Aboriginal history into the design of the public domain and private development. Development of this Strategy is supported by a number of management plans, heritage impact statements and archival records. This supporting information has been developed over recent years to inform the planning for Perth Waterfront and document the values of the site.

Based on the size and scale of the Waterfront Development, it would be natural to expect that significant funds would be needed to develop an Indigenous Cultural Centre appropriate to the site.

Fremantle – Arthur Head: Indigenous Art Space

In addition to the Perth Waterfront project, the Cultural Development Strategy 2011 – 2014 of the City of Fremantle notes two actions, under the strategic area of Infrastructure:

- Develop the Arthur Head properties into a dedicated “Artists in Residence” space, allowing for artist exchanges and indigenous artists to be included in the project.
- Investigate the possibility of an arts space for Indigenous artists, through consultation with indigenous people. Determine what could be considered and if the idea was supported including the Arthur Head space being a possible area.

Whilst discussions around these strategic actions are very preliminary and in their scoping stage, Cockburn should keep abreast of this development and look for ways to collaborate rather than compete, since a visitor doesn't place any relevance on local government boundaries.

If either of these projects went ahead, and were a similar model then the need and viability for a second or third Indigenous Culture Centre within a radius of 15km could be seriously compromised in terms of volume of visitors and then financial viability and sustainability.

Cockburn Wetlands Precinct

The Cockburn Wetlands Precinct has the strategic vision to become an integrated environmental education facility at Bibra Lakes (Soroptimist International Perth, 2008).

Named Walliabup by the local indigenous groups, it is the second largest in the two wetland chains which comprise the Beeliar Regional Park. It is an Indigenous sacred site where the teachings of oral histories & corroborees have taken place, as well as providing grounds for hunting and gathering and fresh water supplies. Today it continues to be an important site and connection to country for the Indigenous community.

In addition to the Whadjuk Beelair Indigenous Community, several groups have been actively involved in the Lake for a significant period of time including the Cockburn Wetlands Education Centre, the Native Animal Rehabilitation Centre (Native Arc) and the 1st Bibra Lakes Scout Group.

Supported by dedicated volunteers and some paid staff, the groups recognise the potential for future synergies. The vision is for the precinct to be a showcase of sustainability, providing a range of services to benefit the natural environment, including a diverse learning experience for the community. Under the current strategic plan (2008 – 2013), a number of goals have been established and those relevant to this study include:

- To achieve an environmentally sustainable precinct within the context of the Beeliar Regional Park.
- To build, adapt and manage an attractive functional precinct showcasing sustainability principles.
- To achieve financial sustainability through sound governance, ethical practises and establishment of a framework for future growth opportunities.
- To enhance community awareness and understanding of the natural environment through a range of educational programs.
- To provide learning and leisure activities that assist in the development of children and young people.
- To enhance community awareness and understanding of the cultural and spiritual values of the area through a range of educational programs. This includes documenting the indigenous history of the area, development of indigenous education programs and activities and erecting interpretive signage.

Operating from several buildings in the precinct which are in urgent need of upgrading/replacing, the opportunity exists to consider a precinct approach to the building and environmental upgrade. All organisations currently operate relatively independently in sections of the precinct, which means it is more difficult to easily share resources e.g. administration support, office facilities, joint signage, etc.

The City has currently provided \$50,000 to develop a precinct design, and within the City's strategic plan this project is estimated to cost \$2.5mn and is dependent on full external funding sources.

Based on the importance of this site to the local Indigenous community, and a desire for the current groups to include indigenous elements into the educational facility, this provides aco-operative opportunity.

3.0 Research & Review – Key Findings

3.1 Visitor Centres

3.1.1 Role & Impact

Visitor Centres (VC's) within Australia play a vital role in the development & economic success of a region's tourism industry. Predominately seen by visitors as a service provided by Local Government, they are valued as a trusted & helpful information source in the region. They can fulfil a number of roles including bundling tourism products, providing impartial information, facilitating visitors to make, confirm and pay for reservations, promote the area, orientate visitors to and enhance the area's attractions, and in some cases even develop their own attractions. Today's VC's not only service walk-in traffic, but also field phone calls and email inquiries from a range of travel consumers.

Numerous studies in most States over the past 10 years have confirmed that they positively impact the region's tourism yield by increasing the number of activities that a visitor will engage in and by increasing the time that a consumer will stay at a destination i.e. a positive interaction with the VC will have a visitor spend more and stay longer than planned. This is especially important where visitors don't undertake a high level of pre-planning for certain activities e.g. pre-plan accommodation, but hadn't planned day tours, activities, restaurants, etc.

The most recent research was completed in 2011 as part of the Destination Visitor Survey, and measured the impacts of regional VC's on Visitor Behaviour in South Australia (Tourism Research Australia - Destination Visitor Survey, 2012). 54% of bookings taken at the VC's were for products located in the local area, providing an indication of the impact they contribute to the economy within the local government area. It was also found that VC's currently support, and are not replaced by the increased trend for consumers to access information on the web. Visitors use these Centres to seek confirmation by friendly & knowledgeable locals, and provide reassurance about the tourism product they have researched online. The research also demonstrated the extent to which VC's stimulate tourism demand not just within their defined region, highlighting the importance of a working together as a network extending across traditional local government and regional tourism organisation boundaries. This finding was also confirmed by earlier research conducted by Deery, Jago, Daugherty, Carson & Adams (Deery, Jago, Daugherty, Carson & Adams, 2007).

The majority of visitors to regional Information Centres are asking for general tourism information on things to do and see, as well as maps & directions, accommodation, day tours and other tourism product. The South Australian research found that approx. 25% of visitors were interested in product which could be potentially booked at the Centre – accommodation, day tours including bus tickets and other tourism product. There is an opportunity for VC's to directly take bookings for product as a source of revenue to enhance their financial viability. To achieve this, staffing models and training commitments are seen as pre-requisites.

Deery, Jago, Daugherty, Carson & Adams in their research into VIC's also note that they are an important source of tourism information, even for those visitors who have previously visited the region. 64% of visitors in the regions that they studied were repeat visitors and of these, 26% of them had visited the VIC before. The insight from this research is that it's important for VIC's to develop customer management strategies over time to appropriately cater for these repeat visitors e.g. dedicated "What's New" section within the VC.

Fallon & Kriwoken (Fallon & Kriwoken, 2002) suggest that the most important element of a successful VC is an understanding of the audience, which can be further broken down into primary & secondary information consumers (Deery, Jago, Daugherty, Carson & Adams, 2007). Primary information consumers are travellers & visitors, with a secondary audience in local residents who use the VC as a source of information provision for Visiting Friends & Relatives (VFR) visitors. In addition they also argue that the VC “needs good signage, are placed in locations near attractions, and ideally provide distinct and innovative designs to the public, and have the opportunity to enhance the tourist experience”.

3.1.2 Operating Models

There isn't a consensus on one preferred operating model for Visitor Information Centres, with national data collection & reliable figures difficult to obtain and not standardised. In the absence of a national standard, the Victorian model for accredited Visitor Information Centres as the minimum for modelling future financial viability of any VC for the City of Cockburn.

Staff is critical to the running of any Visitor Centre, and again the model varies with some being paid staff, some volunteers, and a mix of both. The current Victorian model for accredited Visitor Information Centres prescribes a minimum of 1 paid full time staff VC manager. While a large proportion of volunteer staff may assist in helping achieve financial sustainability of the Information Centre, there are both strengths and weaknesses associated.

It is also noted that nationally there is an increasing focus on VC's to improve their revenue streams, developing stronger businesses and allowing for a more diverse range of funding than solely on local government.

In 2002 Fallon & Kriwoken identified key elements that contribute to effective and sustainable visitor centres, using an evaluation of the Strahan Visitor Centre as the benchmark. They noted the following key insights:

- Success criteria are complex and no one prescriptive formula by which to plan or construct.
- Need case by case planning, but be part of a comprehensive, collaborative, cross-agency strategy to ensure they are built within a regional vision, brand and position.
- Before building, establish a clear need for the facility.
- Gain State government agency, tourism operators & the local community committed to being actively involved in the centre's on-going operations.
- Location & physical environment important. Design facilities for distinctiveness and build where visitors and attractions are found.
- To be sustainable they should provide multiple functions and innovative activities.

Location is important, especially if the Visitor Centre is to gain walk-in visitation. Research predominately in Victoria since 2006 (Urban Enterprise Pty Ltd, 2006) has identified that an optimal location is important, and notes significant increases in visitor traffic when various relocations which have taken place. They note where VC's have improved their location ie more centrally located,

greater exposure, improved directional signage and/or upgraded their facilities and services including additional interpretative displays, substantial increases in visitation to the VC have resulted.

The latest research for Visitor Centres in Western Australia was completed by Market Equity in 2003, and followed up in 2004 with an extensive Visitor Servicing Study (Market Equity, 2003). Key findings included:

- On arrival in WA, Visitor Centres is the most common source of information. The other key sources were then word of mouth, brochures & the internet and the propensity to use this other information differs by visitor type. Interestingly locals rely heavily on the internet as a source of information, placing less reliance on asking other people.
- Popular tourist attractions and high traffic areas are suitable locations for available information points.
- 82% of visitors noted that they would probably & definitely use local information centres outside of Perth metro. Personalised, face to face information delivery is most preferred and expected.
- Whilst a popular choice as a source of information, visitors are have low levels of awareness, and even if aware, up to 20% of visitors have not visited them. Hence the importance of prime high-profile locations for their success.
- There is a strong preference to browse and relax while reading visitor information as an obligation free service not unlike a café/library style setting versus the more traditional visitor centres which exist today.
- In 2004, 101 visitor centres operated throughout the State, with more than 3.5 million people using the service (Tourism WA, 2006). At this time, 82 LGA's provided a total investment of \$3.3million to visitor centres, with contribution ranging from \$200 to \$365,000 per annum. Of these, 26 were run directly by Local Government and included small operations from shire offices, to large centres with daily operation in dedicated premises.

A key recommendation of the Visitor Servicing Study was to rationalise and introduce levels within the Visitor Centres of WA to create more of a network. State, Level 1 or Level 2 centres should be accredited to ensure consistent standards and customer service. For locations with smaller tourism volume, a staffed information point such as a library or cultural centre, was seen as more appropriate, where the primary activity is not visitor servicing.

Streamlining to 32 Level 1 Visitor Centres was recommended, and relevant to this study they included the locations of Armadale, Dwellingup, Fremantle, Mandurah, Mundaring, Northam, Perth, Rockingham, Swan Valley & York. (See Figure 6)

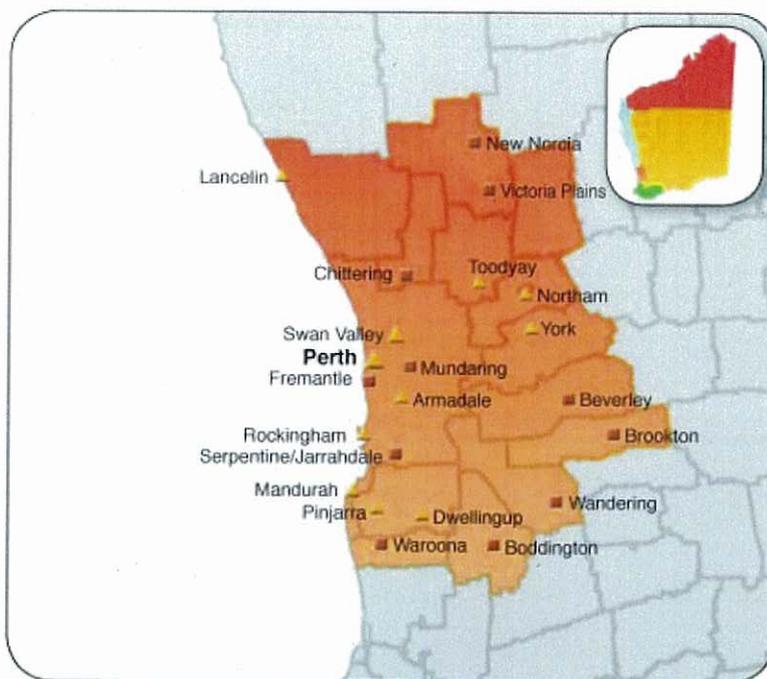


Figure 6: Recommended Level 1 Visitor Centres, Tourism WA

At the point in time when the study was completed, the LG visitor numbers varied between Visitor Centre, as well as their management model (Figure 7).

Since this time, we understand that the Fremantle Visitor Centre has been taken back over by the City and is now Local Government run.

Visitor Centre	Est Annual Door Count	LG Visitor Numbers *	LG Visitor Numbers (incl day trips)	Management Model	Volunteers	Co-location
Armadale Tourist Information Centre	8,900	16,855	234,522	NFP/Committee	30	Museum
Mundaring Tourism Association	8,089	31,934	338,267	NFP/Committee	17	
Northam Visitor Centre	32,000	42,072	161,738	NFP/Committee	4	
York Tourist Bureau	72,776	50,963	200,296	NFP/Committee	-	Town Hall
Dwellingup History & Visitor Centre	80,000	64,024	223,691	Local Government	-	
Pinjarra Tourist Centre	40,000	64,024	223,691	NFP/Committee	12	
Swan Valley & Eastern Region Visitor Centre	30,000	75,844	525,510	Local Government	16	Historical Collection
Rockingham Visitor Centre	45,000	109,270	7,716,030	NFP/Committee	1	
Fremantle Tourist Bureau	unknown	109,610	693,276	Private Sector	-	Travel Agent
Mandurah Visitor Centre	60,000	385,500	1,796,834	Local Government	10	

Figure 7: Visitor Servicing Study, Tourism WA 2004

3.2 Aboriginal Tourism & Cultural Centres

There is no one model of what a cultural centre is as they are defined by the particular needs and goals of each community. In some regions they are referred to as Art and Cultural Centres or Keeping Places, and others as Indigenous Knowledge Centres.

The 2011 'NSW Keeping Place and Beyond: Building cultural futures in NSW', it was noted that the holistic nature of Aboriginal culture means a multidisciplinary approach is appropriate and possible; visual arts, artefacts and archive material, genealogies, libraries, photographs, performance, storytelling, music, dance, oral histories, ecology of the natural landscape, sustainable living, astronomy and education all have their place. Living centres for living cultures also means a place for community functions, festivals and markets, ceremonies and celebrations.

A recurrent theme that occurs with many cultural centres is the struggle for economic existence. Economic times are getting tougher, funding opportunities more competitive and the products whether art, artefacts, bush foods or "cultural tourism experiences" rarely provide a stable income stream as a stand-alone enterprise. For many they rely on different 'project' funding and this constant reliance does not necessarily result in organisational funding and stability.

The key to the more successful operations has been the development of strong governance and business management as well as providing quality and reliable products. The 2011 NSW gathering also identified that volunteering as it is known in Western culture is not easily understood. As such, it is more about commitment to one's culture and community - particularly the youth and future generations - that drives indigenous community involvement.

For many centres, particularly in remotes communities, it is the non-financial benefits and Community and Social benefits that contribute to their ongoing existence (or development). They provide the community with a meeting place, a learning place, a library, a place that provides training and work opportunities. For more urbanised areas these services are often already in existence through a community centre and other services specifically provided.

At a very early stage in the Feasibility Study, it was identified that there were differences in opinion in what a Cultural Centre would have and focus on as its core purpose. However the majority agreed that in the 'Tourism' sense, activities commonly offered via Cultural Centres to the public should include:

- Bush story trail – usually a guided bush tucker / bush medicine walk
- Tool making and spear or boomerang throwing workshops
- Art, Music and Dance performances and workshops
- Static displays – interpretive centre with timeline stories, hands on activities. Displays include traditional clothing, artefacts and weapons
- Art Gallery
- Retail Shop

- Café
- Welcome to Country – point of contact for booking the appropriate person to conduct the Welcome to Country Ceremony.
- Indigenous Educational Programs that fit the school curriculum
- Dance Troupes - point of contact for the booking of dance troupes.
- Meeting Rooms / small conference rooms; and
- They offer the Indigenous Community a Keeping Place to preserve, protect and promote culture.

To underpin a successful Cultural Centre there needs to be a strong and healthy Indigenous community that has well defined cultural objectives, therefore there is a need for the City to undertake capacity building with the Aboriginal Community in readiness for the proposed Aboriginal Cultural and Visitors Centre.

Alternatively, Community Centres (also referred to as Cultural Centres in some instances) often come about as an off shoot of an existing organisation like a land council or housing co-operative. The desire is to foster the local community's well-being and to address issues such as health, housing, education and employment. They aim to reconnect communities, in particular Indigenous youth, with their culture and to be the catalyst to 'cultural healing' that can open up numerous opportunities for Indigenous communities. These centres can already be found in the City so do not need to be duplicated.

As an example, an oral history program conducted by youth and recording elders' stories not only preserves an important part of the local intangible heritage, it also reconnects those youth with their elders, forging a stronger community based on ideals paramount in Indigenous culture, that of 'respect'.

Through these centres the community's cultural obligations are developed and from there Cultural Tourism ventures may sometimes be developed.

3.2.1 Case Study – Brambuk, National Park & Cultural Centre, Halls Gap, Victoria

Brambuk Cultural Centre was originally constructed in 1990 at a cost of approximately \$1 million funded by the Victorian State Government. It was the result of nearly a decade of consultation between a committee of five Aboriginal communities from Victoria's western district and various tourism and government agencies. The Aboriginal (Koori) communities that were partners to this project included the Kirrae, the Whurang, the Goolum, the Gunditjmara and the Kerrup-Jmara, located in the South West Victoria and the Wimmera Regions. The aim of the project was to foster a greater public appreciation of Aboriginal culture and heritage.

For more than 15 years the Grampians National Park Visitor Centre and Brambuk co-existed on the one site within the park. Despite their physical proximity, the two organisations operated independently as separate entities and this duplication often caused confusion amongst visitors. In 2000 it was identified by the two organisations there was a need to integrate the operations into a single visitor precinct.

The proposal to merge two very distinct employment cultures, one Government non Indigenous and one private Indigenous raised a number of issues amongst staff and management. Subsequently in 2000, a memorandum of understanding was signed between Parks Victoria and Gariwerd Enterprises. The project moved forward significantly in 2003 with the appointment of 2 consultants to manage and implement the change program.

In 2006, Brambuk and Parks Victoria received \$2.5 million in State and Commonwealth funding to create one visitor precinct in Halls Gap that combined the former Grampians National Park Visitor Centre and the Brambuk Living Aboriginal Cultural Centre. The combined precinct aims to provide visitors and the community with a range of services including park information, educational programs, and an understanding and appreciation of the natural values and cultural heritage of the Grampians/Gariwerd region.

Gariwerd Enterprises manages the Centre and is a not-for-profit organisation made up from five Aboriginal communities from the Wimmera and Western district. They have a Contract of Services with Parks Victoria which contributes to Brambuk's running costs. Staff from the communities provide a range of cultural experiences, tours and services and they currently employ 15 staff, with a mix of Indigenous and non-Indigenous.

The original building was a two-storey timber construction that included a display area, workshop, a dreaming theatre and a shop. The curved and meandering building emulates a riverlet where indigenous people would catch eels in nets. The portal frame construction allowed a non-uniform structure that guides patrons through the information centre in a similar meandering way. The 2006 upgrade to the facilities involved the construction of a separate building located about fifty metres in front of the original Centre. The new buildings house the Information Centre, additional display areas, a retail shop and café. These generate revenue and the cultural centre offers cultural tours and experiences that also contribute to revenue generation.

The Cultural Centre and the National Parks headquarters have rooms that are large enough to hold small meetings, conferences and weddings and these events also assist with generating revenue for the complex. As an additional revenue source, Brambuk also offers budget accommodation with group dormitories, and double or twin share rooms.

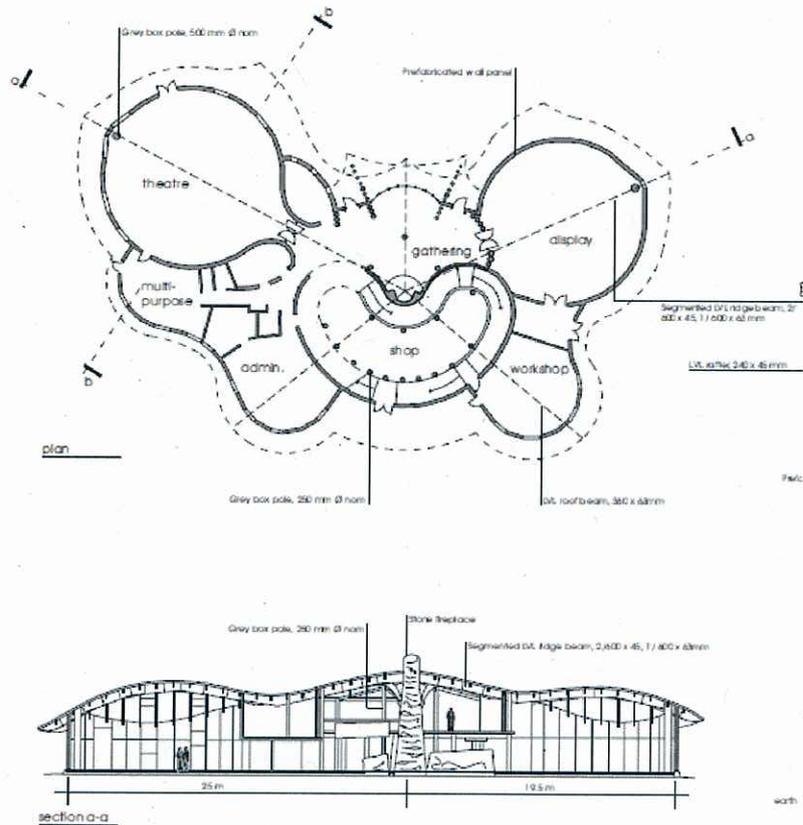
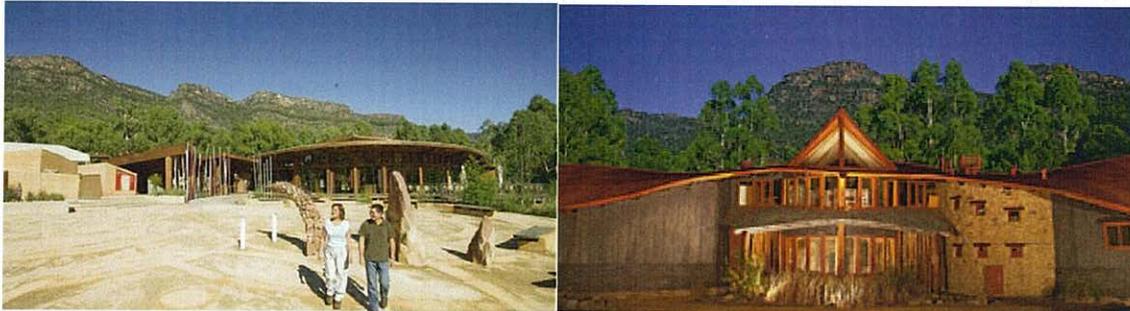


Figure 8: Brambuk Cultural Centre, Vic

3.2.2 Dreamtime Cultural Centre, Rockhampton, Queensland

The Dreamtime Cultural Centre began life in 1987 as an initiative of Australia's Bicentennial Celebrations. The Bicentennial Authority put forward some funding and the Rockhampton City Council provided the land as their contribution on a 40-year lease, with a 20-year option (Blair, 2005).

A group consisting of Aboriginals, Torres Strait Islanders, South Seas Islanders and non-Indigenous people came together to make sure the various Indigenous cultures represented in the area were not lost for future generations.

The centre was opened in 1988 by then Prime Minister, Bob Hawke, and it initially traded four days a week with operational funding from the Department of Aboriginal Affairs. They offered guided tours for people to learn about Aboriginal culture and Torres Strait Islander culture which included boomerang throwing, didgeridoo playing and a plant tour. It was soon identified that the tours (approx. duration of 2 hours) at the time were too long for the visitors, and a reduction in the length of the tours to better suit visitors time allowances was implemented.

It soon became evident though, that the cultural tours alone were not profitable in keeping the centre running. By way of diversification the centre began hiring out one of its rooms for conferences and meetings. The room held 12 people and had an outside space for morning/afternoon teas and lunches. Catering for small groups soon proved inadequate, as they were receiving requests for larger conferences. This led the cultural centre management to adapt the centre and make one of the larger rooms a conference room. They then put up an additional building to house the cultural component and in 1994 a conference facility with a fully air-conditioned 80 seat capacity theatre equipped with the latest audio-visual equipment to comfortably handle any conference was opened. The conference market was considerably more profitable than the cultural tourism offering and the revenue generated from the conferences was put back into the cultural side of the centre, which wasn't financially sustainable.

To maintain and continue to offer the cultural aspects, the centre needed to become more commercially viable and out of this grew the idea of a building a motel to service conference delegates and other guests. In 2000 a motel was opened with 30 units with the assistance of a business loan from Indigenous Business Australia (IBA).

Since its beginnings the Centre has always been creative in getting things done. Their cave structure which houses the artefacts shop was built using \$60,000 funding from the National Tours and Development Program which the Centre matched with \$60,000 worth of materials and labour. Another building was built by the Rockhampton TAFE College as part of a program on building for Indigenous people. The Centre provided \$38,000 worth of materials and the students provided the labour as they learnt their trade. More recently they have launched an on-line shop from their website selling a range of suitable visitor merchandise.

Today with the combination of a various business ventures the **objective of the Dreamtime Cultural Centre is to become less reliant on government funding and ultimately self-supporting. They have recently leased out the motel with new owners in October 2011 helping with the future sustainability goals, and currently employ 10 indigenous staff.**

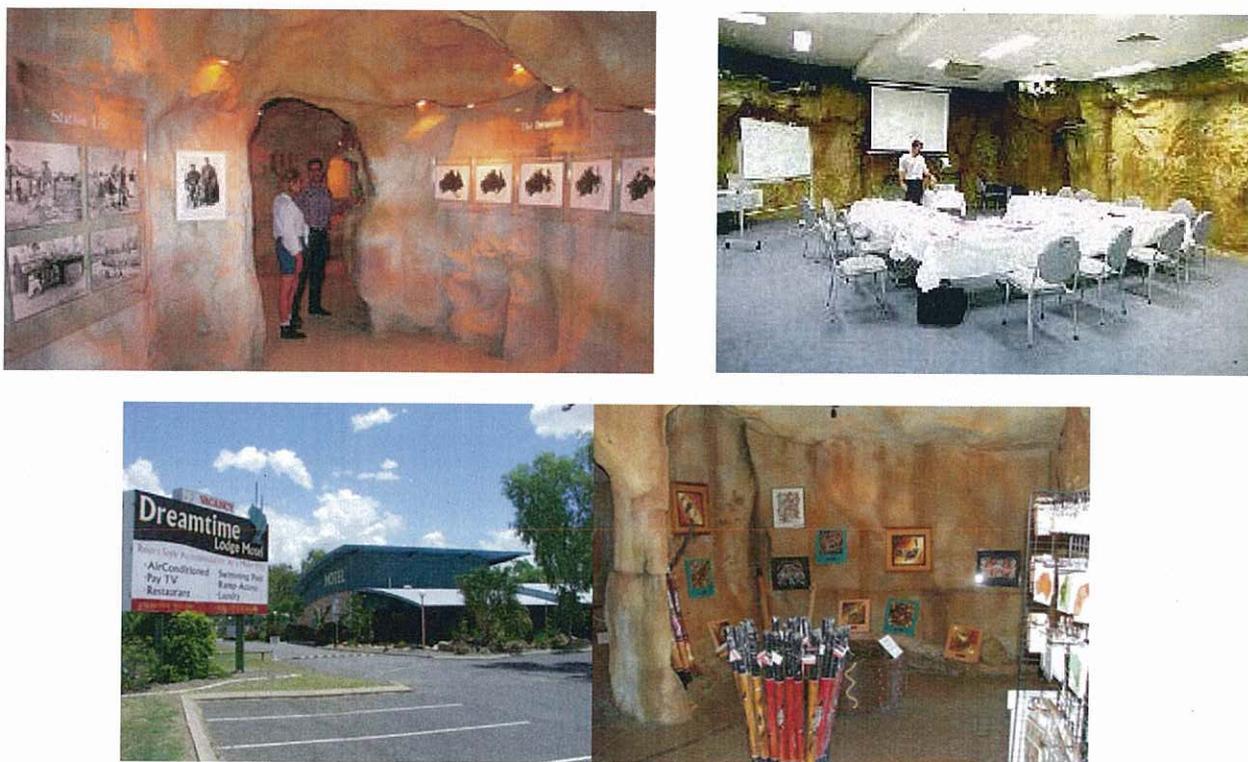


Figure 9: Dreamtime Cultural Centre, Rockhampton, Qld

3.3 Other Relevant Material

3.3.1 City of Cockburn – Reconciliation Action Plan

The City of Cockburn established an Aboriginal Reference Group in 2002, has held an Aboriginal Community Development Officer staff position since 2003, and then in late 2009 started the journey to develop a Reconciliation Action Plan (RAP). A RAP is a business plan that publicly formalises an organisation's contribution to reconciliation with clear actions and realistic targets, developed in conjunction with the Indigenous Community, the wider community, and organisations. Since starting in 2006, there are now more than 300 organisations Australia wide which have developed relevant plans.

In 2011 a RAP was completed for the City of Cockburn and a review of this action plan has highlighted areas where the development of an Aboriginal Cultural Centre could align with this plan and targets:

- *Creating opportunities to build and strengthen relationships between Aboriginal and non-aboriginal people across Cockburn. Strengthening relationships – develop a venue for Aboriginal and non-Aboriginal seniors to come together to share stories and build understanding and connection.*
 - Achieved through Cultural Centre which has an educational and an active storey telling element eg living library/human library.
 - Positive role modelling of successful Aboriginal employment.

- *Ensure that NAIDOC and Reconciliation week events are increasingly supported.*
 - The Cultural Centre hosts these types of events and others.
- *Strengthen communication with Events Team and Arts/Cultural area at Council to ensure inclusion of Aboriginal interests in concerts and events. Artworks – increase provision of public art, and commit to purchasing artwork annually for display.*
 - The Cultural Centre has the space to host indigenous and non-indigenous events.
 - Council owned indigenous art is housed in the Cultural Centre and displayed.
- *Provide a Cultural Bus tour during Reconciliation week.*
 - Use Cultural Centre as pick up point for this.
 - Use guides on the bus tour as a way of training future Cultural Centre staff.
- *Cultural Awareness and Development Training for community/council.*
 - Centre could be a “Centre for Excellence” in Cultural Awareness Training for corporates and communities. Significant numbers of organisations now have or are committed to a RAP. This could provide base funding and volume to make the financials work for the Cultural Centre element.
- *Increasing visibility of Aboriginal and Torres Strait Islander culture and peoples across the City.*
- *Ensure maintenance of Aboriginal Oral History Project, ensuring audio recordings preserved.*
 - Provides a location for the project to be preserved.
- *Welcome to Country.*
 - A booking and contact point for all organisations and not just Council.
- *Schools – establish firmer links with Aboriginal section of District Education Office.*
 - Cultural Centre can provide educational tours as a focus.
- *Nyungar Language – incorporate into Aboriginal History brochure.*
 - Can be a feature within marketing material.
 - Classes programed into the Cultural Centre itinerary of offerings.

Through this review of the City’s RAP and various discussions, the opportunity to become a “Centre for Excellence” in Cultural Awareness Training for the Cultural Centre was explored. An initial review of this opportunity demonstrates that whilst there are lots of online learning options, which aren’t necessarily based in WA, there are few easy to access, face to face learning opportunities. With significant numbers of organisations within WA and Australia either now having a RAP, or committing to having one completed by the end of the 2012, this seems to be an excellent opportunity to provide a central hub, which would act as a revenue support for the Cultural Centre. This would have the dual benefit of provide training and development opportunities for older and younger indigenous staff, which would leave them well placed to extend their skills into tour guiding and other customer service/communication & tourism based jobs.

3.3.2 Case Study – Herdsman Lake

Herdsman Lake Wildlife Centre is situated on the edge of Herdsman Lake within the Regional Park and is operated by the Gould League, which is a leading Australian environmental education organisation. The WA branch is run as a non-profit independent environmental organisation with a focus on people understanding, appreciating and protecting the environment. Formed in 1939 it has

strong links with schools, and over 7,500 students annually experience the environmental education programs which align with current educational initiatives and practises.

Most recently the League is collaborating with other stakeholders in the Australian Sustainable Schools initiatives where the aim is to embed sustainability within the culture of WA school communities. Other activities at the centre include bird walks, information nights, night stalks, wildlife excursions and festivals, with the aim to provide direct interaction with the natural ecosystem. Open week days via a gold coin donation, the centre has a range of other services such as living and static displays, centre hire, school & group excursions and an observation deck.

Their tours have been specifically developed for the education market & linked to curriculum frameworks with various learning outcomes. Tour activities have a range of options and vary in hours and can include:

- an Ancient Nyungar wetland experience,
- Dreaming Discovery, which includes activities such as Nyungar Dance and Story-telling, hunting with spear throwing, bush-tucker and medicine, smoking ceremony, camp food, & Rock Art,
- Nyungar Dance - students are tutored in Nyungar dance moves, body/'Bookha' (traditional dress) painting and Nyungar art.
- School incursions with a range of "hands-on" indigenous learning experiences within the school grounds.
- Djinoong Nyungar Wirrin Boodja – a half day or full day guided tour of the significant Nyungar sites around the Perth Metropolitan region.

In addition they have developed a professional development program for teachers and the broader community with a 2 day course which provides a cultural experience in the customs and language of the Nyungar people.

3.3.3 Case Study – Piney Lakes Environmental Education Centre

The Piney Lakes Environmental Education Centre is a venue in an urban bushland setting located in the nearby City of Melville's Piney Lakes Reserve. The Centre showcases renewable energies & sustainable building design, and is supported by other activities on offer within the Lakes area such as Night Walks, Bird viewing boxes, a sculpture walk, school holiday programs, various workshops with a sustainability focus and various activities undertaken by the community group "Friends of Piney Lakes".

The core offering of Piney Lakes is:

- Sustainability and environmental advice - from water conservation to local plant identification.
- Building tours for walk in visitors, provide technical information, assist with research projects.

- School excursions (for all ages including Universities and TAFE) which link with sustainability and ecology studies.
- Venue Hire.
- Workshops and community seminars which aim to increase our understanding of sustainability.

The area is also a sacred Aboriginal women's site and is under custodianship of the Dijii Dijii women's group. The Centre marks the start of the Bidi Katijiny Aboriginal Women's Trail, which runs through an area of the Piney Lakes Reserve and utilised by Noongar women throughout the year's six seasons. Taken as a 15min casual self-guided walk or with an Aboriginal female guide, it passes on traditional knowledge to visitors of native plants, animals and aims to increase people's cultural awareness and stewardship of the area.

4.0 Consultation

4.1 Approach

Stakeholders in this project have been classified into 3 major groups, to ensure that there was a consistent & equitable approach. They are:

- **Primary Stakeholders:** Those who have a **direct interest** in the outcome & organisations that have been identified include the City of Cockburn Executive, the Aboriginal Reference Group, Bibra Lakes Management, Native Arc & the Wetlands Education Centre.
- **Secondary Stakeholders:** Those who have a **general interest** in a project or issue. These organisations include the WA Tourism Commission, the WA Indigenous Tourism Operators Council, and the Visitor Centre Association.
- **Tertiary Stakeholders:** Those that we believe **are still important to be mindful of**, but are neither Primary nor Secondary Stakeholders.

A key primary stakeholder is the City of Cockburn's Aboriginal Reference Group which has been established since 2002. It is currently co-chaired, has a membership of 12 persons and meets monthly. The Aboriginal Reference Group has provided guidance around the best way to achieve feedback from the local indigenous community in addition to this group's feedback. A community forum & "yarning" session was held on the 13th March 2012 to collect feedback from the aboriginal community in regards to the Culture Centre elements of the Feasibility Study.

Consultations with the Project Team and various other primary stakeholders have expressed an initial preference in terms of a favoured location for the Aboriginal Culture & Visitor Centre, this being at Bibra Lake.

Additionally a range of face to face discussions, phone interviews or email correspondence was undertaken with the balance of other stakeholders creating a total of 70 people who were consulted throughout the project

4.2 Key Insights and Feedback

4.2.1 Indigenous Community Session

During the yarning session, three possible options of an Aboriginal Cultural & Visitor Centre were proposed including an:

- Iconic purpose built centre with high traffic flow and walk in trade,
- Cultural Centre integrated with other organisations with static displays and shared resources,
- Community Centre focuses, with a one stop shop for health and wellness.

All of these options were discussed in detail, with the participants outlining their experiences with other similar centres, what else they would contain in their operating scope and what they liked/disliked or could improve the option with.

- **Iconic Cultural Centre:**

In terms of iconic Cultural Centres, several examples were cited including Brambuk (VIC), Karijini, Narana Creations (VIC), Kodja Place in Kojonup & Tjapukai (QLD). The concept of engaging youth and senior members of the community, in an effort to bring back old traditions was supported by the group. However it was noted that it was important to get staffing levels right with Indigenous staff being visible, to ensure an authentic experience was achieved.

The group also felt that while the financial bottom line was important with a centre which could be a source of pride and inspiration to the community, the human benefit & cultural returns should not be discounted. It was also noted that in the quest to achieve sustainability of the operations, that this could become counterproductive when it becomes too hard, as usually in the community a seldom few drive the concept and there was a high level of “burn out”.

- **Integrated Cultural Centre:**

Lots of discussion centred on the integrated model and numerous sites within and outside the Council area were mentioned. Whilst there was intent to show through an integrated model, a demonstration of successful partnerships of indigenous and non-indigenous working together, to challenge pre-conceptions, this could be difficult.

Whilst Bibra Lakes and its past cultural tours were mentioned, there was also concern around the Roe 8 potential impacts and the organisations that currently occupy the site and whether they would overcome past perceptions and be welcoming to an integrated model.

Collaboration with Fremantle was seen as an opportunity since it had significant tourism assets and linkages, and that Council borders didn't apply to the Nyungar people. It would be important to engage the community especially if a broader joint program with other Councils such as Melville/Fremantle/Kwinana & Cockburn. Door knocks to engage was suggested.

- **Community Centre:**

Several examples of current community centre models were discussed including the Coolbellup Hub and the Ottey Centre, where space constraints were cited as a current issue. The "everything under 1 roof" was an advantage of this model, and it was noted that regional people using Cockburn facilities meant that this puts additional pressure on the services. A suggestion was made to apply for Royalties for Regions funding to support this type of facility. It was also noted that it would be important to not lose the true intent of the centre, and while specific people were required to do specific roles, maybe a referral service was instead needed.

Generally there was strong support that for the Integrated Cultural Centre should be a welcoming place, where culture was part of its sustainability. Youth and elders were important for this, so it protects living cultures. A "living library" concept available at the Cultural Centre, might be a way to achieve this objective.

The location of tourism training at Hamilton Secondary School was also seen as an advantage.

It was also noted that funding needed to be sustainable and recurrent for any of the options to be beneficial.

4.2.2 Other Stakeholder Feedback

Feedback from other stakeholders can generally be categorised into a number of key themes.

Location – location of the centre is imperative since road and foot traffic would be required to increase awareness of the Centre and support its viability. A location within the Cockburn Wetlands Education precinct was not seen as viable due to it not being culturally appropriate for Aboriginal Men, the poor flow-through traffic, lack of public transport links & concerns over the future expansion (Stage 8) of the Roe Highway. Linkages to walking trails was seen as an advantage, and some stakeholders were keen to see a coastal location utilised, with the possibility of Bibra Lakes being more of a satellite location that could be visited after the main hub/centre. Various locations were mentioned including Manning Park, Bibra Lakes opposite Adventure World and coastal locations such as the Power Station or Port Coogee.

Iconic Cultural Centre – whilst the idea was embraced, there was strong support that the City should not be considering this opportunity in isolation. A regional approach was required to support this since from a visitor & Nyungar perspective, local government boundaries have little relevance. Significant resources would be required and this could be shared over a number of Council areas, although the location, ownership, operating model & relevant contributions would all need to be worked through to ensure fairness in the split of contributions. A regional approach was also supported for a Visitor Centre, since Cockburn didn't currently have the tourism product to justify the investment. Active involvement in the Catalpa Drive project and the potential for jointly producing tourism marketing material with other Councils were seen as better initial steps in developing the tourism potential of the City. An example of the Sunset Coast brochure was provided, where 3 northern councils have collaborated.

Limited Tourism Product – several stakeholders identified the lack of actual tourism product in the Cockburn area as a key limitation to success.

Indigenous Product – there is limited indigenous tourism product, especially within the Perth metropolitan area. Most of the marketed indigenous tourism experiences are concentrated in Northern Western Australia. However there seemed to be significant indigenous heritage within the City and its surrounding areas, with the core elements available to be successfully developed. A staged approach was suggested, and the benefits were identified in both enhanced cultural awareness and indigenous skill and training development.

Staffing Critical – having the right capable staff, visionary management with a collaborative approach, and the ability to harness the enormous energy and contribution of volunteers was seen as important and a key success factor.

Indigenous Engagement – it was noted that indigenous engagement would be important in a range of critical areas including the collaborative design of any built form. Volunteering is not well understood in the indigenous community, so to ensure ground-up support from a strong cross section of the community, a door knock process was also recommended if the next planning stages went ahead.

Co-location Opportunities – if a co-located model was adopted then significant work would need to go into the ensuring this worked well in practise. Discussions around various areas should be considered such as resource sharing, alignment of values and respect, dispute resolution, site carrying capacity to avoid clashes, volunteer management, and general housekeeping and required outcomes should be documented and reported against. This links to the feedback around how critical the right staff and management will be.

Financial Stability – this stability over a longer term was seen as an important element to get right and the sense was that this would need to come from a range of sources, and not just one easy solution. While one-off grant funding such as TQUAL was seen as a possibility, options that provided recurring funds over multi-years were seen as more preferable. Things like room hire were noted as an important source of revenue for some organisations currently.

Unique offering – this was also important so that the centre had a unique point of difference. With other indigenous and environmental sustainability offerings in the market place, it will be important to determine why this centre will be unique in its offering.

Cockburn Wetlands Education Precinct – there was concern expressed by the parties in the precinct that this Feasibility Study didn't hold up their redevelopment opportunities and concept drawing plans. Various plans and discussions have taken place over the last 10 years, and the committee were keen that there was a degree of positive momentum happening. Anything that placed their redevelopment project on hold was a concern.

4.2.3 Community Survey Feedback

The draft feasibility study was completed, and key highlights of the results were included in a survey of the broader community, promoted through the local newspaper and Council website. Uptake of the survey was limited but supported key findings to date. This included:

- Agreement to not focus on the creation of an independent Visitor Centre at this stage and focus instead on the development of tourism productions and attractions – 89% supported.
- An integrated cultural centre should include a range of activities such as indigenous cooking, community hall for hire, and an aboriginal souvenir shop. However there was also some concern that the Centre should not be supported in advance of other infrastructure needs in the City such as transport and recreational facilities.
- A coastal location was supported by 37.5% of responses, with Bibra Lakes (near the Wetlands Education Centre) also receiving 37.5%, and Bibra Lakes (near Adventure World) receiving 25% support. At a follow-up extended Aboriginal Reference Group meeting the majority of support was behind a long term Coastal location, and there was also support for Bibra Lake site west.
- If a centre was available, the majority of responses indicated they would use the Centre – 57.1% supported.

It is also worth mentioning that if any co-located facility was to be considered, the extended Aboriginal reference group meeting believed that it was important that the Nyungar Culture should be at the centre of this facility and not an additional add-on.

5.0 Operating Models

5.1 Visitor Centre

It is clear from the current visitor numbers and tourism product available, that the City of Cockburn should not be considering an investment in a standalone Visitor Centre.

The best return on investment at this stage would be to take an active role in developing further tourism product in the City, helping it to become packaged and promoted, and training the staff at nearby Visitor Centres of the range of product available. This program should be focused on for the next 2- 3years, with a future review recommended after this.

This does not mean that the City should not actively focus on the development of this emerging industry. Based on its proximity to the CBD and airport, neighbouring Fremantle and its already established tourism and cruise ship industry, its depth of indigenous and non-indigenous history, natural attractions and major coastal development, there are all the elements here to be able to grow the industry. This aligns to the City's strategic vision of becoming the most attractive place to live, work and visit. As predominately a service industry, it also has employment upsides for the City.

To grow the industry several key initiatives should be considered in the first instance:

- Focus on the Catalpa Tourist Drive and ensure your key attractions are included and have the ability to showcase the City. Consider how best to engage the visitor with appropriate interpretation and infrastructure at the selected sites.
- Select your best walking trails and tracks which show off your natural attractions and market these. Have infrastructure and upgrades in place, and ideally link these trails to high traffic and easy to get to sites.
- Develop in conjunction with the key tourism operators, developers and other local council areas, an integrated strategic plan for tourism growth over the next 3 to 5 years.
- Consider also how events and regional linkages can contribute to this tourism growth.
- Update the website with new marketing material and information to communicate well what's here to see and do in the Cockburn area from a visitor's perspective.
- Join tourism membership organisations such as Experience Perth, and look towards their expertise in helping market collaboratively your region (see Appendix A for a City of Wanneroo example)

5.2 Aboriginal Cultural Centre

Several key insights have been drawn from the research and consultation. In particular the following observations have been made.

Whilst there is strong interest in Aboriginal tourism product, it is difficult to transfer this interest into actual visitation and stand-alone profitability. It is essential for sustainability that the Cultural Centre shares resources, or secures additional sources of stable future revenue.

There would need to be a significant point of difference in what the Cultural Centre could provide, to make it sustainable if the Indigenous Cultural Centre in the Perth Waterfront development and the Arthur's head Indigenous Art Centre go ahead, essentially providing major competition. Whilst full details aren't yet known about one of these projects, senior discussions at Council & State level should take place to gain further insights.

If the Perth Waterfront development Indigenous Iconic Cultural Centre doesn't go ahead as planned, this provides an opportunity to start discussions on a regional level about an iconic Cultural Centre in a waterfront location as a drawcard, on which other indigenous sites can then provide satellite locations and links in the future.

The City of Cockburn does have a depth of indigenous history which could be developed into tourism product and has preliminary support from the community. An initial focus on the education & cruise ship market would help to grow capability and form a basis on which to build future success.

In the interim, a co-located model which has common threads and a key communication objective is a viable option. Location & staffing will be critical, as well as securing other revenue sources such as being a centre of excellence for Cultural Awareness training. This model has less investment upfront and provides a way to test the market and grow over time, but has the added complexity of bringing different groups together under a common house.

However a co-located model would bring with it both advantages and disadvantages:

Advantages of Co-location	Disadvantages of Co-location
- Lower administrative costs through lease income provided by the cafe operator	- Organisations and their representatives not getting along impacting on customer service and relationships.
- Ability to source a broader range of grants	- Potential loss of individual organisational identities.
- Ability to meet increased operating hours	
- Greater marketing profile to the general public and interest groups if aligned messages.	
- Ability to use technology to assist in operational matters eg website, electronic bookings.	

Two possible locations were considered for this co-location model which were Bibra Lake and Manning Lake.

Bibra Lake West (adjacent to Adventure World) – this would be a new site and is currently earmarked in the Bibra Lakes Management plan for a \$3million investment in a Visitor Centre from 2016 onwards. Redevelopment of the Wetlands Precinct at Bibra Lakes has also been suggested at a \$2.5mn costing which is dependent on Developer contributions.

The current site at the Wetlands precinct whilst significant in Indigenous culture is not seen as the ideal location because of it not being culturally appropriate for Aboriginal Men, and because of the low traffic volumes. Instead. The Aboriginal Cultural and Visitors centre should be located adjacent to Adventure World west of Progress drive. The current Wetlands Precinct site could be used still for its current educational activities, outdoor activities, plant nursery & revegetation, and care for

native animals, as well as support additional on-country experiences as required. Joint tour packages could be offered to students and visitors for both locations surrounding Bibra Lake, with joint marketing and other collaborative strategies between the centres employed.

Manning Lake – this site has a range of natural and physical advantages. Its closeness to major traffic flows, vantage points to the coast, natural bushland and lake, amphitheatre and the Azelia Lay Homestead attraction all provide advantages. The challenges on this site would include Conservation Plan restrictions, appropriate location & linkages within the Park, funding for the building, as well as signage from the main roadway.

During discussions with Indigenous community representatives and staff members the site with the most endorsement by these groups was Bibra Lake West. In addition the Bibra Lake Management plan earmarks a significant investment in a Visitor Centre from 2016 onwards.

In terms of the operational management of the Cultural Centre the preferred co-located model is recommended for Council to consider:

- a. **Co-location of the Aboriginal Cultural Centre with the proposed Bibra Lake Visitor Centre.**
This co-location will assist in joint marketing, shared administration costs and the rent from the commercial cafe operator will assist in subsidising the cost to Council of Employing 2.5 Fulltime Equivalent staff to operate the Aboriginal Cultural Centre. Basic Visitor information can be provided by the cafe operator with clear requirements for ways that they need to co-operatively work together to achieve common Aboriginal Cultural Centre and Visitors Centre goals.

Other methods of gaining support for the proposed centre can also be further explored :

- b. **Joint Venture with an organisation which has demonstrated capability in this field** eg The Gould League which provides management of Herdsman Lake in the North. They combine indigenous culture with environmental sustainability, and have a strong education and schools focus. They could become the operational management and marketing organisation for two sites, being Bibra Lake & Herdsman Lake. With strong links already established in the school network and a fresh group to work with the local indigenous community, it would increase the chances of success.
- c. **Joint Venture with another Council which has demonstrated capability in this field** eg The City of Melville and the Piney Lakes Environmental Education Centre. Similar to option A but with another local Council so that management, operational and marketing synergies can be achieved. The only concern here would be to determine the point of differences so that they could compliment and not compete with each other.
- d. **Commercial partnership with a tourism or arts operator to provide operational support, marketing & mentoring.** Establish a contract for support services where the commercial operator takes responsibility for ensuring the key elements of the service are delivered. This could include key performance indicators around indigenous employment and revenue enhancements.

5.3 Financial projections – Break Even Budgets

For the purposes of this Feasibility Study we have assumed that the capital cost of building any Cultural Centre would come from a range of sources including Council contribution, State and or Federal funds.

However it's also noted that Council's 2020 Strategic Plan and Bibra Lakes Management Plan has a provisional allocation of \$3m in 2015/16 for the build of as yet undefined Visitor Centre at Bibra Lake West (near Adventure World). This is the preferred location for the co-located model. It is envisaged that the additional funds of \$1 Million dollars for the recommended co-located model will be sourced from State and Federal grants

Start-up costs for a Centre with co-located organisations would also need to be factored into this build and should include things such as Interpretation, Website development, Recruitment, joint venture set up time, etc. and conservatively this should be considered as a \$300k - \$400k investment.

Of interest will obviously be the operational costs of the centre, since it should stand alone in its success. A draft break-even budget was developed using conservative numbers in our assumptions.

Aboriginal Cultural Centre Annual Operating Budget	
Summary by revenue stream	
Tours Educational	19,370
Tours- general visitors & retail	7507
Room Hire	9,370
Training Revenue	80,000
Cafe Commercial rent 120sqm \$210 sqm	\$25,000
Total Income	\$141,247
Summary By Expense	
Salaries & Wages (2.5FTE)	
L6/Cord - Level 4 x2-	200,000
Catering costs	7,700
Operating costs	5,000
Minor equipment	2000
Marketing	10,000
Tour Materials	3,000
utilities, outgoings, maintenance	10,000
Grounds maintenance	5,000
Total expenses	\$242,700
Net Cost	\$101,453

It will be important for the Centre to determine a strong source of base funding, to allow it the opportunity to gain additional revenue from educational & cruise ship tours and general visitor numbers, whilst Cockburn is at its early stages of tourism development. An opportunity which needs further analysis but on preliminary investigations looks promising is also having the model include a centre of excellence in Cultural Awareness training. This potential source of funding could provide a relatively stable base for some of the centres income.

Other income sources are from visitor and education tours, , retail merchandise and café rent. At this stage it is not intended that the café should include a full commercial kitchen, but instead use a range of suppliers to provide items which can be easily served, rather than cooked by scratch. This could be a further development in the future.

Salaries & Wages would be the largest cost for the centre, and we have also assumed that the Council would provide the net operational funding if the centre was to proceed.

It should be a goal of the centre to reduce its reliance on Council income funding to ensure long term sustainability.

5.4 Building and Fit Out – Preliminary Projections

Cultural Centres around Australia have been developed to suit a specific community's need and therefore vary widely in their size & cost. For example the recently completed refurbishment and launch of the Burrinja Cultural Centre in Victoria was completed at a cost of \$9.6mn, but this includes a 400 seat performance theatre and a café seating 80. The CERES Sustainable Community Centre whilst not an Indigenous Cultural Centre provides similar facilities that are suggested as part of this Indigenous Cultural Centre. The total project cost was \$12.5mn, with the final stage most applicable at a \$6.2mn cost.

Both of these examples are at the upper end of facility size and it is not recommended that this is required within the City of Cockburn. Instead a facility using 1,500 square meters is seen as an appropriate initial development, utilising flexible floor space configurations which can be tailored and changed as required.

Based on this size the initial cost projection of the development is estimated at \$3.6mn which includes a 10% contingency.

	Estimated Size Requirements - Square Meters		Cost Estimate
Design - Architect & Plans, including community consultation			\$ 80,000
Estimated Construction	1,500		\$ 2,070,000
Estimated Fitout	NA		\$ 917,750
Estimated Landscape/signage & connections	1,200	\$ 120	\$ 144,000
Car Parking	50	\$ 2,420	\$ 121,000
			\$ 3,332,750
Contingency - 10%			\$ 333,275
Total Cost Estimate			\$ 3,666,025

This construction and fit out costing were developed using Rider Levett Bucknall 2012 Perth construction costing as a suitable benchmark.

	Estimated Size Requirements - Square Meters	Rider Levett Bucknell Construction Cost 2012 Estimates		Fitout Estimates
Café - 50 seat	120	\$ 1,380	\$ 165,600	\$ 55,000
Gallery/Interpretation/Walkways & Amenities	450	\$ 1,380	\$ 621,000	\$ 250,000
Meeting Rooms	500	\$ 1,380	\$ 690,000	\$ 300,000
Presentation Space	200	\$ 1,380	\$ 276,000	\$ 120,000
Retail	100	\$ 1,380	\$ 138,000	\$ 50,000
Administration & Storage	130	\$ 1,380	\$ 179,400	\$ 142,750
	1,500		\$ 2,070,000	\$ 917,750

An important part of the success of the Cultural Centre will be the engagement of an architectural team who has both experiences in designing effective similar community infrastructure but also understands how to engage the indigenous community in the design phase. The above costing have factored into the design stage a significant amount of community consultation and involvement as part of this process.

6.0 Recommendations & Phasing

Recommendation 1 The City of Cockburn to develop their tourism product and appeal. This includes active involvement in the Catalpa Tourist Drive, joining Experience Perth, updating websites, leveraging their coastal developments and marketing their most appealing walks and trails.

- **Recommendation 2** Follow-up on the Perth Waterfront Iconic Indigenous Cultural Centre, regarding the progress of the noted initiatives and determine their impact or suitability going forward on the Iconic Cultural centre proposed for the Power station precinct.
- **Recommendation 3.** Further investigate the commercial viability of a “centre of excellence in cultural awareness training” which could be facilitated in a range of hired venues initially. If established this would provide a source of revenue, and also a rich training ground for future Indigenous guides/staff.
- **Recommendation 4** Discussions to take place to determine possible shared administrative resources and co-ordinated marketing activities with the current Cockburn Wetlands Education Precinct.
- **Recommendation 5** Approach and discuss with stakeholders and potential joint venture partners various consultancy and support services that can support the preferred co-location operational model
- **Recommendation 6** Undertake “living library” opportunities to use the current Council resources to include local indigenous community members.
- **Recommendation 7** The City of Cockburn not progress the stand-alone development of a Visitor Centre, instead harnessing the surrounding visitor centre resources until sufficient tourism product is developed.

Recommendation 8 Develop an Integrated Tourism Strategy, and take an active role in developing further tourism product in the City, helping it to become packaged and promoted, and training the staff at nearby Visitor Centres on the range of product available.

Recommendation 9 As an interim strategy select your best walking trails which show off your natural attractions and market these, and focus on the Catalpa Tourist Drive or similar concept, working collaboratively with other local government and private enterprise.

- **Recommendation 10** Collate tourist information for the website and for static display at the proposed Aboriginal Cultural and Visitors Centre.
- **Recommendation 11** Update the Council website with new marketing material and information to communicate the attractiveness of the Cockburn area from a visitor’s perspective
- **Recommendation 12** The City to join tourism membership organisations such as Experience Perth to leverage their expertise in marketing collaboratively your region.
- **Recommendation 13:** Build the capacity of the Aboriginal community in readiness for the Aboriginal Cultural and Visitor Centre and provide Aboriginal Cultural Awareness Training to external participants by increasing the Aboriginal Community Development Officers position by two days per week.

Recommendation 14: It is recommended that an Iconic Aboriginal Cultural Centre area be included in the future developments of the Power Station precinct of Cockburn Coast. It is anticipated that this would be a long term objective (15 – 20 years).

Recommendation 15: It is recommended that a 1500 sqm co-located Aboriginal Cultural Centre and Visitors Centre facility be constructed at Bibra Lake West. The Bibra Lake Management Plan includes a significant investment in a Visitor Centre from 2016 onwards of \$3 million dollars . The increased size of the facility will require the City to source a quarter of the capital works funds which equates to one million dollars from external grant funding in order to construct the co-located facility.

Recommendation 16: That Council adopt the proposed co-located management model of an Aboriginal Cultural and Visitors Centre. This management model would require Council to employ 2.5 staff to enable 7 days per week operation.

Recommendation 17: That Council adopt the preferred site for the co-located Aboriginal and Cultural Centre at Bibra Lake West on the western side of Progress drive.

2013/2014:

- Develop council owned tourism proposition & strategy e.g. trials, Port Coogee, Events
- Discussions around co-location & operational management
- Discussions to determine other competitive projects standing e.g. Perth Waterfront,
- Actively engage Indigenous community to increase participation and design elements
- Determine depth of opportunity for centre of excellence in “Cultural Awareness Training”
- Launch “Cultural Awareness Training” opportunity, using various hired facilities in the interim e.g. Coogee Surf Club
-

2014/15:

- Co-located centre designed, service contracts arranged, grant application submitted and joint venture partners agreed.
- Review success of Catalpa Tourist Drive and other development initiatives

2016/17:

- Agreement to Lease and MOU with cafe operator
- Build and open centre (in line with 2017 plans)
- Annual review of KPI’s and outcomes

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Appendix A:

Local Government – Website Tourism Example

EXPERIENCE PERTH.COM

Destinations Things To See & Do Accommodation Events Attractions Tours Itineraries Travel Information

Destinations

- + Perth
- + Fremantle
- + Rottnest Island
- + Sunset Coast
 - City of Wanneroo
- + Gingin Coast to Country
- + Rockingham
- + Mandurah and Peel
- + Swan Valley
- + The Perth Hills
- + Armadale
- + New Norcia
- + Avon Valley

Home > Destinations > Sunset Coast > City of Wanneroo

City of Wanneroo

The City of Wanneroo is home to a number of well-kept secrets that offer visitors a great alternative to the usual tourist attractions of Perth. Located a mere 20 minutes north of Perth on the Sunset Coast, the City has a variety of activities and experiences for all age groups.

So why not come and discover this picturesque region and see it for yourself? The City is served by the Mitchell Freeway, Wanneroo Road and the Joondalup (Clarkson) railway line.

Explore the underground caves, go canoeing on the lake, or simply enjoy the delightful natural surroundings at **Yanchep National Park** - can you spot the sleepy koalas? Or why not step back in time and discover the City's rich heritage past - from early settlement at **Cockman House**, to the WW2 campsite of the 10th Light Horse Brigade. Sample a locally brewed beer, whilst watching the sun set at **Mindarie Marina**.

Try a round of mini golf, take a spin around the go-kart track, or taste some handmade chocolate treats

If you love nature, then the City of Wanneroo is the place for you, with many ideal locations for a picnic, bushwalk or scenic drive. Relax and unwind on one of our pristine beaches, or snorkel in the secluded Yanchep Lagoon. Whilst on the coast, visit Leeman's Landing and Wreck Point - see if you can find the shipwrecked Alex T Brown. Extend your visit by staying in one of the many personal and unique styles of accommodation that are scattered throughout the region.

With a great range of attractions, activities and family events, now is the time to come and explore the City of Wanneroo

Contact the City of Wanneroo
Tel. (08) 9405 5000

Postal Address:
City of Wanneroo

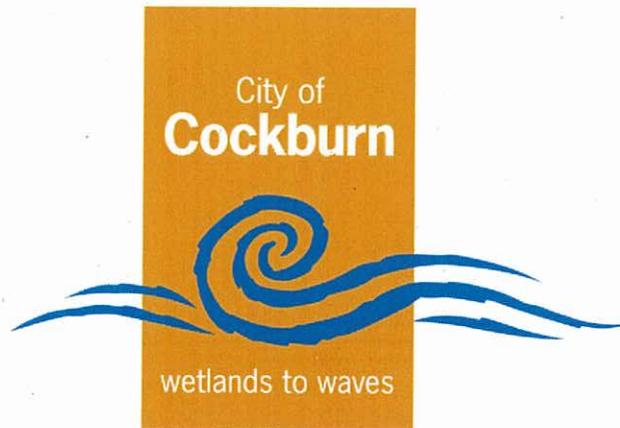
Check options to show on the map
Attraction: yanchep

Yanchep National Park

Buckingham House, Wanneroo

SITE PLAN – ABORIGINAL CULTURAL AND VISITOR CENTRE





Men's Shed Feasibility Report

November 2012

Janelle Munro
Consultant

Contents

EXECUTIVE SUMMARY	4
1. PROJECT BACKGROUND	6
1.1. Introduction	6
1.2. Project scope	6
1.3. Methodology	6
2. IDENTIFIED NEED	7
2.1. Demographic information	7
2.2. RESEARCH	9
3. COMMUNITY BENEFIT	11
3.1. Health and wellbeing	12
3.2. Social Participation and Supports	12
3.3. Benefits to members	12
3.4. Connection to community	13
3.5. Membership Access	13
3.6. Non Membership Access	13
4. CONSULTATION	13
4.1. Community Consultation	13
4.2. Community organisation support	18
4.3. City of Cockburn Internal Stakeholders Consultation	18
5. EXISTING SHED MODELS	19
6. MANAGEMENT PLAN	26
6.1. Objective	26
6.2. Philosophy	26
6.3. Location/Facility	27
6.4. Management Structure	28
6.5. Internal Shed Management	30
6.6. Membership	31
6.7. Programmes	32
6.8. Evaluation	33
6.9. Budget	34
7. FUNDING AND INCOME OPTIONS	36
8. RESOURCE REQUIREMENTS	37
8.1. Resource requirements for the Interim Shed	37
8.2. Resource requirements for the Community Men's Shed	38
9. RECOMMENDATIONS	39
9.1. Location	39
9.2. Shed Facility Options	41

9.3. Management Structure Options..... 42

9.4. Preferred Management Structures..... 44

9.5. Steering Committee 46

9.6. Insurance..... 46

Appendix 1: Demographic Information 48

APPENDIX 2: Preliminary Drawings 50

EXECUTIVE SUMMARY

Community benefit of men's sheds

The Men's Shed movement has been a very successful preventative health initiative in Australia and has attracted funding under the Commonwealth Government's National Male Health Policy. The history of the Men's Shed movement has demonstrated success in reaching marginalised and isolated males and in contributing to improvements in male health and wellbeing. Increased social interaction and participation within one's community perpetuates a sense of belonging and social connectedness that has been convincingly linked to positive physical and psychological wellbeing.

Most of the sheds visited reported that they have between 20-25 people a day use the facility. This gives direct access and benefit to approximately 100 people over a week. It is expected that the purpose built facility will accommodate 300 members plus use for community programmes and therefore broadening the impact.

During the consultations with other sheds it became obvious that many of the programmes that operated within the sheds contributed significantly to their community including

- Youth mentoring programmes
- Repairs to equipment and furniture for community play groups and sporting clubs
- Helping with community events
- Membership mentoring
- Partnerships with Community businesses
- Partnerships with community services including HAAC, Disability organisations, Education Department, Department of Veterans Affairs, local government services

Demonstrated community need

As the proportion of older people increases over the coming decades the needs of the population will change. Utilisation patterns and preferences will evolve to include services that support continued good health and independence. Services aimed at older people will need to address physical, mental and social needs.

The existing Seniors Centre facility and the Community Care programme has been very effective in meeting the needs of older women with 80% of members being female but has been less able to attract older men indicating an unmet need for men in the City.

The demographic commonly found in Men's sheds is predominately older retired men who have spare time and a desire to give back to their community. However younger men who fly in fly out or are unemployed are also attracted to these facilities. Both groups are present in the City of Cockburn and are potential users of a Men's Shed facility.

Key Consultation Findings

Community consultation was undertaken using online questionnaires, hard copy questionnaires, community meetings at both the Seniors Centre and Youth Centre, individual contact by phone or email to relevant community organisations and staff at the City of Cockburn.

Sixty six people from the community consultation responded that they would attend such a facility indicating that there is a significant demand for a Men's Shed facility. There were only two respondents that said they were not interested.

Service organisations and community groups as well as key staff from the City of Cockburn expressed support and indicated a need for such a facility.

Recommendations

Recommendation 1: That an interim shed at the Wattleup location be set up to take advantage of the community momentum while the funding applications and construction for the new purpose built facility are being progressed.

Recommendation 2: That approval for use of the interim shed be seen as a priority as the site at Wattleup is due for compulsory acquisition by Land Corp in 2015.

Recommendation 3: That a 2,000sqm block of land at Buckley Street Jandakot be made available for a purpose built Community Men's Shed facility.

Recommendation 4: That the scope for the Life Long Learning Centre in Spearwood be expanded to include a second Community Men's Shed facility of approximately 450sqm at a cost of approximately \$500persqm to meet the future needs of the population in the City of Cockburn in 2018/19

Recommendation 5: That additional staffing of 1FTE be included in costing

Recommendation 6: That the City of Cockburn cover the cost of shed maintenance, utilities, depreciation and Security for the two year interim shed at the Wattleup location in the 2013/14 budget

Recommendation 7: That the City of Cockburn is responsible for the application funding and the project management of the purpose built Community Men's Shed on the Buckley St, Jandakot location.

Recommendation 8: That the Management Model for the Interim Shed be Sponsorship by an incorporated not for profit organisation for two years with a Shed Steering Committee and a part time Project Officer funded by a grant from the City

Recommendation 9: That the grant funding for the Project Officer Position for the Interim Shed be made available from the 2013 Community Grants Round

Recommendation 10: That the City of Cockburn in the 2013/14 Budget be responsible during the two year interim shed period for the cost of:

- Community development support
- Development of the funding application for the new build
- Project Management of the new build
- Provision of rental for property
- Access to materials from the Waste Recovery Park
- Maintenance and Utilities costs for the Wattleup shed

Recommendation 11: That the longer term management model for the Purpose Built Community Men's is an independent incorporated not for profit organisation with a Management Committee and a fulltime coordinator funded by a Grant from the City

Recommendation 12: That the cost of Peppercorn Rent, Outgoings and Maintenance be borne by the City of Cockburn

Recommendation 13: That a long term management plan for the Community Men's Shed facility in the Life Long Learning Centre be developed and be included in the overall planning of this centre.

Recommendation 14: That a steering committee be formed consisting of members from the Sponsoring organisation, City of Cockburn staff, and volunteers from the community consultation. The makeup of the committee should be as representative of gender, age, ethnicity, disability, skills and interests as possible.

Recommendation 15: That a request be made to the National Seniors Association to address the issue of age discrimination in relation to insurance for people over 85 wanting to access Men's Sheds and volunteering opportunities.

1. PROJECT BACKGROUND

1.1. Introduction

The Men's Shed movement has been a very successful preventative health initiative in Australia and has attracted funding under the Commonwealth Government's National Male Health Policy. It is envisaged that a Men's Shed group would be the major user of any Community Men's Shed facility that may be developed in Cockburn.

The desire for a Men's Shed had been mooted through the following sources:

- The desire was identified by participants in the Age Friendly Cities Consultation held in 2010;
- The gap of a Men's Shed in Cockburn was raised by the Manager Policy and Planning, Department for Communities;
- The possible need for a Men's Shed was raised by the Seniors Centre staff who have been very successful at engaging women in active ageing activity.
- Feedback from the minority of male members at the Seniors Centre have indicated that they would be interested in using this type of facility;
- Burdiya Aboriginal Corporation and Meerilinga Young Children's Foundation have also expressed an interest in such a facility;
- The City's Disability Access and Inclusion Officer also received feedback from community members that they would be interested in using a Men's Shed.
- Youth services also expressed interest in using such a facility

A meeting held with the Fremantle Men's Shed identified that they do not have the capacity to take on new members as they are already at full capacity due to their ongoing success. They also explained that a number of their existing members live in the Cockburn district so they also believe that there may be a need for a Men's Shed in Cockburn.

The City has received anecdotal community feedback that a Men's Shed in the City would be desirable, however formal research and independent community consultation was needed to determine the extent of the need.

1.2. Project scope

The project was to undertake a needs analysis and feasibility study for a Men's Shed in consultation with the community, key stakeholders, and staff of the City of Cockburn.

1.3. Methodology

Strategy 1:

Conduct community, key stakeholder and staff consultation and engagement regarding the project.

Undertake research regarding service and facility models for Men's Sheds that are compatible with

Cockburn's unique requirements, and make evidence based recommendations regarding the need and demand for the project and a preferred service and facility model

The following tasks were undertaken to inform the overall strategy:

- Develop a community consultation and engagement plan for review by project team
- Undertake demographic and data analysis of the local and sub-regional statistics for Cockburn.
- Identify current demand and future needs for Men's Sheds that can be accommodated in the Cockburn District
- Identify and consult with a broad range of potential users and possible community partners regarding a Men's Shed facility
- Analyse consultation, demographic, and research findings for Men's Shed facilities to determine whether there is a demonstrated community need for a Men's Shed in Cockburn;

- Review Men's Shed models (including utilisation and viability) currently in operation throughout Western Australia and interstate
- Identify a service and facility model which will meet the identified needs of the Cockburn community including possible services and community benefit
- Consult with relevant stakeholders such as the Men's Shed Association regarding the model
- Estimate of the land area for the preferred service and facility model
- Identify suitable site(s) within the Cockburn area and recommendations regarding the feasibility of the preferred model and facility.
- Consult with the Project Team and key stakeholders groups regarding the preferred model. Adjust the preferred model and facility recommendations if required.
- Identify and provide evidence based recommendations regarding the preferred Service model and facility type.

Strategy 2:

- **Complete a needs analysis and feasibility study report for a Men's Shed in the Cockburn District with evidence based recommendations, information regarding a preferred model of service delivery inclusive of a management plan, a preferred site(s), and sufficient information to proceed to the next stage if it is deemed feasible to proceed.**

The following tasks were undertaken to inform the overall strategy:

- Investigate compatibility and/or conflict between different land users in the vicinity of the proposed site (s)
- Identification of how residents will be able to access the proposed location i.e. public transport, and proposed transport routes and pathways.
- Prepare a schematic design for the Facility in line with the requirements of the preferred service model and an estimated cost and funding options for the capital works facilities provision
- Identify grant funding opportunities for the capital construction and ongoing operational costs for a Men's Shed facility
- Provide a Management Plan for the preferred Service Model inclusive of an Operational Budget including, but not limited to, income potential from various sources and costs of staffing, security, marketing, and maintenance.
- Identify capacity and need for future growth of the service model and facility
- Provide evidence based recommendations regarding the feasibility of the preferred service model and project utilising sustainability principles
- Provide a comprehensive needs analysis and feasibility study report with evidence based recommendations and sufficient information to enable the project to proceed to the next stage if it is deemed feasible.
- Provide a report to Elected Members regarding the study and consultation findings

2. IDENTIFIED NEED

2.1. Demographic information

The Current population of Cockburn is approximately 94,000. From 2006 the number of people aged over 65 is expected to increase by 6,393 (82.3%), and represent 12.2% of the population by 2021. The age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 80-84 year olds, who are forecast to increase by 89.4% to 1,758 persons.

Forecast age structure, City of Cockburn (Persons)

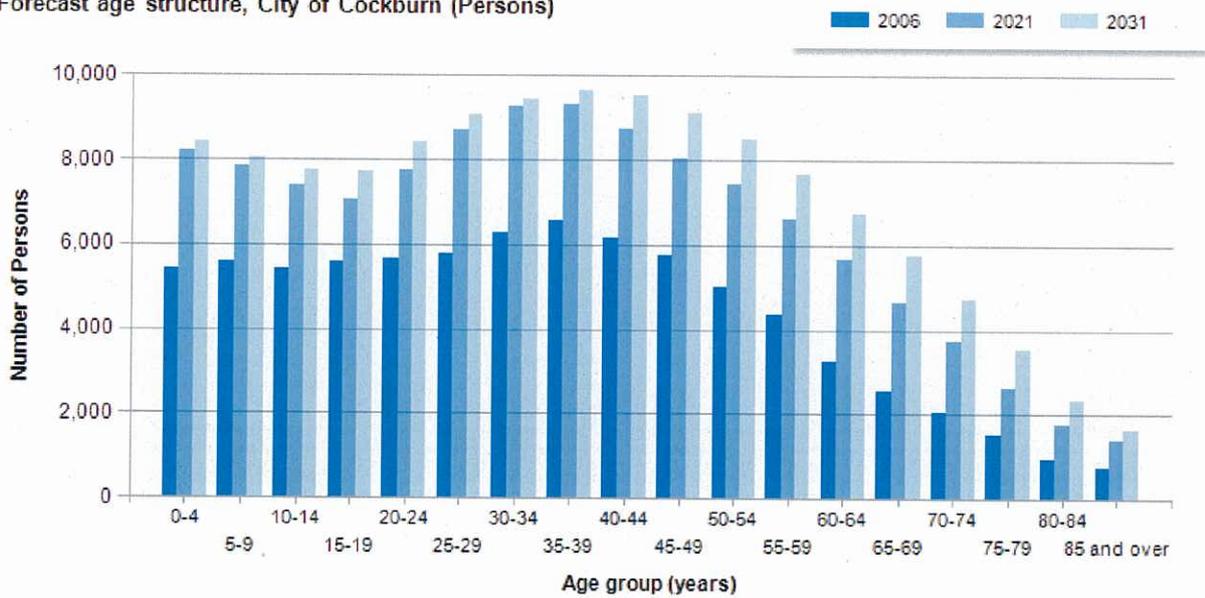


Table 1: Forecast Age Structure for the City of Cockburn

The number of males aged over 65 is expected to increase by 3,161 (87.6%), and represent 11.5% of the population by 2021. The male age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 80-84 year olds, who are forecast to increase by 110.5% to 783 persons.

Forecast age structure, City of Cockburn (Males)

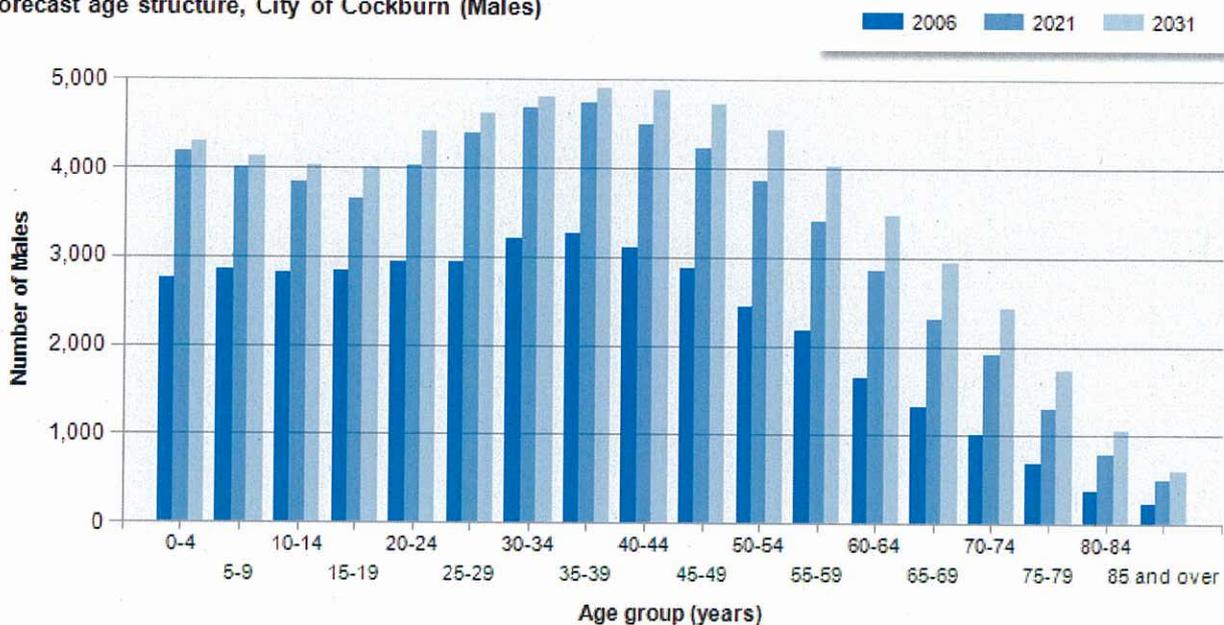


Table 2: Forecast Age Structure for the City of Cockburn (Males)

As the proportion of older people increases over the coming decades the needs of the population will change. Utilisation patterns and preferences will evolve to include services that support continued good health and independence. Services aimed at older people will need to address physical, mental and social needs.

The existing Cockburn Seniors Centre facility has been very effective in meeting the needs of older women with 80% of members being female but has been less able to attract older men. The same ratios are also present in the Cockburn Community Care programme indicating a further unmet need for men in the City. The demographic commonly found in Men's sheds is predominately older retired men who have spare time and a desire to give back to their community, although younger men who fly in fly out or are unemployed are also attracted to these facilities. Both groups are present in the City of Cockburn and are potential users of a Men's Shed facility.

Population forecasts provide a comparison of the distribution of older people aged between 50 – 80 years across the wards in the City of Cockburn indicating significant numbers across all wards with a higher concentration in the West and Central Wards that is likely to persist over time.

These distribution patterns throughout the City need to be taken into account when identifying the location of any Men's Shed facility.

	2006	2031
West Ward	approximately 30%	40 %
Central Ward	between 25- 30%	35-40 %
East Ward	Between 15- 20%	25-30 %

Table 3: Summary of Distribution of People aged 50 – 80 years in the city of Cockburn

For full details across all the suburbs for the three wards in the City of Cockburn see **Appendix 1: Demographic Information**

2.2.RESEARCH

2.2.1. Cockburn Strategic Plan

The development of a Community Men's Shed facility supports the following effects identified as being important for the City to achieve its desired end-state:

Achieve a strong sense of place and belonging – To have the residents of Cockburn proud of their City and active in all aspects of its life, growth and development.

Ensure social diversity – To have made sure that Cockburn is appropriately planned and structured to accommodate social diversity.

Ensure infrastructure meets Community and Industry needs –

To have the infrastructure of the City of Cockburn highly functional and modern, consistently reliable, environmentally sustainable and well utilised. New infrastructure is being planned and provided in advance of community need.

Provide adequate social, recreational and entertainment infrastructure – To have planned and built an attractive, accessible, safe and functional infrastructure for social, cultural, commercial, entertainment and recreational activities that has a distinct Cockburn flavour and atmosphere.

The development of any Men's Shed utilises the following strategies consistent with those identified in the Strategic Plan:

Engage business support – To effectively harness all possible manner of legitimate support from business to enable the achievement of those desired Effects seen as being essential to the realisation of Cockburn in 2016.

Mobilise community support – To marshal the energy and efforts of the community in support of a particular initiative or action.

Provide community education – To make available comprehensive information that will be of direct benefit to the City's residents.

Partner effectively with other service providers – To formally engage with other Government Departments, non-profit organisations and businesses to ensure that the best services practical are made available to the residents of Cockburn.

Create opportunities for social, cultural and recreational activities – To arrange and promote opportunities for the people of Cockburn to engage in social, cultural and recreational activities that contribute positively the overall sense of community.

Create areas for cultural and social activity – To scope, plan and deliver functional facilities to enable cultural and social pursuits.

2.2.2. Age Friendly Strategic Plan

The development of a Men's Shed facility actively supports the following outcomes from the Age Friendly Strategic Plan:

Social Participation

Outcome: That the ageing population in the City of Cockburn has affordable and equitable access to activities and events that support social participation and fosters well being and social integration.

Respect and Social Inclusion

Outcome: That the ageing population in the City of Cockburn are recognized and included as valuable members in the social, civic and economic life of the city.

Civic Participation and Employment

Outcome: That the ageing population in the City of Cockburn has access to opportunities to continue to contribute to their communities, through paid employment or voluntary work if they so choose, and to be engaged in the political process.

Communication and Information

Outcome: That relevant information is readily accessible to older people with varying capacities and resources

Community and Health Services

Outcome: That the ageing population in the City of Cockburn has access to affordable quality community support services and health care.

2.2.3. Active Ageing activities policy and trends,

Global ageing calls for changes in attitudes, policies and practices at all levels in all sectors so that the enormous potential of ageing in the twenty-first century may be fulfilled.

Contemporary services for seniors are designed for today's older Australians and may not be appropriate or relevant for ageing "baby boomers". It is likely that demand for community-based, proactive, social based services and activities will intensify and that demand on local government to meet the health and community needs of older people will increase. Services aimed at older people will need to address physical, mental and social needs.

An important dimension of the older population is the diversity of needs, interests and backgrounds. Older people are individuals and their experience of ageing will be influenced by a range of interrelated factors such as gender, lifestyle, location, socioeconomic circumstances, cultural backgrounds, education level and general health. The notion of productive, healthy life expectancy has different meanings for different groups.

The following initiatives have been introduced at various levels of government to support the principles of an age- friendly environment:

- Aged Care Act 1997 and the Aged Care Principles.
- National Strategy for an Ageing Australia released in December 1997 by the Australian Government.
- Generations Together A Guide to the Western Australian Active Ageing Strategy was launched in March 2004.

- The Active Ageing Benchmark Indicators released in March 2006 by The Department of Community Development (Office for Seniors Interest and Volunteering).
- Transitions in Ageing released in 2005 by the Office of Seniors Interests and Volunteering.
- Planning for an Ageing Community is a dedicated website developed by The Australian Local Government Association (ALGA) and the Department of Health and Ageing.
- Ageing Toolbox was developed by ALGA to assist local government in planning for an ageing community.

2.2.4. National Male Health Policy

Good health is based on many factors including feeling good about yourself, being productive and valuable to your community, connecting to friends and maintaining an active body and an active mind.

Recent reports illustrate a deep consistency about the need to consider all of the social, biological and physical environments of boys' and men's lives to effectively improve their health and well-being. The National Male Health Policy provides a framework for improving the health of all males and achieving equal health outcomes for population groups of males at risk of poor health. It provides practical suggestions for action men can take to improve their health and is designed to guide policy directions into the new decade.

During the consultations for the National Male Health Policy there was considerable support expressed for men's sheds for their demonstrated success in reaching marginalised and isolated males and in contributing to improvements in male health and wellbeing. Support for Men's Sheds is an initiative under the National Male Health Policy.

2.2.5. History and Purpose of Men's Shed

The modern Men's Shed is an updated version of the shed in the backyard that has long been a part of Australian culture. Men's Sheds are springing up all around Australia and have recently spread internationally to New Zealand, United Kingdom and Ireland.

Men's Sheds provide a safe and busy environment men can be productive, feel valued, contribute to their community and connect with friends and social supports. Members of Men's Sheds come from all walks of life with a common bond that unites them being that they are men with time on their hands who would like something meaningful to do with that time.

A good Men's Shed has a co-ordinator who has both the technical and social skills to develop a safe and happy environment where men are welcome to work a project of their choice in their own time and where the only 'must' is to observe safe working practices.

The Australian Men's Shed Association (AMSA) is the peak body representing Men's Sheds in Australia providing free practical support and assistance. AMSA is a member based organisation founded on the principle of sharing information freely between Sheds and those communities and organisations wishing to establish a Shed. AMSA is now the largest Association in Australia focussed on male health and well-being.

3. COMMUNITY BENEFIT

Many of the facilities that exist in the City of Cockburn have an overwhelming success in meeting the social, health and well being of women. However they have been less successful in attracting and supporting the needs of men.

3.1. Health and wellbeing

The history of the Men's Shed movement has demonstrated success in reaching marginalised and isolated males and in contributing to improvements in male health and wellbeing.

Many men have learned from our culture that they don't talk about feelings and emotions. There has been little encouragement for men to take an interest in their own health and well-being. They are reluctant to talk about their emotions and often don't ask for help. Probably because of this many men are less healthy than women, they drink more, take more risks and they suffer more from isolation, loneliness and depression. Relationship breakdown, retrenchment or early retirement from a job, loss of children following divorce, physical or mental illness are just some of the problems that men find it hard to deal with on their own.

The Men's Shed provides information in an environment that allows men to understand and use this in ways which promote and maintain good health. This concept is called "health literacy" and has been identified as a key social determinant of health. Being health literate does not end with the ability to read health related information and attend doctor's appointments. Health literacy is more closely related to the ability to critically analyse one's own experience of health within the larger context of health related knowledge.

3.2. Social Participation and Supports

Social exclusion is the outcome of a loss or lack of connection to the community in which you live.

Four main elements of social exclusion have been identified:

- *Consumption* – the incapacity to purchase goods and services relative to need.
- *Production* – A lack of participation in economically or socially valued activities.
- *Political engagement* – A lack of participation within government processes (local, state, federal decision making).
- *Social interaction* – A lack of connectedness to family, friends and the community in which you live.

Increased social interaction and participation within one's community/ies perpetuate a sense of belonging and social connectedness that has been convincingly linked to positive physical and psychological wellbeing.

Conversely, an equally important correlation has been established between decreased social participation and negative consequences for physical and mental health. This experience of social exclusion is characterised by smaller social networks, fewer close relationships and reduced social supports.

3.3. Benefits to members

The shed environment actively supports the well being of its members. The AMSA resources include membership policy and procedures that support the moral, intellectual, spiritual, physical, mental and social well-being of members.

Many of the sheds have member liaison positions that keep contact with members and provide support when and if required. Some sheds have implemented a bereavement programme for men (not just members) in the community who have recently lost a partner others have a pickup service for the members who can no longer drive themselves. This consideration and support for members decreases the isolation that commonly occurs in times of stress and is indicative of the social and emotional care that is generated within a shed environment.

The benefits described by members in other sheds have been:

- Psychological support, someone to talk to, social interaction
- Companionship, mateship and personal support
- Increasing personal belief & motivation, restoring hope
- Active interaction & discussion on men's health issues
- Mentoring & coaching across generations
- Skills sharing and skills enhancement

- Access to practical knowledge & experience
- Improve health, well-being & quality of life

3.4. Connection to community

The Men's Shed movement has demonstrated significant success in reconnecting men with their community. During the consultations with other sheds it became obvious that many of the programmes that operated throughout the sheds contributed significantly to their community.

Examples include:

- Youth Mentoring programmes
- Developing a programme working for young primary school children in conjunction with the education department
- Repairs to equipment and furniture for community play groups and sporting clubs
- Helping with community events
- Membership mentoring
- Partnerships with Community businesses
- Partnerships with community services including HAAC, Disability organisations, Education Department, Department of Veterans Affairs
- Partnerships with local government services

The people who expressed ongoing interest in the project identified giving back to the community as a key factor in their interest with half of the people expressing interest in mentoring programmes.

3.5. Membership Access

The shed facilities in the metropolitan region range in membership size from 50 to over 200 members depending largely on the size of the building. Most of the sheds reported that they have between 20-25 people a day use the facility. It is expected that the purpose built facility will accommodate 300 members plus use for community programmes.

This gives direct access and benefit to approximately 100 people over a week. Also the proposed new facility would be bigger than most of those visited ensuring that the access can meet not just the immediate need in the area but some of the potential future need as well.

3.6. Non Membership Access

There is strong interest and support from Human Services within the City of Cockburn and other service providers to develop programme options for women, older people, people with a disability and youth in partnership with the men's shed. This expands the diversity of people who can access the facility and increases the impact the facility has on the community. These programmes would be designed for set block duration with participant turnover. This provides maximum access to these programmes for people in the community not necessarily members.

4. CONSULTATION

4.1. Community Consultation

Community consultation was undertaken using:

- online questionnaires
- hard copy questionnaires
- community meetings at both the Seniors Centre and Youth Centre
- individual contact by phone or email to relevant community organisations

The information regarding meetings and questionnaires was distributed through several avenues including advertising in local community newspapers, notice in Cockburn Sounding, posters located in libraries and community centres and emails to community and sporting organisations.

4.1.1. Responses from the questionnaire consultation

Responses for the questionnaire were collected online and all people attending the public consultation completed a hard copy of the questionnaire.

Gender of Respondents											
Most of the participants at the public meetings were males. The women who did attend were accompanying their spouse.											
Males						Females					
56						11					
Age range of Respondents											
Participants at the public consultation were all over 50 with the majority being 65 plus. The online questionnaires attracted a wider range of participants including more women and younger respondents. The questionnaires were also completed by the Youth Advisory Group.											
18-25		26-35		36-45		46-55		56-65		65 plus	
7		9		1		6		9		29	
Cultural Diversity											
People were asked about where they were born and if English was spoken at home											
Born in Australia				Born overseas				Language at home			
39				26				All participants spoke English			
United Kingdom	Italy	Ireland	Singapore	South Africa	Portugal	Germany	Switzerland	Sweden	Fiji	Holland	
13	4	1	1	1	1	1	1	1	1	1	
Only 2 respondents identified themselves as Aboriginal and/or Torres Strait Islander?											
Do you consider yourself to have a disability(ies)?											
The majority of people did not identify that they had any disability. However at the consultation meeting there was discussion about the need for programmes other than woodwork and metal work to suit the needs of men who may have disabilities that preclude them from these activities.											
No						Yes					
51						14					
Physical	Vision	Psychological		Intellectual	Neurological	Hearing	Developmental		Other		
12	1	1		1	2	2	1		heart		
What suburb do you live in?											
The information regarding residence of participants has been collated across three geographical locations in order to assess if there was a greater need or interest in a Men's Shed in any one area. The results indicate that there is no significant difference across the three areas.											
West Ward		No. of respondents		Central Ward		No. of respondents		East Ward		No. of respondents	
Coogee		6		Coolbellup		3		Aubin Grove		1	
Spearwood		11		Leeming		2		Atwell		5	
Hamilton Hill		3		North Lake		3		Banjup		2	
South Fremantle		2		Bibra Lake		3		Beeliar		3	
Munster		2		South Lake		1		Success		6	
				Yangebup		10		Hammond Park		2	
				Jandakot		1		Wattleup		1	
				Cockburn		1					
Totals		24				24				20	
Are you interest in attending a Men's Shed?											
66 people indicated that they would attend such a facility indicating that there is a significant interest in a											

Men's Shed facility in the City of Cockburn. There were only two respondents who were not interested.

How often would you attend?

Participants were asked to indicate the frequency that they thought they might attend. The participants who attended the consultation sessions were more likely to answer this question with most response indicating weekly or more than once a week.

15 people would attend more than once a week	14 people would attend weekly	5 people said Fortnightly	5 people said Monthly or less frequently as required	Comments
whenever open 2-3 x per week 3x per week 1-2x per week 2x week 2x week weekly or more at least three days a week 2x week 1-2 x per week 1-2 x per week 4x a week	Weekly f/nightly, monthly once a week Weekly Weekly Weekly Weekly either weekly or fortnightly 1x week Frequently weekly regularly weekly	Depends on setup, maybe once a fortnight? once or twice a month 2x month weekly monthly	Once a month Occasionally 1x month When specific tools or advice required As required for specific project	Unsure Depends where and on public transport route. Depends where situated Not me but my ex-husband who has Alzheimer's Don't know If there was a women's group Some people did not indicate frequency of visits

How would you prefer to get to this facility?

Most people indicated that they would prefer to use their own car. However as the participants get older it is likely that they will rely more on public transport or other members of the shed providing support either through a community bus service or arranged lifts.

Car	Bike	Bus	Walk
50	2	11	9

Please describe the types of activities you would like to see included at a Men's Shed.

There was significant support for the facility to provide more than just woodwork. The suggested activities provided on the questionnaire were all well supported. There was also interest in a range of other activities that would be suitable to include in the programme options.

Wood working	Metal working	Information workshops	Mentoring	Social events	Recreational activities
40	37	31	25	34	31

Other (please specify)

- | | |
|---|---|
| <ul style="list-style-type: none"> Photography and computer use Lead lighting, glass blowing, ceramics, art (painting oil & watercolour, pastels, sketching etc) and here's a big one - community gardening Gardening related things Art, painting car workshop maintenance animal care | <ul style="list-style-type: none"> model steam engines boat repair woodturning lead lighting upholstering mechanics |
|---|---|

Do you have any previous experience with Men's sheds?

15 men said yes including :

- | | |
|--|---|
| <ul style="list-style-type: none"> presently taking my father to Forrestdale Establishing and assisting a shed just joined the Fremantle Shed | <ul style="list-style-type: none"> wood working, metal working information wood working donated model makers metal working lathe |
|--|---|

<ul style="list-style-type: none"> • woodwork co-ordinator for non for profit organisation • Fremantle 	<ul style="list-style-type: none"> • Father is member and past treasurer • wood turning
<p>Do you have any previous experience or skills that would be useful in a workshop or shed? 34 people said they had previous experience and relevant skills including:</p>	
<ul style="list-style-type: none"> • Wood work/Mental work in High School • too much to specify • Just basics. • Completely customised my motorbike and did the entire engine work myself and I am always building something in the backyard. I had my own Handyman Business • Experienced woodworker / cabinet maker • Master Bricklayer and competent in all other building trades • volunteering in woodwork men's group • Grew up in a woodworking shed environment-father was wood machinist/cabinet maker. • Army • fitter by trade. Hobby Woodwork • Instrument workshop • furniture maker • proficiency in wood working • listening research computer cooking life skills, socialising 	<ul style="list-style-type: none"> • computer, glass work cabinet making, furniture restoration, plumbing, gardening • woodwork, metalwork fishing, computing, photography • electrical • some woodwork • furniture maker • proficiency in wood working • listening research computer cooking life skills, socialising • computer, glass work cabinet making, furniture restoration, plumbing, gardening • woodwork, metalwork fishing, computing, photography • electrical • some woodwork • own large mechanical workshop fitting, welding, boat building • supplied tools at retail level
<p>Would you be interested in being involved in the set up of a Men's Shed in your area? 21 people replied they would be interested in the set up of a Men's Shed and others have provided contact details in order to be informed of the progress.</p>	

4.1.2. Responses from the public meetings

Some of the following issues discussed at the public meetings were not directly addressed in the questionnaire.

<p>Location During the public meetings people were asked about preferred locations. This was not asked in the questionnaire format as it was felt it may create unrealistic expectation about location.</p>	
<p>Some of the discussion regarding location included:</p> <ul style="list-style-type: none"> • Noise issues in residential areas • Car parking is an issue and would need to be adequate. • Better if located within easy access to public transport • Access to public transport would be good. I currently drive but at some point I may not be able to May need two locations • Access east west across Cockburn can be difficult • Being close to home • Something in Success as I live there • Needs to be big enough to meet current and allow for expansion for future needs 	
<p>The participants offered various suggestions that have been followed up with the Manager Infrastructure Services. Some of the suggestions were owned by other government departments and privately owned These suggestions included:</p>	
<ul style="list-style-type: none"> • Kent St • Wattleup (most people felt this was too isolated) 	<ul style="list-style-type: none"> • Old Tannery site near Tony Ales (not sure on this one but all of the land near Tony Ales is commercial land. Could be worth asking the

<ul style="list-style-type: none"> • South Coogee Primary School • Wandii Wood turners work out of the Wandii Shed. The shed shares it's space with a range of different groups as part of the Wandii community Centre. • Manning Park next to the museum. • Hamilton Hill Water Corp reserve • Manning Park near the Dalmatinac Club • Hamilton Hill High School Bus shed. • Calsil Brick Works (Metro Bick Works) Jandakot. Very large sheds End of Cockburn Rd near the salt works • Railways Reserve • MRD properties behind Classic Hire on Carrington St. • On some of the land reserved for Roe 8 near Forrest Av. 	<p>owner)</p> <ul style="list-style-type: none"> • Old Powel Hotel across the road from Coogee beach. Owned by main roads • Across the road from the super clinic (WA Planning Commission, currently proposed site for City of Cockburn's new recreation centre). • Old service station on Hammond Rd has a large shed on it. (Couldn't find this, need to have a chat with planning) • Cnr of Stock rd and Beelair Drive had a shed on it that was recently demolished. Used to refill printer cartridges (Owned by WA planning commission and probably be developed for residential) • Factory Unit. Lots of empty commercial factory units are out there and may be able to rent one cheap enough as an interim option.
<p>Membership</p>	
<p>Participant discussed the issue related to women in the shed and there was mixed responses to this. Most of the participants indicated that the purpose should be primarily for men but they were not adverse to a solution that allowed women to use the facility. The inclusion of the word Men in the name was strongly recommended.</p> <p>Some suggestions to make the shed more inclusive were:</p> <ul style="list-style-type: none"> • dedicated time for men only access • use of the shed facilities for women for identified projects (this has some insurance implications if they are not members) • Working party can establish how that might work 	
<p>What would you want in a shed?</p>	
<p>Isolation: There was strong support for the support of social activities and recreational uses as well as shed specific activities. Many of the participants expressed concerns about social isolation and saw the shed concept as a way to overcome this. Some of them had changed suburbs to be near family and now live around mainly around young families so feel socially isolated.</p> <p>Skill Sharing: Participants also saw the shed as a way of engaging their skills and passing these on to others. One participant used to make furniture at home but has made everything he needs and didn't have any use for the tools any more. He felt he has lost his woodworking skills because he didn't need them anymore. Other participants agreed that they had significant levels of skill and knowledge that they wanted to share either with other men in the shed or with mentoring programmes.</p> <p>Giving back to the community: Many of the men commented that they would like to give back something to the community now that they have time on their hands.</p> <p>Purpose and Value: Many of them agreed that when they stopped work they felt useless and not wanted. They saw participation in a shed as a way to engage with people and feel valued again.</p> <p>Activities: The men talked about activities that would interest them but there was a very strong emphasis on social benefits that attending the shed would provide for them. They also saw the shed as away to learn new things in an environment that was not threatening.</p>	

4.1.3. Community Feedback meeting

The participants who indicated they were interested in being informed of the progress or were willing to be part of a steering committee were invited to a further meeting to give feedback on the proposed recommendations. Twelve people attended this meeting and a further six people replied they were unable to

attend but were still interested in being part of the ongoing process. There was strong support for the recommendation regarding both the interim facility at Wattleup and the location of the new build on Buckley Street. They felt that the interim facility would allow a more immediate start and a chance to build up membership and community support for the future new build facility.

4.2. Community organisation support

A presentation was made to the Cockburn Rotary Club who has expressed interest in supporting the development of the Men's Shed. Further discussion is being held with this group as to the possibility of sponsoring the Men's Shed for an interim phase till they can become independently incorporated.

During the course of the consultation, the Jandakot Lakes Lions Club indicated that they would consider some financial support for the set up of a Men's Shed in the City of Cockburn. Their focus for the future is to support local community initiatives.

A briefing was made to a meeting of the Senior Advisory Group and many of the members expressed ongoing interest and support for the project. Information was distributed to these members and also to the local community groups.

Meerilinga Young Children's Foundation is interested in supporting some of their young fathers to attend a Men's Shed in the area.

W4: Women Working with Wood were also contacted and they are very interested in accessing the new facility in the Cockburn area. They have a current member who lives in the area and is willing to be part of the ongoing consultation process. They currently use the City of Stirling Community Men's Shed fortnightly on a Saturday morning and would be happy to extend this into the southern suburbs.

The Cockburn Community Care programme also expressed interest in supporting men through HAAC funded services to become fully integrated into a shed.

4.3. City of Cockburn Internal Stakeholders Consultation

Meetings were held with identified staff and Councillors were sent invitations to the public meetings and invited to contact for further information or to arrange a meeting.

The following staff members were interviewed during the consultation and have expressed support:

- Gail Bowman, Manager Human Services
- Doug Vickery, Manager Infrastructure Services
- Nick Jones, Manager Environmental Health
- Rob Avard, Manager Community Services and Wilmari Nel, Community Development Coordinator
- Michelle Champion, Youth Services Manager and
- Paul Hogan, Cockburn Community Care Manager
- Jason Hogan Disability Access and Inclusion Officer
- Paul Gabbert, Cockburn Seniors Centre Coordinator
- Lyall Davieson, Henderson Waste Recovery Park Manager

All staff have been supportive of the development of the Men's Shed and provided significant information regarding locations for the shed, activity and programming ideas and issues, availability of materials, management models, support for the ongoing sustainability of the shed, and funding options. This information has been included throughout the report.

Two councillors contacted with feedback about a number of women who were interested in attending shed facility and concerns about significant numbers of single men in the area who were isolated and disengaged from the community who would benefit from a facility like the men's shed.

5. EXISTING SHED MODELS

Established sheds in the metropolitan area were extremely helpful sharing information and experiences. Attendance at the Western Australia Men's Shed Association (WAMSA) Conference provided opportunities to gain information from participants from regional Western Australia and AMSA members who attended. The examples below only include a few of the sheds that represent a range of different options. The common issues have been collated from all discussions with shed members from visits and during the conference.

	Examples	Common Issues Identified
Initial Start up	<p>Fremantle shed started in February 2005 with a membership of 12</p> <p>Gosnells Men's Shed emerged through a public meeting that 105 people attended.</p> <p>Subiaco LGA provided support to initiate the programme</p> <p>Bicton - 3 Men from Rotary initiated the interest Bicton Uniting Church offered the use of the shed Public meeting then held and by year 1 had 50 members</p> <p>City of Stirling's Community Men's Shed City of Stirling Community Services employed a coordinator and established an initial Steering Committee.</p>	<p>Men are the most important thing not the shed.</p> <p>Need capital to set up</p> <p>Need sponsorship and support</p>
Location and Building	<p>Fremantle council provided an established building. This has been added to with a donated shed that is used for metal work. They are currently in the process of establishing a new site in conjunction with Fremantle LGA as the current building is to be demolished. Rooms that can be rented out for use by the community will be included in the new build and provide a source of income.</p> <p>Gosnells - Amaroo Aged Care provided site that had an old house and space to build a shed Had negotiated with City for venue but not suitable Criteria for venue:</p> <ul style="list-style-type: none"> • Needed to be close to public transport • Parking • Security • Reasonable condition • Not factory unit <p>City of Stirling's Community Men's Shed s a newly-built facility approx 450sqm located in walking distance to local shopping centre, on edge of sport field. Neighbours are Water Corp, Model Railway and Function Centre with no residential neighbours</p> <p>Subiaco Shed is located in what was the bus garage and was converted into a work shed. Parking is a premium in the area and there is not a lot available on site.</p> <p>Bicton Uniting Church offered the use of the shed behind the church.</p>	<p>Storage All sheds identified storage as a priority in planning a new build Lack of space and storage is a huge issue and containers located in the surrounding grounds are currently being used by many sheds to store materials.</p> <p>Noise Some complaints from neighbours about the noise from machinery and activities.</p> <p>Must have tea room facility and space to socialise</p> <p>Future Expansion Subiaco building is now too small and does not allow for further expansion. Must build to accommodate future need.</p> <p>Parking on site is critical as many of the members drive.</p>
Initial Funding/ Support	<p>Fremantle council provided an established building. They received funding from Lotteries West grants to obtain larger equipment. Much of the smaller</p>	<p>Sources of funding Loterywest Grants Department of Veteran Affairs</p>

	<p>equipment was donated by the community.</p> <p>Gosnells had funding and support from Amaroo Aged Care who provided an old house and space to build a shed this was on the condition that all expenses including maintenance, rates, taxes, utilities will be paid by the shed. Gosnells Rotary club donated \$30,000. They also received funding support from the RSL and DVA</p> <p>City of Stirling's Community Men's Shed City of Stirling Community Services was the sponsoring body. The Shed was funded by Lotterywest, Home and Community Care (HACC) and the Department of Veterans' Affairs (DVA). Lotterywest provided \$970,000 for the build; DVA provided \$25,000 for equipment. Had to show that 10% of membership met criteria for DVA</p> <p>Subiaco The shed was set up through HACC funding and provides programmes 2 days per week for a group of younger people with a disability.</p> <p>Bicton had support from : Attadale Rotary Lotteries Commission Dept Vet Affairs No funding for capital works Equipment mostly donated from the public</p> <p>Mosman Park was funded through the three surrounding LGA s and Lotteries West. They had significant support from the local Rotary club.</p>	<p>(DVA) Community organisations including churches and service organisations Community Businesses Local Government through direct own and run facilities or through community grants to support management HAAC funded programmes Donations of equipment and materials</p>
<p>Management Structure</p>	<p>Fremantle They are an independent not for profit organisation with an established constitution and are members of AMSA. They are managed by a committee and sub committees who are responsible for the running and programming of the shed activities. They have a part time coordinator and a Treasurer/ accountant 4 hours per week funded by a grant from the local council.</p> <p>Gosnells An Interim committee of 10 people was set up from the initial public meeting. Rotarians were key drivers in this process. They are now an incorporated not for profit organisation.</p> <p>City of Stirling's Community Men's Shed has a Full time Coordinator employed by the City of Stirling \$70,000 plus a ute. Also 15 hours @ \$25 per hour HAAC coordinator HAAC funding to provide set amount of hours for HAAC eligible people No management Committee at this stage.</p> <p>Mosman Park also has fulltime a coordinator</p> <p>Subiaco Expressions of interest were taken and a Steering Committee established. Subiaco LGA provided support for the first two years in relation to governance until the Men's Shed became incorporated. It now has a constitution and is a fully</p>	<p>Condition of HAAC funding is to provide set amount of hours for HAAC eligible people causing difficulties because it reduces the hours available for non HAAC funded members</p> <p>Difficulties arise with City employed coordinator if new OSH Laws introduced to W.A. The shed then becomes a work place and has to meet all the safety regulations. These are restrictive and expensive. Will need to become incorporated to avoid this.</p> <p>Coordinator has to have good people skills as a lot of the time is spent listening and supporting some of the members.</p> <p>Coordinator Need designated coordinator who can organise access to materials</p>

	<p>incorporated not for profit organisation with association with AMSA and WAMSA. The Management Committee meets monthly.</p> <p>Bicton Incorporated NFP through Men's Shed Association</p>	<p>and equipment, sort out conflict between members if this arises, coordinate activities and programmes</p>
Internal Shed Management	<p>Fremantle Part time coordinator and a Treasurer/ accountant 4 hours per week funded by a grant from the local council. The shed also has shed monitors who provide their time on a voluntary basis. They provide ongoing support and advice to members regarding projects and the use of equipment.</p> <p>Gosnells Voluntary shed management City of Stirling's Community Men's Shed Volunteers from the City's Volunteer programme run the shed floor Safety guidelines set down by AMSA Induction for all new members - must undergo specific machine induction. Not structured and onus is on the individual to sign off on competency, supported by the volunteers</p> <p>Subiaco All internal shed management is on a voluntary basis</p> <p>Bicton All voluntary</p>	<p>Safety Safety guidelines set down by AMSA.</p> <p>Induction Process All new members must undergo specific machine competency before allowing access to certain machinery</p> <p>Insurance Insurance does not cover people over 85. Implications of new OS&H legislation needs to be clarified City of Stirling's Community Men's Shed members are covered by Stirling City Insurance (will become problematic with OSH) HAAC funded people covered by HAAC insurance Volunteer insurance from the City W4 have own insurance cover</p>
Membership	<p>Fremantle Currently has a membership of over 160. At least 30 percent of their members in Fremantle shed reside in the City of Cockburn. Full Membership fees: \$60 per year. Membership is only open to men. Social membership: \$20 per year. Social members can participate in all shed functions but not able to use workshop facilities</p> <p>Gosnells Men only Currently have 80 financial members and hope to have 100 by the end of the year Founding membership rates \$100 Ongoing membership \$60 Amaroo residents \$50 City of Stirling's Community Men's Shed Men only membership 125 members Membership fee \$40 25 volunteers seconded from the City's volunteer programme not paid members (have trade background, care and share background or gardening depending on what the shed needs at the time) Volunteers provide</p>	<p>Membership The dramatic increase in both membership and attendance was felt to be a direct consequence of the City of Fremantle employing a Shed Officer, (20 hrs per week). Probationary membership period is now part of many sheds so that they have a mechanism to deal with anti social behaviour in the shed</p> <p>Restricted Access Some sheds have membership criteria that restricts access to certain people e.g. for safety and supervision reasons no carers allowed in shed, no people with dementia, men only policy</p>

	<p>safety watch, some technical help, refer queries to someone who can help if they don't have required skills.</p> <p>Subiaco This is currently set at \$50 per year</p> <p>Bicton Men only members Average age 61 – 85 Includes people with a disability</p>	
Programmes	<p>Fremantle operate a woodwork facility, metal work facility and a computer bank, a small garden and social programmes for members including organised visits, regular film nights and BBQs.</p> <p>They also have workshops that are open to the public. They have been and continue to be involved in a number of community initiatives including:</p> <ul style="list-style-type: none"> • A Youth Projects with Fremantle PCYC and Cockburn Youth Services, • Repairs to community furniture for play groups and the Fremantle Warrawee Women's Refuge, • Helping with community events such as Clean up Australia and the Freo Kite Festival. <p>Gosnells Currently use the house for all activities and run groups for members including:</p> <ul style="list-style-type: none"> • Music group • Card and board games • Computer classes and support to then set up computers at home • Art classes • Gardening group <p>Tuition is all done by existing members and is generated by their interests and skills</p> <p>City of Stirling's Community Men's Shed At the moment there is only wood work available but there will be metalwork in the future when they have suitable space.</p> <p>There are other activities for members to participate in such as gardening, computers, seminars and fundraising Intergenerational programme in conjunction with local Montessori School - teacher brings 6 kids to the shed not a formal programme.</p> <p>W4 Women Working with Wood leases the Shed on a fortnightly basis Saturday morning</p> <p>Subiaco Programmes and activities are organised by the Committee. The shed provides woodwork programmes only and membership is all seniors 60-70 years old. On average 8-12 people per day access programmes</p> <p>Bicton Woodworking Social bi monthly sausage sizzles Library and T.V room</p>	<p>Metal work needs separate space from woodwork because of safety issues</p> <p>Activities and Programmes must be driven by the members and utilise the skills and interests of the membership</p> <p>Any programmes involving children need a working with children's clearance for those members directly involved in the programme.</p>
Shed	Fremantle Open for men in the community (members),	Shed Officer, (20 hrs per week)

<p>occupancy times</p>	<p>from 9.30am Mondays to Wednesdays and Saturdays. Often have 20 -25 people throughout the day. Monday evening- Fremantle men's discussion group Wednesday and Thursday evenings- Short Adult Education courses. Past activities include computer and beginner ukulele for men and women Thursdays the Shed is made available for Community courses and projects. Currently we work with Alma St on a Wellbeing Project. The ABC's Can We Help "In the Shed" Segment is also filmed at the Shed Thursdays. City of Stirling's Community Men's Shed Open Monday to Friday from 8.30am until 4.00pm. Approx 100 men per week use the shed. W4 Women Working with Wood leases the Shed on a fortnightly basis Saturday morning Subiaco 2 days per week programmes for a group of younger people with a disability and a Women's group . 3 mornings per week it is used by the Men's shed.</p>	<p>has enabled the Shed to be more accessible/ available to members and the community</p> <p>Shared use of space Subiaco Lease agreement restricts the days the Men's Shed can access the building. The shed is used on other days by HACC programme.</p>
<p>Budget</p>	<p>Fremantle has a turnover of about \$80,000 pa. to operate 4 days a week with a Supervisor. This figure does not include rental. This covers 25hrs pw supervision but is actually open much longer than that.</p>	
<p>Sustainability</p>	<p>Fremantle Ongoing sustainability options include further long term contracts Space to hire out for other groups and activities. Subiaco This is always an issue but increased goods for sale and access to community development grants will help with longer term sustainability. Bicton have continued to run successfully for the last 4 years Mosman have included clean spaces including a sound proof room for music that they plan to rent out to other community groups</p>	<p>Income Sources Ensuring a sustainable income is an ongoing issue.</p> <p>Management Succession Planning to ensure long term viability of shed so that it does not rely on a small group of individuals for ongoing volunteering support</p>

Income Sources		Common Issues/options identified
<p>Membership</p>	<p>Fees range from \$40 - \$60 per year</p>	<p>Fees are kept to a minimum so that access is more readily available</p>
<p>Fundraising</p>	<p>School fetes Sausage sizzles Donations to cover morning tea consumables Sell goods at local fairs and school fetes Donations of equipment that can be sold on if not needed</p>	<p>Difficulties arise when the sheds have to rely on fundraising for their ongoing sustainability. This can detract from the main purpose of the shed and become a burden of responsibility.</p>
<p>Contracts /Fees for services</p>	<p>Fremantle Contracts to several organisations including King's Park, Bunnings</p>	<p>Access to contracts can contribute to the long term stability of the group.</p>

	<p>Parking wardens for Fremantle council community events</p> <p>Gosnells Provide some minor maintenance and gardening support to Amaroo pro bono Sell goods</p> <p>City of Stirling's Community Men's Shed Sells goods but need to be careful not to undersell local business e.g. local picture framing business</p> <p>Subiaco They have had some contract work with King's Park and the RSPCA They also sell some goods through the centre and provide goods for a fee</p> <p>Bicton Provide nesting boxes for the Shire</p>	
Grants/Sponsorship	<p>Fremantle Lotterywest provided grants for specific items of equipment. They received a \$4500 Chevron Community Grant to develop a metal work facility. www.chevron.com Initiatives with MAN Inc include Shed Workshop Education Forums and Conference presentations.</p> <p>Gosnells Bendigo bank \$1000 Approaching local business to contribute to ongoing costs, asking \$10 per month Applying for Lotterywest grant for building of shed</p> <p>Subiaco No Lotterywest funding was accessed at the initial stages but this may be a source of funding for future equipment. Rotary provides some sponsorship and Bunnings donates goods for use in the shed</p> <p>Bicton Sponsorship from local service organisations</p>	<p>Funding sources are available from a range of sources and ongoing sponsorship by local business can contribute to financial security and generate a sense of community participation.</p>
LGA Involvement	<p>Fremantle LGA supported the development of this shed. They provided a location with an existing building at minimal rental. 2011 -2012 they received a funding grant of \$50,000 from the City of Fremantle to employ a part time coordinator and a Treasurer/ accountant 4 hours per week.</p> <p>City of Stirling's Community Men's Shed Coordinator employed by Stirling Council \$70,000 plus a ute. Also 15 hours @ \$25 per hour HAAC coordinator</p> <p>Subiaco council provide the space at peppercorn rental and pay all the utility costs for the shed. They also provided governance support for the first two years.</p> <p>Bicton Have accessed some funding available from LGA for</p>	<p>Community development support and grant funding from LGAs has contributed to many of the shed set ups</p> <p>There is also strong support from local councils to provide locations and assistance in building facilities.</p> <p>Coordinators have been provided by grant funding or directly employed by the LGA.</p> <p>Some LGAs have provided opportunities for the sheds to</p>

	special events like Open Days	access funds from services like parking monitoring at community events
Community workshops	Fremantle run workshops that are open to the public.	Provision of workshops for the broader community and availability of rooms to hire out to other groups has been used by several of the sheds as income sources
Other	City of Stirling's Community Men's Shed Consumables are self funded through the shed income. Much of the small equipment is donated and excess is sold to cover costs of consumables Will do jobs for individuals who have an identified need, no protocol for this yet 1x month try to do project work for a charity identified by members.	
Expenses		
Equipment	Much of the equipment has been donated or provided through grant funding. Equipment provided through grant funding and donations Excess small equipment is sold to cover costs of consumables Subiaco All the initial equipment was provided by the initial set up costs. Some tools have been donated by the community and future equipment will be purchased through fund raising or grants Bicton Most of this donated by public Larger equipment provided through grant funding	Some difficulty with audit requirements in terms of selling on donated equipment
Materials	Some materials are supplied through Bunnings and donations from the community	The Waste Recovery Park indicated they are happy to provide access to wood and metal materials for use in the shed.
Utilities	All expenses including maintenance, rates, taxes, utilities paid by some sheds Peppercorn rental City of Stirling's Community Men's Shed Water rates and electricity is provided by Council Subiaco Council provide the space at peppercorn rental and pay all the utilities costs for the shed.	Facilities costs are often paid for by the LGA as a way of helping the viability of the facility. It is recommended that the City of Cockburn be responsible for utilities especially in the interim facility to allow for the shed time

	Bicton pay peppercorn rent	to become established. Solar panels and water recycling are included in all the new designs to reduce costs and lessen the environmental footprint of the facilities.
Personnel	<p>Fremantle: City of Fremantle provides a \$50,000 grant to the shed management who then employs a part time coordinator and a Treasurer/ accountant 4 hours per week.</p> <p>Gosnells All personnel is voluntary</p> <p>City of Stirling employ the Coordinator \$70,000 plus a ute. There is also HAAC coordinator for 15 hours @ \$25 per hour</p> <p>Subiaco Shed has no paid staff</p> <p>Bicton All activities are coordinated by volunteers. No paid workers</p>	
Other		

6. MANAGEMENT PLAN

6.1. Objective

The Cockburn Community Men's Shed will provide a safe, supportive and friendly environment for people of all ages to gather, volunteer, work, teach, learn and seek fellowship with other like - minded people.

It will provide a facility equipped for woodwork and metal work and space for social interaction and other activities that are identified by the members.

6.2. Philosophy

The Interim Men's Shed facility is a community-based, non-profit, non-commercial organization that is accessible to all men and whose primary activity is the provision of a safe, friendly and healing environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. A major objective is to advance the well-being and health of their male members and to encourage social inclusion.

The interim shed will maintain an open door policy and all members of the shed will conduct themselves in a non discriminating manner, ensure and observe safe work practices and encourage and support participation in activities whilst respecting other member's choices.

The interim shed facility will actively pursue solutions that encourage the use of the facility by all the community and will not discriminate on the basis of gender, ethnicity, disability or age whilst still prioritizing the well being of men in the community.

6.2.1. Men's Agenda

Sheds particularly attract men who feel that their agency has been reduced either beyond work or through age and who want to be useful and give back. Sheds allow personal local engagement, and are about encouraging usefulness and resourcefulness. They create a sense of belonging and are deliberately inclusive.

The Men's Shed facility will support the Men's Agenda by:

- encouraging mentoring and sharing,

- providing a space and environment where men feel valued and valuable,
- promoting joint partnership and decision making to meet the needs of the members
- helping men productively age
- providing a **voluntary** social and community outlet for a diverse group of men
- Building connections with local communities

6.2.2. Social Participation and Supports

The facility will support social participation and inclusion that allows people to exercise agency over the programmes and more importantly over their lives by:

- providing a safe physical environment
- providing a safe and supportive social environment
- Maintaining an open door policy that does not discriminate on the basis of race, gender, disability, religion or age
- Respecting the rights and decisions of members
- Supporting choices of programmes and activities identified by the members
- Promoting inclusion and participation in all areas of community life
- Respecting the confidentiality and privacy of members
- Recognising diversity within the community and providing programs and support which acknowledge difference and promote harmony

6.2.3. Mental Health

Good health is based on many factors including feeling good about yourself, being productive and valuable to your community, connecting to friends and maintaining an active body and an active mind. The facility will specifically support male health and well being by:

- Providing information related to mental health
- Providing referrals to other services or agencies when appropriate or requested
- Contributing to the mental, physical and emotional well being of people in the community
- Supporting programmes and activities that promote health and well being
- Improving community attitudes towards marginalised groups including ageing among the general community and seniors themselves
- Sourcing information sessions and programmes for members in relation to health and wellbeing
- Providing information and support in formats that take into account the learning needs of adults and males in particular
- Providing opportunities for members to
 - enjoy success and recognition
 - make a useful contribution to the life of the project and the wider community
 - derive enjoyment from their experience

6.3. Location/Facility

During the consultation the men indicated that they would be prepared to travel to a location and it was more important to find something that would accommodate a suitable sized shed to meet their needs now and into the future. It was often repeated during discussions with men from established sheds that **“the men are the most important thing not the shed.”** Therefore it is critical to involve the members in the process of the design, build and fit out of any facility to encourage ownership and pride in the facility and their own achievements.

6.3.1. Interim Location/facility

The site at the Wattleup Fire Station has been proposed as a temporary location for an interim facility. This allows for quick set up and space for members to meet and maintain the momentum generated from the public consultation. The location is not ideal as it is not close to public transport, however the majority of the

people during the consultation identified that their preferred option to get to the facility was to use their own car. There is ample parking on site and it is not in a residential location so noise will not be a factor.

The existing shed has an area of 295sqm and would accommodate a woodwork area and some social programmes. This site is available only available for the next two years.

This temporary location allows the collation of information regarding viability and community impact to support the funding proposal for a new building on the Buckley St location.

6.3.2. Purpose built Community Men's Shed Location/facility

The preferred location and design for the long term facility is a purpose built Community Men's Shed on 2,000sqm block of land at Buckley Street, Jandakot.

This block of land is:

- close to public transport just off North Lake Road
- non residential location so will not have any noise implications for neighbours
- ample space for parking
- large enough for proposed new build

The purpose built shed will be a minimum 650sqm and would have the following components:-

Delivery dock positioned between the wood work and metal work sections would have:

- stacking racks for storage of materials
- undercover with roller door
- lockable
- large enough for a truck to drive into

Wood work machine room minimum 100sqm:

- used for preparation of wood
- house large equipment like docking saw, ripping saw, surface plane
- Have thick separating wall to decrease noise to other parts of the building

General work bench space minimum 100sqm for use with smaller hand tools and finishing off projects

Lockable walk in storage area minimum 30sqm for hand tools and other portable equipment close to the general work bench space

Metal work shed minimum 100sqm with attached annex for outside work. The metal work space needs to be positioned away from the woodwork area and would be ideally situated on the opposite side of the loading dock area.

Large kitchen area that can be used for cooking classes, and possibly hired space for training (Cert 1 Hygiene)

Meeting room/s preferably with sound insulation that are clean spaces separate from the work spaces for computers, tables for planning projects and seating for social interaction. These can also be used for rental to support the facilities income.

Office space for at least two people

Toilets and wash room

Solar electricity, water tanks and grey water recycling to reduce environmental impact and ongoing utilities costs.

Preliminary schematics are available at Appendix 2.

6.4. Management Structure

The ideal management model is not a clear option at this stage due to financial and legislative consideration. Therefore the recommendation is an interim model that allows for the implications of a paid coordinator to be explored further and a long term suitable management structure to be developed in consultation with the ultimate users of the facility.

6.4.1. Management Structure for the Interim Shed

The preferred management model for the interim shed is for Sponsorship by an incorporated not for profit organisation and a Shed Steering Committee with a part time Project Officer funded by a grant from the City for a two year period.

The Sponsoring Organisation will be responsible in the interim for the overall governance of the shed for a two year period or until the shed has become an independent incorporated not for profit body. They will be responsible for the application and supervision of the grant from the City of Cockburn.

The Steering Committee/ Management Committee will consist of members from the Sponsoring organisation, City of Cockburn staff, Project Officer, members from the community consultation. The members will represent as wide a range of ages, gender, ethnicity, disability and background skills as possible. Expressions of interest will be sent to those people who identified their willingness to be part of the ongoing process during the public meetings.

The following comprehensive Policies and Procedures developed by AMSA will be used as a basis to set up the management practices of the interim shed:

- ▶ Management and Planning
- ▶ Financial Management
- ▶ Health & Safety
- ▶ Membership Application, Induction and Management
- ▶ Communication & Media
- ▶ Mentoring & Child Protection

The project officer position will report to the Sponsoring organisation and the City of Cockburn through the Steering Committee and will be responsible for:

- supporting the set up of an interim shed
- developing policies and procedures
- sourcing and supporting the application funding in conjunction with the City of Cockburn for a purpose built Community Men's Shed facility
- supporting the incorporation process for the Men's Shed
- liaising with City of Cockburn regarding existing support services available
- identifying and liaising with other users of the Community Men's Shed facility
- identifying an ongoing management structure
- evaluating the overall project

The first 6 months the Steering Committee supported by the project officer will be focused on

- setting up the shed
- sourcing donations and sponsorship
- acquiring appropriate insurance
- acquiring equipment
- putting in place appropriate policies and procedures
- engaging members
- setting up internal shed management

Once the initial set up is complete the Steering Committee can then be replaced with an elected Management Committee. The focus can then shift towards incorporation and the development of the funding application for the new build in conjunction with the City of Cockburn.

City of Cockburn will provide:

- Community grant for funding of the Project Officer position
- Community development support
- Development of the funding application for the new build

- Project Management of the new build
- Provision of rental for property
- Outgoing costs
- Access to materials from the Waste Recovery Park

6.4.2. Management Structure for the Purpose Built Community Men's Shed.

The preferred longer term management model for the new Community Men's Shed facility is for an independent incorporated not for profit organisation with a Management Committee and a fulltime coordinator funded by a Grant from the City

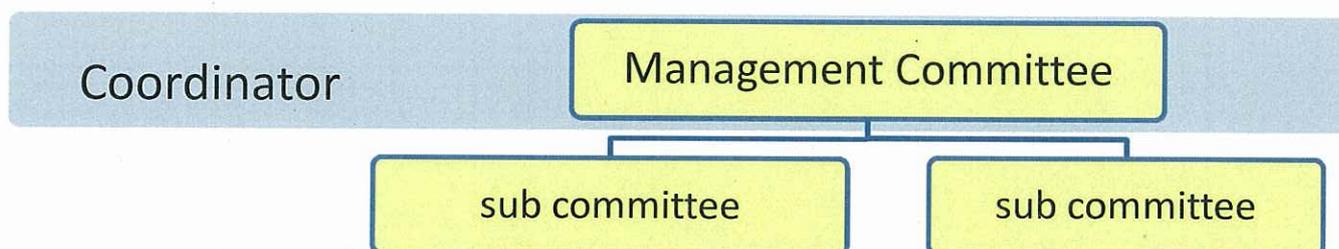


Table 4: Preferred longer term management model for the Purpose Built Community Men's Shed facility

This model needs to be further investigated by the Project Officer during the interim Management period but provides an indicative structure until this can be completed. The preferred longer term model is similar to that currently used at Fremantle where a grant is supplied to the incorporated not for profit organisation who then employs a part- time coordinator. During the two year interim management period, the group can work towards becoming an independent incorporated organisation with an elected management committee.

A grant condition would need to include ongoing participation on the Management Committee by appropriate Council staff. There would also be outcome measurements that the group would need to meet as a condition for ongoing funding of the coordinators position including reporting of:

- utilisation
- access demographics and evidence of diversity
- access and inclusion strategies
- membership satisfaction

6.5. Internal Shed Management

AMSA provides a wide range of policies and procedures that will be used for the ongoing internal management of the both the interim shed and the Community Men's Shed in order to provide a safe, welcoming environment for members.

6.5.1. Interim shed

The Project Officer and Steering Committee will develop an internal shed management plan using systems and resources that are freely available from AMSA.

The interim shed management will access the SMART system developed by AMSA to help sheds and committees manage their legal obligations set out in the Corporations Act, regarding the management of memberships for an Association. It also includes systems to manage the OH&S obligations using a 'Risk Management' approach to help manage these important legal obligations when operating a shed. SMART assists the shed to manage other key information about the shed itself and the equipment it owns including:

- equipment maintenance,

- insurance information,
- shed related accidents /incidents.

A variety of reports enable the information to be reported in formats to manage the legal obligations of the shed. Additional formats will be developed as the system matures and additional reporting needs become clearer.

Shed monitors will offer their time on a voluntary basis and provide ongoing support and advice to members regarding projects and the use of equipment. There will be an induction for all new members who must undergo machine induction before being allowed to use specified equipment.

The shed will need to secure insurance for volunteers and members. This can be accessed independently or through AMSA. The shed must be incorporated or have an ABN or be under the auspice of an incorporated body to be eligible for AMSA insurance. The sponsoring body will be responsible for the initial insurance cover for the shed.

The AMSA Insurances include the following types of coverage:

- Public & Products Liability
- Association Liability
- Volunteer Personal Accident Insurance

6.5.2. Purpose Built Community Men's Shed

Policies and procedures established for the interim shed as well as the SMART system will be implemented in the Community Men's Shed where applicable. And the role and responsibility of the paid coordinator will be clearly defined by the Interim Steering Committee with support from the Project Officer.

6.6. Membership

6.6.1. Interim Shed

Through a climate of respect, mutual trust and appreciation the shed will aim to provide a caring environment where all members can feel safe and happy.

The steering committee in conjunction with the Project Officer will explore options and implement strategies that support an open door policy to allow access for all people regardless of age, gender, ethnicity and disability who are interested in attending the City of Cockburn's facility. This will include consideration of suggestions regarding:

- Allocation of specific times for use by women's organisations like W4:Women Working With Wood, allocation of times for shared use by men and women
- Open membership to include women at any time
- Project specific attendances
- Supporting people with special needs into the daily working of the facility rather than allocated access times that do not support the principle of community integration

The interim shed is expected to have a minimum of 50 members in the first year and 100 members by the end of the interim period.

AMSA has Member management Policy and Procedures that encompasses Pastoral Care and Welfare that will be implemented in the both the Interim and Community Men's Shed facility.

All projects undertaken by the Men's Shed facilities will support the care and welfare of its members by:

- Endeavouring to ensure that the project meets the personal and social needs of members
- Creating a safe, caring environment
- Incorporating preventive health programs

- Recognising diversity within the community and providing programs and support that acknowledge difference and promote harmony
- Recognising the role that a project can play as a resource to link with community support services
- Providing opportunities for members to
 - enjoy success and recognition
 - make a useful contribution to the life of the project and the wider community
 - derive enjoyment from their experience

6.6.2. Purpose Built Community Men's Shed

The principles and practices established regarding membership and community access to programmes for the interim shed will apply to the Community Men's Shed and membership is expected to increase to 300 members over the next five years.

6.7. Programmes

6.7.1. Programmes for the Interim Shed

The programmes and activities will be driven by the needs and skills of the membership and will focus on promoting the following outcomes for members:

- Companionship, mateship and personal support
- Psychological support, someone to talk to, social interaction
- Increasing personal belief & motivation, restoring hope
- Active interaction & discussion on men's health issues
- Mentoring & coaching across generations
- Skills sharing and skills enhancement
- Access to practical knowledge & experience
- Improve health, well-being & quality of life

The first 6 months the Steering Committee supported by the project officer will be focused on

- setting up the shed
- sourcing donations and sponsorship
- acquiring appropriate insurance
- identifying programme possibilities
- acquiring equipment for identified programmes
- putting in place appropriate policies and procedures
- promoting membership
- setting up internal shed management

Once the initial set up is complete and membership has been established, the Steering Committee can then be replaced with an elected Management Committee. The focus can then shift towards developing and supporting programmes that are driven by the members and constrained only by size of the interim shed. The shed can only accommodate a woodwork area and some social programmes. The process needs to be organic in order to meet the needs of the members.

6.7.2. Utilisation for the Interim Shed

The interim shed will operate on as many days as it is possible and will depend on the availability of adequate shed monitors to ensure a safe environment.

Other potential users will be approached to use the interim facility and cooperative programming possibilities will be pursued with existing Community Care, Youth Centre and Seniors Centre programmes.

6.7.3. Programmes for the Purpose Built Community Men's Shed

The programmes and activities will be driven by the needs and skills of the membership and will focus on promoting the same outcomes established for the interim shed:

- Companionship, mateship and personal support
- Psychological support, someone to talk to, social interaction
- Increasing personal belief & motivation, restoring hope
- Active interaction & discussion on men's health issues
- Mentoring & coaching across generations
- Skills sharing and skills enhancement
- Access to practical knowledge & experience
- Improve health, well-being & quality of life

During the consultation there was significant support for the facility to provide more than just woodwork. The suggested activities of woodwork, metal work, mentoring, social events and recreational events provided on the questionnaire were all well supported. There was also interest in a range of other activities that would be suitable to include in the programme options including:

- Photography and computer use
- Lead lighting, glass blowing, ceramics, art (painting oil & watercolour, pastels, sketching etc)
- Community gardening
- Art, painting
- Mechanics, car workshop maintenance
- Animal care
- Model steam engines
- Boat repair
- Woodturning
- Upholstering

The Community Men's Sheds will promote holistic learning and provide a place for members to exercise agency over the shed activities and over their lives to enhance their capacity to act independently and to make their own free choices. The shed will achieve this by ensuring that the development of programmes and projects are generated from the membership for the membership. Many of the existing sheds have utilised the skills and interests of members who run courses for other members.

The programming also needs to allow for the use of the shed for community projects to enable the members to reengage with their community in meaningful ways and to feel valued and valuable again. Cooperation with existing community services and organisations will support this and encourage programmes that meet the needs of a broad range of people in the community.

6.7.4. Utilisation for the Purpose Built Community Shed

The facility will be operated five days a week with weekend and evening options explored to maximise utilisation.

6.8. Evaluation

6.8.1. Interim Shed

At the end of the two year interim management plan the following outcomes will have been achieved:

- To encourage social participation for men in shed activities and the broader community
- To provide meaningful activities for males within their communities
- To provide opportunities for sharing skills and knowledge
- To promote Men's health programmes within sheds.
- To participate in valued activities within the community
- To develop a range of activities in a safe environment

- To develop a sustainable management model that meets the needs of a wide range of people with consideration for the unique needs of men in the community

These will be measured through:

- Number of members
- Member satisfaction questionnaires
- Daily attendance records
- Participation and evaluation reports for community activities
- Safety policies and procedures
- Facility management reports
- Community users satisfaction
- Diversity of participants attendance in terms of gender, ethnicity, disability and age
- Extent and evaluation of cooperative programming with other service providers
- A sustainable management model that meets the needs of a wide range of people with consideration for the unique needs of men in the community

6.8.2. Purpose Built Community Men's Shed Facility

The outcome measurements for the facility would need to meet for future funding including reporting of:

- Number of members
- Utilisation figures
- Access demographics and evidence of diversity
- Access and inclusion strategies
- Membership satisfaction
- Programme diversity
- Financial viability

The ultimate management model for the new facility would need to be explored further and finalised as part of the responsibility of the Project Officer for the Interim shed.

6.9. Budget

6.9.1. Interim Shed

This budget is indicative of a smaller shed similar to that of the interim shed at Wattleup and includes a Project Officer. The income sources will take time to establish.

Income	2013 - 2014	2014 - 2015
	50 @ \$50 per person	100 @ \$50 per person
Membership	2,500	5,000
Fundraising	2,500	4,500
Sales	500	2,500
Donations	1,000	1,000
Member Donations	1,000	1,000
Raffles	1,000	1,000
City of Cockburn Community Grant for Project Officer	30,000	30,000
Total Income	38,500	46,000

Expenses	2013 - 2014	2014 - 2015
Advertising		
Community Development provided for 6 months		1,000

Project officer Salary	30,000	30,000
Data management	500	1,500
Insurance	2,500	2,500
Materials	1,000	2,000
Plant	500	1,000
Tools & equipment	Grant funding	2,000
Repairs plant & equipment		1,500
Telephone	1,000	1,000
Stationery	1,000	1,000
Protective equipment	500	500
Other		500
Total expenses	37,000	44,500
Operating Surplus	1,500	1,500
Utilities	Paid by City of Cockburn	Paid by City of Cockburn
Security	Paid by City of Cockburn	Paid by City of Cockburn
Rent	Paid by City of Cockburn	Paid by City of Cockburn

An initial set up fund to acquire equipment would necessitate the Project Officer sourcing some corporate sponsorship from the local community and/or grant funding for equipment. This may include local service organisations like Lion's Club who have indicated their interest in providing some financial support for the Men's Shed or sponsorship from local businesses for equipment and refurbishment. Membership can also be built up during the initial stage to support the ongoing funding of the interim shed.

6.9.2. Budget for the Purpose Built Community Men's Shed

This is an indicative budget only for a council owned and run facility with a paid coordinator employed by the incorporated Community Men's Shed facility.

Indicative Budget

Income	
Membership 300 @ \$50 per person	15,000
Room Hire (5 hours per week @\$30per hour for 40 weeks)	6,000
Fundraising	6,000
Sales	5,000
Donations/sponsorship	6,000
City of Cockburn Grant for Coordinator	80,000
Total Income	118,000

Income considerations

This budget does not include any income from programmes that may be funded through HAAC or other government services and has not included any public workshops that may be run.

Expenses	
Coordinator Salary	80,000
Data management	2,000
Telephone	2,000
Insurance	4,000
Stationery and office supplies	1,000
Office equipment	1,000
First Aid items	500
Advertising/ promotions	1,000

Expense	Materials	5,000
	Tools, Plant & equipment	15,000
	Repairs plant & equipment	2,000
	Protective equipment	1,000
	Building Clean	2,000
	Other	500
	Total	117,000
	Operating Surplus	1,000

considerations

This has assumed that the City of Cockburn will incur costs for utilities, security, rent and depreciation.

Equipment can be sourced through grant applications and donations.

Solar panels and water recycling are included in all the new designs to reduce costs and lessen the environmental footprint of the facilities.

7. FUNDING AND INCOME OPTIONS

7.1.1. Funding and Income Options

Initial Set Up options include:

- Local Service Clubs (e.g. Rotary, Lions and Apex)
- Corporate Sponsorship (e.g. NRMA, Telstra, major banks, B.P. Woodside)
- Lotteries West Grants (Building and equipment)
- Government Departments (City of Cockburn, State and Federal Governments)
- Department of Veterans Affairs provide grants to meet equipment needs including tools, kitchen setups and buses. The application must demonstrate that the organisation meets the needs of the core target group for DVA which is veterans and their families.

The City of Cockburn provides support from Community Development Services for community organisations in relation to

- Governance support
- Training for committee members
- Support through the incorporation process if needed
- Grant funding application
- Advertising

Ongoing income sources include:

- Membership
- Projects and products
- Workshops and training programmes utilising the kitchen and meeting rooms
- Ongoing grants
- Corporate Sponsorship
- Local Service Clubs (e.g. Rotary, Lions and Apex)
- Lotterywest (Building and equipment)

7.1.2. Grant sources

In Western Australia, funding options are available through the Department for Communities; the Grants Directory lists options for communities and local governments in regional and metropolitan Western Australia.

Lotterywest grants provide various grant opportunities for equipment and buildings

The following websites are provided but please be aware that website addresses can change and may need updating.

Western Australia www.wa.gov.au

www.grantsdirectory.dlg.wa.gov.au

www.ourcommunity.com.au contains a huge database of grants available

www.grantslink.gov.au Information on Government grants. Home page links to each state

www.community.com.au An Australian Government portal

www.community.grantready.com.au Grant Guru- automatic email advice on grants

www.grants-gov.au

www.fahcsia.gov.au Family, Housing, Community Services & Indigenous Affairs

www.ato.gov.au/nonprofit

www.bus.qut.edu.au/research/cpns The Australian Centre for Philanthropy and Non Profit Studies

www.fia.org.au The Fundraising Institute of Australia

www.nfpn.com.au The Not- for- Profit Network

www.philanthropy.org.au

8. RESOURCE REQUIREMENTS

8.1. Resource requirements for the Interim Shed

Part-time Project Officer Grant- \$60,000 for the two year interim period excluding GST

This provides a project officer 15 hours per week at \$40 per hour for 48 weeks a year for the two year for the duration of the interim shed

Maintenance- \$10,000 for the two year interim period

Current maintenance cost for the Wattleup Shed for 2011/12 was \$4,681.95 and for 2010/11 was \$3,733.26. The projected maintenance costs for the two year period of the interim Men's Shed would be approximately \$10,000.

Overall Indicative Cost to Council for the two year interim period to be included in the 2013/15 Budget

These costs are indicative only and may vary. This would assume that no rent or council rates would be applicable to this building. These costs are for the two year interim period and include:

Overall Indicative Cost to Council	2013/15
Project Officer Grant	60,000
Shed maintenance	10,000
Utilities	5,000
Depreciation	15,000
Security	4,000
Other	1000
Total for two year interim period	95,000

Table 5: Overall Indicative Cost to Council for the Interim Shed 2013/15

In Kind support from the City of Cockburn

Materials

The Waste Recovery Park indicated they are happy to provide access to wood and metal materials for use in the shed.

Community Development Support

This support is available to all not for profit community groups and would have no direct budget implications. These services include support with:

- Advertising for membership
- Training for committee
- Other services available to support the set up of community groups

Rental

A peppercorn rental only would be charged for the use of the interim facility

8.2.Resource requirements for the Community Men's Shed**Application for funding for the new build**

The City of Cockburn will own the new building located on Buckley Street and therefore will be responsible for the application to Lotterywest for this. The project officer position previously identified in the interim resourcing and the community development services can assist with this process.

Project management of the new build

A requirement of the funding from Lotteries west will be that the City of Cockburn are responsible for the Project Management of the build.

Contribution from the City of Cockburn

A further condition of the funding application will be to identify the past and present contributions that the City of Cockburn is prepared to make to the project. Contributions to the new build facility other than the land identified could include:

- Shed maintenance
- Utilities cost
- Depreciation
- Security

Community Grant for Full Time Coordinator - \$80,000 per year

The preference for the long term management of the Community Men's Shed is for a full time coordinator employed by the independent incorporated Community Men's Shed organisation with community grant funding from the City of Cockburn. This model of paid coordination needs to be explored further by the project officer to ensure that a wide range of access to programmes and activities are provided that meet the need of the wider community.

Staffing implications

A grant condition for the Full Time Coordinator would need to include ongoing participation on the Management Committee by appropriate Council staff as well as representation on the Board of Trustee. An existing staff member is required to carry out these duties as well as liaise with any other shed users and this would have resourcing implications.

Capital Works Costs for the New Build

These are indicative only as the overall design will be further explored by the project officer and the Interim Shed Steering Committee and will be subject to variation. Funding application to Lotterywest will be made for the capital cost of the building.

Architectural design and project management			40000	40000
Slab		1	40,000	40,000
Ground preparation and parking area			50,000	50,000
Office	m2	100	500	50,000
Furniture offices	m2	100	200	20,000
Copier / Phones / IT (not computers)	Ls	1	20,000	20,000
Kitchen apparatus	Ls	1	25,000	25,000
Workshop / Stores / Carpenter Shed	m2	600	200	120,000
Electrical Installation (Including Solar panels)	Ls	1	100,000	100,000
Water supply installation (Including Water tanks)	Ls	1	30,000	30,000
Security Gates and Fencing	Ls	1	10,000	10,000
Sign boards + Gate	Ls	2	3,000	6,000

Landscaping material			50,000	50,000
	TOTAL			561,000

Indicative one off Cost to Council for the Purpose Built Community Men's shed	2015/16 Budget	Grant funding
Project Management of the new build	15000	
Valuation of Land	5000	
Lotterywest funding application for Capital Costs		561,000
Totals	20,000	

Table 6: Indicative one off Cost to Council for the Purpose Built Community Men's shed for 2013- 2015 Budget

Indicative Ongoing Cost to Council for Community Men's Shed	
Community grant for a fulltime Coordinator	80,000
Shed maintenance	5,000
Utilities cost	5,000
Depreciation	6,000
Security	1,000
Resourcing for existing staff for liaison	
Other	

Table 7: Indicative Ongoing Cost to Council for Community Men's Shed

9. RECOMMENDATIONS

9.1. Location

The number of males aged over 65 is expected to increase by 3,161 (87.6%), and represent 11.5% of the population by 2021. The male age group which is forecast to have the largest proportional increase (relative to its population size) by 2021 is 80-84 year olds, who are forecast to increase by 110.5% to 783 persons.

Although there are parts of Cockburn that have a higher proportion of older people, here was no significant difference in the responses from the questionnaire in relation to need or interest in a Men's Shed in any one ward area.

West Ward	Central Ward	East Ward
No. of respondents	No. of respondents	No. of respondents
22	22	24

During the public consultation sessions there appeared to be a consensus of opinion that it would not make a great deal of difference where it was although it would be best located near public transport. The men indicated that they would be prepared to travel to a location and it was more important to find something that would accommodate a suitable sized shed to meet their needs now and into the future.

9.1.1. Interim location

There was considerable discussion about existing buildings that might be suitable but nothing was available for long term use. However the existing shed at the Wattleup location would be available for the next two years and would be an acceptable temporary option for the Men's Shed. The location is not close to public transport, however the majority of the people during the consultation identified that their preferred option to get to the

facility was to use their own car. There is ample parking on site and it is not in a residential location so noise is not a consideration.

This interim location at Wattleup allows for quick set up and space for members to meet and maintain the momentum generated from the public consultation. The existing shed has an area of 295sqm and is available for the next two years. The size of the shed would accommodate a woodwork area and some social programmes.

This temporary location allows the immediate set up of the shed and will provide information regarding viability and community impact to support the funding proposal to Lotterywest for a new purpose built Community Men's Shed facility.

Recommendation 1: That an interim shed at the Wattleup location be set up to take advantage of the community momentum while the funding applications and construction for the new purpose built facility are being progressed.

Recommendation 2: That approval for use of the interim shed be seen as a priority as the site at Wattleup is due for compulsory acquisition by Land Corp in 2015.

9.1.2. New Build location

During the consultation the participants offered various suggestions that have been followed up with the Manager Infrastructure Services. Some of the suggestions were owned by other government departments or privately owned and were therefore not considered. The option to build on a site at the Resource Recovery Park was also put forward but this location was not thought to be suitable for a long term option because of distance and lack of public presence.

After considerable discussion, the final proposed site was Crown land on Buckley Street, Jandakot. This block of land is:

- close to public transport just off North Lake Road
- non residential location so will not have any noise implications for neighbours
- ample space for parking
- large enough for the proposed new build and possible community storage shed

Recommendation 3: That 2,000sqm of the Crown land at Buckley Street Jandakot be made available for a purpose built Community Men's Shed facility.

9.1.3. Future Need location

It is likely that a second location would be required in the future. The economic profile and demographic information would support the development of the second location in the Spearwood area.

Refer to Table 3: Distribution of People aged 50 – 80 years in the city of Cockburn

Interest and membership has been shown to increase dramatically in other sheds. Factors that will contribute to this need for the City of Cockburn are:

- the overall population of the City of Cockburn
- the ageing population that will increase substantially over the next 10 years
- a major user of these facilities is older men with time on their hands
- the geographical distance that the City covers
- the potential for the facility to attract the younger fly in fly population
- the interest for use of the facility by women in the community
- the potential for increased use by community based projects like HAAC and Youth programmes

Stirling City Community Shed has been opened less than 2 years and has 125 members and 25 volunteers. They also have a HAAC funded programme that runs weekly. They have currently closed their books to new

membership as they do not have enough space to accommodate more members. They are considering a second location that will distribute the availability of this service more evenly across the large geographical distance within their boundaries.

Recommendation 4: That the scope for the Learning for life/ Seniors Centre in Spearwood be expanded to include a second Community Men's Shed facility of approximately 450sqm at a cost of approximately \$500persqm to meet the future needs of the population in the City of Cockburn in 2018/19

Recommendation 5: That additional staffing of 1FTE be included in costing for the future Seniors Centre

9.2. Shed Facility Options

9.2.1. Relocation of existing building to new site to provide interim space

The option of relocating an existing shed to the proposed new location for use as an interim space was explored. It was anticipated that the existing shed of 295sqm would then be incorporated into the proposed new build. It would have required funding application to Lotterywest for a two stage build.

This option is not viable because:

- not allow immediate use by the group
- approximate time frame of at least 12 months before it became useable
- complete new build has a turnaround of approximately 18 months to two years
- Estimated cost around \$150,000 to \$200,000 to dismantle, transport and get shed to operational standard.

This option is not viable because of time frame restrictions and cost.

9.2.2. Commercial rental

The cost of commercial rental for a building large enough to allow all the activities and programmes currently identified is too high for this to be a sustainable option.

Commercial rental was also considered but deemed not viable.

9.2.3. Interim Shed Facility

An interim use of an existing shed with an area of 295sqm is possible at Wattleup for the next two years. This allows for quick set up and space for members to meet and maintain momentum of the group.

Equipment funding may be sourced from local service organisations like Lion's Club who have indicate their interest in providing some financial support for the Men's shed. Other funding can be sourced from donations for equipment and refurbishment and sponsorship from commercial interests. Membership can also be built up during the interim stage and this will then generate some income.

The funding application has a better chance of approval if the shed has proof of viability and ongoing impact on the community. The outcomes from the interim shed would provide information to support the funding proposal.

Recommendation 6: That the City of Cockburn cover the cost of shed maintenance, utilities, depreciation and Security for the two year interim shed at the Wattleup location in the 2013/14 budget

9.2.4. Purpose Built Shed

The purpose built shed would need to be a minimum 650sqm to meet the programme needs identified in the consultation and to ensure that the space is large enough to accommodate future growth.

Delivery dock positioned between the wood work and metal work sections would have:

- stacking racks for storage of materials
- undercover with roller door
- lockable

- large enough for a truck to drive into

Wood work machine room minimum 100sqm for preparation of wood

- house large equipment like docking saw, ripping saw, surface plane
- Thick separating wall to decrease noise to other parts of the building

General work bench space minimum 100sqm for use with smaller hand tools and finishing off projects

Lockable walk in storage area minimum 30sqm for hand tools and other portable equipment close to the general work bench space

Metal work shed minimum 100sqm with attached annex for outside work. The metal work space needs to be positioned away from the woodwork area and would be ideally situated on the opposite side of the loading dock area.

Large kitchen area that can be used for cooking classes, and possibly hired space for training (Cert 1 Hygiene)

Meeting room/s preferably with sound insulation that are clean spaces separate from the work spaces for computers, tables for planning projects and seating for social interaction. These can also be used for rental to support the facilities income.

Office space for at least two people

Toilets and wash room

Community Storage Space The need for a Community Storage facility is currently being explored and this could be included on the site if that need is established.

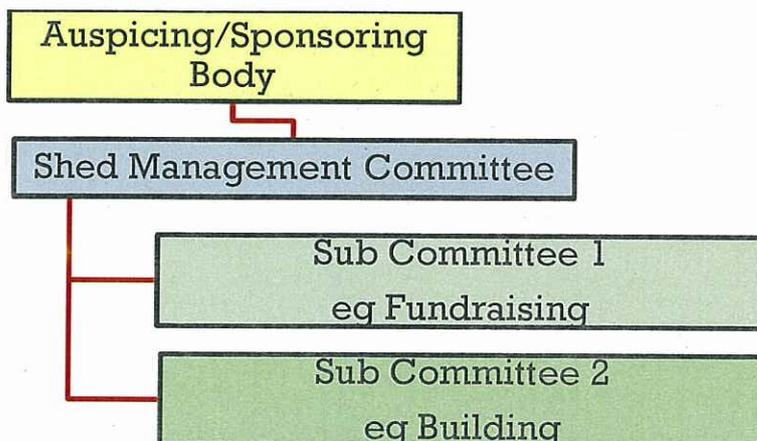
The City of Cockburn would apply to Lotterywest for the cost of the Capital Works and would own the building when completed. Other funding sources may include Department of Veteran Affairs (DVA) depending on membership numbers who meet DVA funding criteria.

Recommendation 7: That the City of Cockburn is responsible for the application funding and the project management of the purpose built Community Men's Shed on the Buckley St, Jandakot location.

9.3. Management Structure Options

9.3.1. Sponsored with Management Committee

The Sponsoring Body can be a LGA, existing service organisation like Rotary, or other not for profit organisation. The Sponsoring body maintains responsibility for the overall management and the shed management committee. The Shed Management Committee is responsible for the day to day running of the shed and reports to back to the sponsoring body.

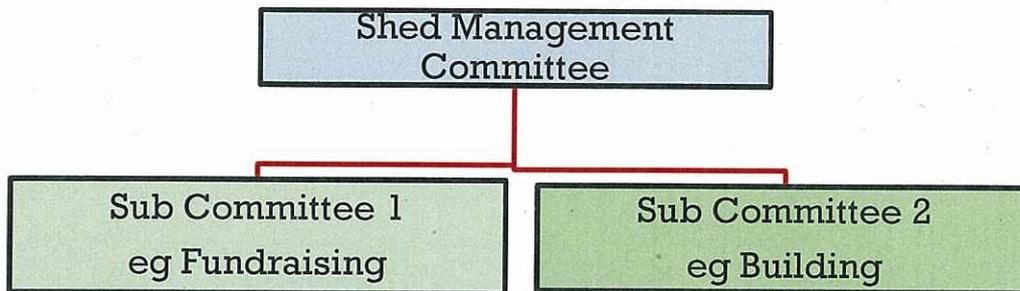


This relationship can be for a short period of time like the model used to set up the shed at Subiaco or it can be an ongoing arrangement like the relationship between Bridgetown and the RSL who are the sponsors.

The consideration for this model is the implications it has for OS&H when the new legislation is enacted in W.A. If the Sponsor is an Employee then the shed will be deemed as a workplace and will be subject to the legislation. Although men's sheds have safety policies and procedures they are not subject to the OS&H legislation if they are deemed an activity place and have no paid employee.

9.3.2. Independent Incorporated Organisation with Management Committee

In this model the Management Committee have full responsibility for the running of the shed including membership criteria, programmes and activities, internal shed management and safety. The AMSA manual provides supporting documents for all aspects of shed management. Management Committee Position Descriptions & Responsibilities can be found in this manual.



This model would need to have representation from the City of Cockburn on the Management Committee to provide necessary links to existing services and to oversee the ultimate use of the facility that would be owned by the City of Cockburn. This can be incorporated into the constitution similar to the agreement already in place with the Super Clinic.

Both the models identified above promote strong community ownership and decisions can be responsive to membership needs. They are driven by the membership for the membership but rely totally on the use of volunteers for the management and day to day running of the shed.

However as with all groups there can be problems with this model especially with

- sustainability of volunteers
- same people doing all the work
- conflict within membership
- difficulties for new comers to "break into" the group
- membership criteria not reflecting the whole community
- programming conflicts
- sheer workload required to maintain the organisation
- skills of people not always suited to the requirements of the position
- over reliance on individuals to maintain the organisation

9.3.3. Incorporated Organisation with Management Committee and Paid Coordinator

During the visits to the sheds there was a general consensus when talking to the men that the ideal set up for the shed was to have a paid coordinator.

The designated paid coordinator can organise access to materials and equipment, sort out conflict between members if this arises, coordinate activities and programmes provide support and information when required and maintain some overall objectivity.

See Table 4: Preferred longer term management model for the Purpose Built Community Men's Shed facility

The dramatic increase in both membership and attendance was felt to be a direct consequence of the City of Fremantle providing a grant for a Coordinator and there is no doubt that this position is essential to the ongoing viability of a Community Men's Shed.

The key issues to consider with this model are:

- the employment relationship of the coordinator with the management committee and the funding source and the implication this has in relation to future OH&S legislation
- the management of the overall programming and access to the facility by a range of community groups

There are two options that are presently in place in other sheds.

Paid Coordinator employed by a LGA

- **City of Stirling's Community Men's Shed** is fully owned and run by the City of Stirling. It has a full time Coordinator employed by the City of Stirling and no management committee at this stage. There are some difficulties with responsiveness of this model as all decisions have to pass through Council before they can be acted upon. They are in the process of considering independent incorporation for the Men's Shed with a paid coordinator remaining an employee of City of Stirling because of the implications of the OH&S legislation.

This model of paid coordination by the City of Cockburn provides the opportunity for ongoing support for a wide range of programmes and activities to meet the need of the wider community. It reduces the risk of the facility becoming insular in its approach to membership and programmes and it still allows for ownership by the members to have input into the overall and day to day management of the shed. It supports the ongoing sustainability of the facility.

However the implications for funding a fulltime position are significant and could be cost prohibitive.

Paid Coordinator employed by the incorporated body through a grant from the City

- **Fremantle** has a part time coordinator and a Treasurer/ accountant 4 hours per week funded by a grant from the local council. The coordinator is employed by and is responsible to the Management Committee of the Men's Shed. The difficulty with this is the overall access and programme coordination that can breakdown over time.

This model of paid coordination by incorporated body through a grant from the City of Cockburn provides the opportunity for ongoing support but reduces the influence they have to ensure a wide range of access to programmes and activities to meet the need of the wider community.

A grant condition would need to include ongoing participation on the Management Committee by appropriate Council staff.

9.4. Preferred Management Structures

The ideal management model is not a clear option at this stage due to financial and legislative consideration. Therefore the recommendation is an interim model that allows for the implications of a paid coordinator to be explored further and a long term suitable management structure to be developed in consultation with the ultimate users of the facility. This also allows for ongoing support of the momentum generated from the community consultation and provides the opportunity to explore options for a wide range of programmes and activities to meet the need of the wider community. It supports the ongoing sustainability of the Men's Shed by providing ongoing governance and support for ultimate independent incorporation.

9.4.1. Preferred Management Structure for Interim Facility

The preferred interim model is for sponsorship by an incorporated not for profit organisation for two years with a Shed Steering Committee and a part time Project Officer funded by a grant from the City. The project officer will support the management without compromising the ownership by the members who will have input into the overall and day to day management of the shed through the steering committee.

The Sponsoring Organisation will be responsible in the interim for the overall governance of the shed for a two year period or until the shed has become an independent incorporated not for profit body. They will be responsible for the application and supervision of the grant from the City of Cockburn.

The Steering Committee/ Management Committee will consist of members from the Sponsoring organisation, City of Cockburn staff, Project Officer, members from the community consultation.

The project officer position will report to the Sponsoring organisation and the City of Cockburn through the Steering Committee and will be responsible for

- Supporting the set up of an interim shed
- Sourcing and supporting the application funding by the city of cockburn for a purpose built community men's shed facility
- Supporting the incorporation process for the men's shed
- Liaising with city of cockburn regarding existing support services available
- Identifying and liaising with other users of the community men's shed facility
- Identifying an ongoing management structure
- Evaluating the overall project

City of Cockburn will provide:

- Community grant for funding of the Project Officer position
- Community development support
- Development of the funding application for the new build
- Project Management of the new build
- Provision of rental for property
- Access to materials from the Waste Recovery Park
- Maintenance and Utilities costs

Recommendation 8: That the Management Model for the Interim Shed be Sponsorship by an incorporated not for profit organisation for two years with a Shed Steering Committee and a part time Project Officer funded by a grant from the City

The public support for this is strong and there are many people who have indicated that they would be available now to move forward with this project. This momentum and the public confidence in the consultation process will be lost if not acted on in a timely fashion.

Recommendation 9: That the grant funding for the Project Officer Position for the Interim Shed be made available from the 2013 Community Grants Round

Recommendation 10: That the City of Cockburn in the 2013/14 Budget be responsible during the two year interim shed period for the cost of:

- **Community development support**
- **Development of the funding application for the new build**
- **Project Management of the new build**
- **Provision of rental for property**
- **Access to materials from the Waste Recovery Park**
- **Maintenance and Utilities costs for the Wattleup shed**

9.4.2. Preferred Management Structure for the Purpose Built Community Men's Shed Facility

This model needs to be further investigated by the Project Officer during the interim Management period but provides an indicative management structure until his can be completed. The preferred longer term model is similar to that currently used at Fremantle where a grant is supplied to the incorporated not for profit

organisation who then employs a part-time coordinator. During the two year interim management period, the group can work towards becoming an independent incorporated organisation with an elected management committee.

See Table 4: Preferred longer term management model for the Purpose Built Community Men's Shed facility page 29

The incorporated organisation can then apply for grant funding from the City of Cockburn to employ a full time coordinator to undertake organization of programming, budgeting and shed management. A grant condition would need to include ongoing participation on the Management Committee by appropriate Council staff as well as representation on the Board of Trustees.

There would also be outcome measurements that the group would need to meet for future funding including reporting of:

- utilisation
- access demographics and evidence of diversity
- access and inclusion strategies for broader community access and benefits
- membership satisfaction

Funding implications for the City of Cockburn for a grant for a fulltime coordinator would be approximately \$80,000 per year.

This model would also have ongoing Council budget considerations including:

- Building maintenance
- Depreciation
- Utilities costs
- Building insurance
- Security
- Resourcing for existing staff liaison with management committee and board meetings

Recommendation 11: That the longer term management model for the Purpose Built Community Men's is an independent incorporated not for profit organisation with a Management Committee and a fulltime coordinator funded by a Grant from the City

Recommendation 12: That the cost of Peppercorn Rent, Outgoings and Maintenance be borne by the City of Cockburn

Recommendation 13: That a long term management plan for the Community Men's Shed facility in the Learning for Life Long / Seniors Centre be developed and be included in the overall planning of this centre.

9.5. Steering Committee

A broad representation of people on the Steering Committee will allow for a diverse range of skill, opinions and ideas and will ultimately provide a more representative expression of the needs of the community.

Recommendation 14: That a steering committee be formed consisting of members from the Sponsoring organisation, City of Cockburn staff, and volunteers from the community consultation. The makeup of the committee should be as representative of gender, age, ethnicity, disability, skills and interests as possible.

9.6. Insurance

During the course of the research it was noted that available insurance does not cover people over 85. This was found to apply for insurance for volunteers and was consistent across insurers. This was considered to be inequitable and discriminating on the basis of age. Although this is not an issue the City of Cockburn has any jurisdiction over it was felt that this should be drawn to the attention of the National Seniors Association.

Recommendation 15: That a request be made to the National Seniors Association to address the issue of age discrimination in relation to insurance for people over 85 wanting to access Men's Sheds and volunteering opportunities.

Appendix 1: Demographic Information

TABLE 1: Distribution persons aged 50-85 years across the three wards in the City of Cockburn.

City of Cockburn	2006		2031		Change 2006 to 2031
	num	%	num	%	
Totals	20,357	25.9	40,811	31.9	20,454
West Ward					
Coogee - North Coogee	1,358	31.6	5,147	38.0	3,789
Spearwood	3,421	35.7	4,465	39.8	1,044
Hamilton Hill	3,554	35.8	4,169	36.5	615
Munster	977	29.5	1,756	31.6	779
Central Ward					
Bibra Lake	1,737	27.3	2,307	35.0	570
Coolbellup	1,592	31.3	1,663	31.4	71
Jandakot	702	24.3	1,096	38.3	394
Leeming (part)	629	27.2	851	42.2	222
North Lake	348	25.9	499	35.7	151
South Lake - Cockburn Central	1,359	21.6	3,405	24.7	2,046
Yangebup	1,297	20.4	2,606	32.4	1,309
East Ward					
Atwell	821	11.5	2,434	29.2	1,613
Aubin Grove - Banjup	463	26.1	2,761	30.7	2,298
Beeliar	633	14.0	2,160	27.0	1,527
Hammond Park - Wattleup - Henderson	478	23.5	2,259	25.0	1,781
Success	959	19.1	3,172	27.4	2,213

TABLE 2: Distribution persons aged 60-85 years across the three wards in the City of Cockburn.

City of Cockburn	2006		2031		Change 2006 to 2031
	num	%	num	%	
Totals	10,995	14.0	24,649	19.3	13,654
West Ward					
Coogee - North Coogee	687	16.0	3,027	22.4	2,340
Spearwood	1,981	20.7	3,133	27.9	1,152
Hamilton Hill	2,282	23.0	2,802	24.5	520
Munster	548	16.5	1,058	19.1	510

Central Ward

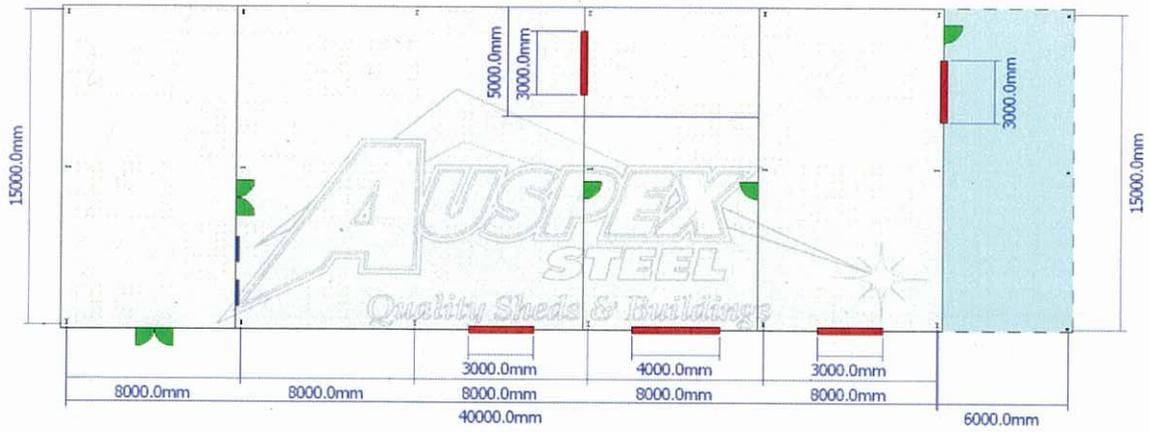
Coolbellup	1,073	21.1	1,081	20.4	8
Leeming (part)	208	9.0	527	26.1	319
North Lake	155	11.5	304	21.8	149
Bibra Lake	961	15.1	1,584	24.0	623
South Lake - Cockburn Central	642	10.2	2,020	14.6	1,378
Yangebup	608	9.5	1,558	19.4	
Jandakot	264	9.1	665	23.3	401

East Ward

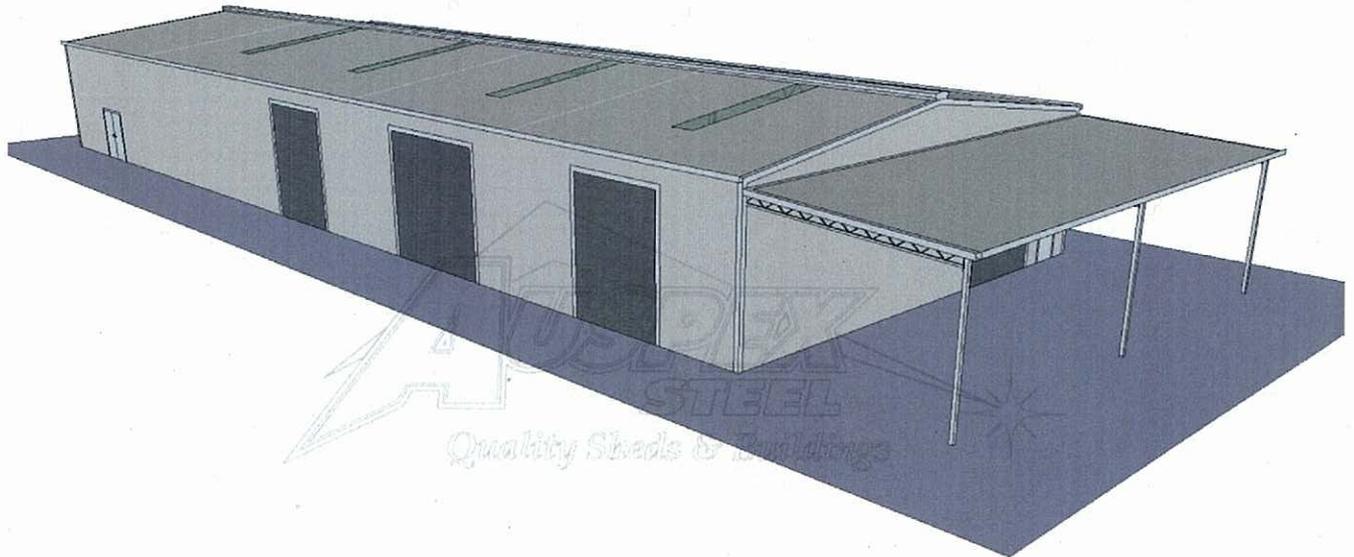
Atwell	319	4.5	1,341	16.1	1,022
Aubin Grove - Banjup	188	10.6	1,461	16.2	1,273
Beeliar	290	6.4	1,246	15.6	956
Hammond Park - Wattleup - Henderson	220	10.8	1,127	12.5	907
Success	557	11.1	1,677	14.5	1,120

APPENDIX 2: Preliminary Drawings

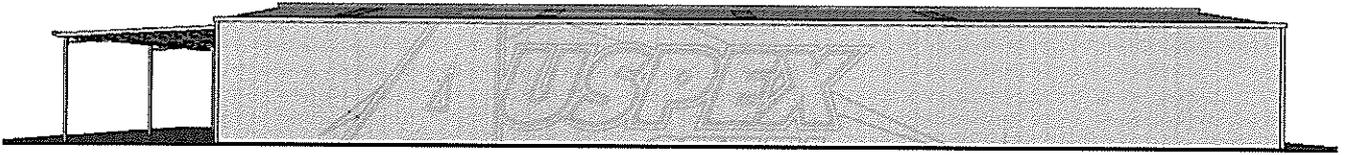
City of Cockburn Purpose Built Community Men's Shed



Front View



Rear View



End View off the Metal Work Area

