

# CITY OF COCKBURN

## SUMMARY OF MINUTES OF ORDINARY COUNCIL MEETING HELD ON THURSDAY, 12 JUNE 2014 AT 7:00 PM

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## CITY OF COCKBURN

### MINUTES OF ORDINARY COUNCIL MEETING HELD ON THURSDAY, 12 JUNE 2014 AT 7:00 PM

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#### PRESENT:

##### ELECTED MEMBERS

Mr L Howlett	-	Mayor (Presiding Member)
Mrs C Reeve-Fowkes	-	Deputy Mayor
Ms L Wetton	-	Councillor
Mr Y Mubarakai	-	Councillor
Mr S Portelli	-	Councillor
Ms L Smith	-	Councillor
Mr S Pratt	-	Councillor
Mr B Houwen	-	Councillor
Mr P Eva	-	Councillor

##### IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr M. Littleton	-	Director, Engineering & Works
Mr D. Arndt	-	Director, Planning & Development
Mrs B. Pinto	-	PA – Directors – Fin. & Corp. Serv/Gov. & Comm. Serv.
Ms L. Boyanich	-	Media Liaison Officer
Ms H. Jestribek	-	Media and Communications Officer

#### 1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 7.05 pm.

The Presiding Member made the following announcements:

##### *Cockburn Bowling Club – 50<sup>th</sup> Anniversary*

The Presiding Member congratulated all past and present members of the Cockburn Bowling Club on the occasion of their 50<sup>th</sup> anniversary. The Club has a distinguished position in the community and has been a significant contributor to the bowling community at a local, national and international level. Several of the founding members of the Club are still active on the greens and in administrative roles.



*Cockburn Community & Cultural Council – 40th Anniversary*

Congratulations were extended to all past and present members of the Cockburn Community and Cultural Council as they celebrated their 40<sup>th</sup> anniversary. Mr Bill Wallington has been the President of the Cultural Council for all but one year of its existence and is to be commended for his dedication and commitment to advancing the arts and other related activities in our City. The annual Arts and Craft Fair, the Youth Art Exhibition and other opportunities for members to display their creativity at various events throughout the year continues to be catalyst for the members and supporters of the Cultural Council.

*2014 Cockburn Citizen of the Year*

Mrs Frances Bucat was announced as the 2014 Cockburn Citizen of the Year at the WA Day Pioneers Luncheon held at the Spearwood Dalmatinac Sport and Community Club on Friday, 30 May. Mrs Bucat is the first person to be awarded the Premier's Australia Day Active Citizenship Award and the Cockburn Citizen of the Year Award.

*Local Government Reform*

The City continues to actively lobby Members of State Parliament in terms of the local government reform agenda as the Local Government Advisory Board continues its deliberation on the proposal before them and their ultimate recommendations to the Minister for Local Government and Communities which is expected to be in mid-July 2014. The Presiding Member encouraged members of the Cockburn community and its supporters from across the South West Metropolitan Region to engage Members of Parliament in terms of opposing the 'carve up' of Cockburn. Rest assured the City is doing everything possible to protect its community and move to a common sense position of amalgamating with the City of Kwinana.

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

Nil.

**3. DISCLAIMER (Read aloud by Presiding Member)**

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



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

Nil

**5 (OCM 12/6/2014) - APOLOGIES AND LEAVE OF ABSENCE**

Clr K Allen - Apology

**6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**7 (OCM 12/6/2014) - PUBLIC QUESTION TIME**

**Brooke Selden & Kylie Clifford, Bibra Lake**

Q1. How does the Cockburn Council put patron occupancy on a public building due to the amount of car bays?

A1. Car parking is not associated with the Building Code of Australia (except for parking bays for disabled persons and emergency vehicles). Car parking rates are required by the City's Town Planning Scheme No.3 which requires different rates for different uses. Depending on the type of land use, the number of car parking bays often results in restriction of persons allowed in the building at any one time.

Q2. What is the ratio that any business owner needs to abide by within the local Council if their building complies with all regulations with BCA?

A2. The parking requirements for different land uses are guided by the City's Town Planning Scheme. Different land uses generate different parking requirements. For example, a warehouse requires 1 bay per 100m<sup>2</sup> of GFA; a shop requires 1 bay per 12m<sup>2</sup> of net-lettable area and a 'Private Recreation' facility requires 1 bay per 4 persons accommodated in the building.

**Bogdan Lipowiec, Coogee**

Mr Lipowiec asked the following questions:

Q1. Why are the street lights left on during the day on the corner of



- Hampton Road/Bucat Street and Arlington Loop/Hocking Place?
- Q2. A phone call was made to the City about half a year ago about the grass growing on the footpath to be removed between Arlington Loop and Duchart Way. Till now nothing has been done. Why is this so?
- Q3. Why are the telephones always engaged? He is unable to get through to speak to someone.
- Q4. Why was a tree removed from Powell Park, on the corner of Cockburn Road and Amity Boulevard about a couple of months ago?
- Q5. When the whipper snipper was used to cut the grass the small trees that were planted were ring barked. Could this be investigated?

The Presiding Member requested Mr Lipowiec to meet Director, Engineering and Works for a response to the above questions.

### **Ray Woodcock, Spearwood**

- Q1. He referred to the recent edition of Cockburn Soundings, page 9 regarding the statistics of CoSafe. Are these statistics correct?
- A1. They do seem ambitious but CoSafe is very busy. These statistics will need to be checked to ascertain accuracy.
- Q2. Since the matter about the Cockburn Police Station was raised at the AGM on 4 February 2014, what dialogue has the Council had with the State Government, the Police Department to ensure that the Police Station is retained and staffed?
- A2. The Presiding Member advised that the latest advice received from WA Police in relation to this matter is that it is remaining but it will be reviewed in terms of its status once the Cockburn Police Hub is completed, but also the new method of policing is transcribed across this region. The City maintains that it wants the Police Station to remain open irrespective of the Police Hub opening at Cockburn Central given the need to have a rapid response time in this part of our City. At this point in time there is no further information to report.

A meeting has been arranged with the Elected Members to be briefed by the District Superintendent in September on the new Policing Model, but it also gives Elected Members the opportunity to seek an update on any other matters to do with Policing.

- Q3. Can the Council advise whether the voluntary community service – the Neighbourhood Watch is an incorporated body?
- A3. It is auspiced through the Police. It is not an incorporated body It is a Police initiative.





**8. CONFIRMATION OF MINUTES**

**8.1 (MINUTE NO 5308) (OCM 12/6/2014) - MINUTES OF THE ORDINARY COUNCIL MEETING - 08/05/2014**

**RECOMMENDATION**

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 8 May 2014, a true and accurate record.

**COUNCIL DECISION**

MOVED Clr P Eva SECONDED Clr B Houwen that the recommendation be adopted.

**CARRIED 9/0**

**9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE**

Nil

**10. DEPUTATIONS AND PETITIONS**

Nil

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

Nil

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

Nil

**13. COUNCIL MATTERS**

**NOTE:** AT THIS POINT IN THE MEETING, THE TIME BEING 7.26 PM THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COMMITTEE:

14.2	15.1
14.3	15.4
14.5	
14.6	



**13.1 (MINUTE NO 5309) (OCM 12/6/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICES AND POSITION STATEMENTS COMMITTEE MEETING - 22/5/2014 (026/005) (D GREEN) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 22 May 2014, and adopts the recommendations contained therein.

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

**COUNCIL DECISION**

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

**CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0**

**Background**

The Delegated Authorities, Policies and Position Statements Committee conducted a meeting on 22 May 2014. The Minutes of the meeting are required to be presented.

**Submission**

N/A

**Report**

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

The primary focus of this meeting was to review the delegations pursuant to the Local Government Act, 1995 and extraneous to the Local Government Act, 1995.



**Strategic Plan/Policy Implications**

**Leading & Listening**

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

**Budget/Financial Implications**

As contained in the Minutes.

**Legal Implications**

N/A

**Community Consultation**

As contained in the Minutes.

**Attachment(s)**

Minutes of the Delegated Authorities, Policies & Position Statements Committee – 22 May 2014.

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

N/A

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

Nil.

- 13.2 **(MINUTE NO 5310) (OCM 12/6/2014) - REGIONAL PHYSICAL ACTIVITY AND EDUCATION CENTRE (RPAEC) AT COCKBURN CENTRAL WEST - FINAL DESIGN APPROVAL (154/006) (A LACQUIERE) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) adopt the Concept Design for the RPAEC as shown in



attachment 1 to the Agenda;

- (2) proceed with the development of detailed plans and specification required for a building construction tender to be considered at the August 2014 meeting of Council;
- (3) require an updated Operational and Management Plan and Business Plan to reflect the approved Design to be submitted for Council consideration by November 2014;
- (4) require a Development Agreement between the City of Cockburn and the Fremantle Football Club to be submitted to Council for consideration by December 2014.
- (5) amend the Long Term Financial Plan 2012/13 to 2021/22 - Regional Physical Activity and Education Centre from \$82M to \$79.39M;

**COUNCIL DECISION**

MOVED Clr S Pratt SECONDED Clr L Wetton that

- (1) adopt the Concept Design for the RPAEC as shown in attachment 1 to include the development of an additional 235m<sup>2</sup> to the City's health club gym currently shown as future expansion;
- (2) proceed with the development of detailed plans and specification required for a building construction tender to be considered at the August 2014;
- (3) require an updated Operation and Management Plan and Business Plan to reflect the approved Design to be submitted for Council consideration by November 2014;
- (4) require a Development Agreement between the City of Cockburn and the Fremantle Football Club to be submitted to Council for consideration by December 2014; and
- (5) amend the Long Term Financial Plan 2012/13 to 2021/22 – Regional Physical Activity and Education Centre from \$82M to \$79.89M to also include the gym expansion.

**CARRIED 8/1**



## Reason for Decision

The gym will be a facility that creates revenue for Council and, using the same argument for the need to add the offices upstairs before rather than after to save on costs, Council should do the same for the gym area.

## Background

In September 2012, Council resolved to develop a new Aquatic and Recreation Facility to be constructed in the Cockburn Central West Precinct. Council also resolved to explore the scope for an integrated facility to include the Fremantle Football Club training and administration facilities along with a tertiary education institution. The development of an integrated facility with the ability to reduce the design to a 'standalone' City of Cockburn base build was advanced in accordance with a specific Business Plan that was endorsed in February 2013 by Council. The integrated model was well supported by the local community, sporting groups, state sporting associations and local politicians.

In December 2013, Council adopted a Heads of Agreement that outlined the key principals between the City and the Fremantle Football Club to jointly deliver the RPAEC at Cockburn Central West.

The result of this decision has seen the formation of a state of the art, high profile facility that will provide significant benefits to a number of key stakeholders and the surrounding community. A key requirement for the project to proceed was for the City and the Fremantle Football Club to jointly secure external funding through State and Federal Governments. The joint strategy has been successful to date and the project has received \$22.4M in funding from State and Federal Governments representing around 21% of the overall project cost.

In September 2013 the City appointed a project architect, Sandover Pinder & DWP|Sutters to lead the design of the integrated facility. Following the project architect appointment the City also engaged the following key consultants to form the project design team.

<b>Discipline</b>	<b>Consultant</b>
Structural & Civil Engineers	AECOM Australia
Mechanical Engineering	WSP
Electrical & Vertical Lift Engineers	Norman Disney & Young
Hydraulics Engineer	Norman Disney & Young
ESD Consultant	Norman Disney & Young
Pool Engineer	Brown Consulting
Building Compliance	John Massey Group



The plans to develop the RPAEC are currently on track. As part of the process, an approval on the final building layout is required by Council prior to proceeding to detailed design and documentation. The design has considered the functional requirements for the City of Cockburn, Fremantle Football and Curtin University and aims to deliver a world class integrated facility that will become the focal point of the south west region.

### **Submission**

N/A

### **Report**

Since the appointment of the lead architect in September 2013 (Sandover Pinder and DWP|Suters) the project team has worked to develop a concept design for the integrated facility. The process to develop the concept design has been well co-ordinated with the team taking into consideration a number of reports, studies, facility tours, management, operations, briefings and stakeholder consultation. The final concept design delivers the key requirements for the City of Cockburn, Fremantle Football Club and Curtin University with foresight to provide future expansion for all key stakeholders.

The current design articulates the geography of the site, changes in level, views, shelter from the elements and the integration of landscaping, together with the character of a waterhole (wetlands). The design focuses on the idea of a communal place of recreation and community where all ages can interact in close proximity.

The functional design of the building is driven by the clear separation of the community aquatics and health club programs from Fremantle Football Club and the sports stadium through a controlled public street/foyer. The placement and design of the street and canopy form a key way-finding strategy to give clarity to circulation within the site and to create a civic focus for the community. Using scale and materiality definition each element of the building responds to the specific internal and external environmental requirements. Creating a specific identity for each of the stakeholders whilst giving the overall facility a sense of unity and clarity, was a key driver for the planning and overall design of the facility.

The concept design was presented to the Cockburn Central West Reference Group in December 2013 and received support by the Group to progress the design to the next phase. The design team has now further refined the concept to schematic design that outlines specific detail of the facility components in line with their functional



requirements as briefed by the various stakeholders. The final design includes the following key components for the various stakeholders.

*City of Cockburn Regional Aquatic and Recreation Community Facility*

Lower Ground Floor

- Multipurpose indoor sports hall with six (6) Indoor High Ball Courts, which have the capability of holding show court events with retractable seating.

Internal Street Level

- Kiosk/Café;
- Crèche;
- Reception facilities;
- Retail floor space;
- Allied Health; and
- Administration offices.

Ground Floor

- Administration offices;
- Outdoor 9 lane 52m (inclusive of 2m moveable boom) Heated Lap and Competition Pool, capable of accommodating water polo;
- Indoor 8 Lane 25m Leisure/Lap Pool;
- Learn to Swim space;
- Leisure Pool;
- Water Slide and Splash Pad;
- Water Playground;
- Hydrotherapy Pool;
- Spa, Steam and Sauna;
- Kids Party and Indoor Playground; and
- Sporting club rooms.

First Floor

- Health Club style Gym and Cardio space;
- Group Fitness and Spin Studios;
- Utility/service area; and
- Change and Toilet facilities

Second Floor

- Civic Function and Multipurpose room;
- Community office and meeting space; and
- Meeting Rooms.

General

- Separate changing facilities for Aquatic, High Ball, Referee and Tournament and Schools;



- Toilets and ancillary accommodation; and
- Plant and storage to suit.

#### External

- Four hundred (400) car parking bays (plus 100 bay overflow);
- Outdoor crèche area;
- Outdoor activity area;
- Public accessible café/seating area; and
- Community playing fields capable of accommodating two rugby pitches or an AFL oval (delivered by LandCorp).

### *Fremantle Football Club Administration and Training Facility*

#### Lower Ground Floor

- Medical/sports science area;
- Change rooms/property areas;
- Yoga/Pilates rehabilitation;
- Gymnasium area;
- Meeting Room;
- Football Administration offices;
- Lecture theatre;
- Multimedia facility;
- Players' lounge;
- Players change facilities; and
- Toilets and ancillary accommodation.

#### Internal Street Level

- Club retail facilities; and
- Interactive centre.

#### Ground Floor (level with Main Facility Entrance)

- Aquatic recovery facilities (shared).

#### First Floor

- Club administration facilities.

#### Second Floor

- Meeting facilities (shared); and
- Function facilities (shared).





External

- Two hundred (200) car parking bays (of which 70-80 are located in a separate secure location adjacent to the football facilities on the lower ground); and
- Separate private entrance.

*Curtin University*Second Floor

- Administration/Office Spaces
- Lab
- Meeting rooms
- Testing Rooms
- Storage

*Stakeholder Consultation*Cockburn Central West Reference Group

The City has held regular meetings with the Cockburn Central West Reference Group that was established by Council to keep the Elected Members informed of the project and to seek feedback as the design had progressed. At the meeting of the CCW Reference Group on 27 March 2014, the members were presented with the latest designs and 3D building images. The design was supported in general including the option to provide a multi-functional community space on the upper floor that provided the City with an area to allow for future expansion or for additional commercial leasing space. General consensus supporting the direction of the plans has allowed the design team to further progress the planning without any interruption to the project timing.

State Sporting Associations and local clubs

The City has maintained regular contact with the key State sporting associations throughout the project but also held specific briefings in September 2012 and March 2014. Overall the sporting associations have felt well consulted throughout the process and have contributed to the final design of the facility. The following State sporting associations and clubs have formally endorsed the final designs for the RPAEC with letters of endorsement provided in Attachment Two.

- Netball WA & Coastal Netball Association
- Waterpolo WA
- Masters Swimming WA
- West Australian Football Commission
- Volleyball WA



- Cockburn Masters Swimming Club
- South Lakes Dolphins Swimming Club
- Swimming WA

#### South Lake Leisure Centre Staff

The key staff at the South Lake Leisure Centre were provided with a detailed briefing of the facility plans on 25 March 2014. The briefing allowed for the staff members to provide the project team with further feedback on the design from an operational perspective. The South Lakes Leisure Centre Manager has been involved throughout the design process on specific design requirements where required. The majority of comments received by staff have been included in the final design.

#### Disability Reference Group

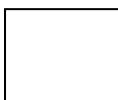
The City of Cockburn Disability Reference Group was presented with the plans on 6 May 2014. The Group made a number of suggestions as outlined in the Memo contained in Attachment Two. A number of issues raised was around the operational management of the facility that will be taken into consideration when preparing the detailed operational and management plan. The specific design considerations have been included in the current design and the recommendation to appoint an access consultant is being progressed. Further consultation is required with some external disability groups and will form part of the access consultants brief.

#### Aboriginal Reference Group

A briefing to the Aboriginal Reference Group (ARG) was scheduled on 19 May 2014 however the meeting did not take place. The project team will seek feedback from the ARG at their next meeting in June. The project team are keen to seek feedback on the Cockburn Central West precinct and how the development can recognise indigenous servicemen and women representing the country.

#### Environmental Sustainable Design (ESD)

As part of the project design team, the City appointed Norman Disney and Young as the ESD consultant to advise the City of the various initiatives that should be considered in line with the budget set for the project. Following a number of workshops, site visits and meetings, the consultant explored over 30 initiatives with some identified as standard design practice and some at a capital expense with various payback periods calculated. A raft of non-cost standard design initiatives have been included in the design, however, of the higher capital initiatives explored, deep geothermal heating was highly recommended based on



the short payback period of six years and considerable operating savings in ongoing heating costs. At an estimated cost of \$2.3m, this is the only ESD initiative that the budget can accommodate. A large scale photovoltaic system (150KW) is still a desirable initiative, however, at this stage would require further funding or alternative funding strategies such as leasing or sponsorship. This initiative is still being explored and will have the ability to be retrofitted in the future should the original budget not be sufficient.

### Land

The Cockburn Central West site is currently owned by the WA Planning Commission (WAPC) and whilst the management responsibility will be transferred directly to the City, LandCorp will be developing the site to enable the City to undertake the construction of the RPAEC. The forward works will be delivered by LandCorp and possession of the site to commence the RPAEC construction is expected in December 2014. The City is now working through a Development Agreement with LandCorp which details the development parameters and costs for delivering a serviceable site. A Structure Plan for the Cockburn Central West Precinct has been formally endorsed by Council at the September 2013 meeting. The structure plan approval process has had a positive impact on the design of the RPAEC with the retaining of the wetland area remaining a prominent feature of the site. As part of the development LandCorp will be delivering community playing fields opposite the RPAEC site that will be delivered at the completion of the RPAEC building.

### Development Timeline

The below table outlines the up and coming major project milestones with the completion time still set for the end of 2016.

<b>Milestone</b>	<b>Estimated Completion</b>
Final Design adopted by Council	June 2014
Detailed Design pre-tender cost estimates adopted by Council	August 2014
F.F.C. Development Agreement adopted by Council	December 2014
Building Construction tender adopted by Council	December 2014
Site mobilisation and commencement	February 2015
Works 50% complete	January 2016
Works 75% complete	June 2016
Work 100% complete	October 2016
Official Opening	November/December 2016

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

#### **Growing City**

- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.



### Infrastructure

- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.
- 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.
- Promotion of active and healthy communities.

### A Prosperous City

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

### Budget/Financial Implications

#### Project Budget

The City committed to the 'base build' of \$82M for the proposed aquatic and recreation facility at the September 2012 Ordinary Council Meeting. The project budget has evolved over the different phases of design and revised accordingly. A revised detailed cost plan has been prepared by WT Partnership (Attachment Three) on the current plans with the outline of costs presented below for each stakeholder:

City of Cockburn	\$79.39M
Fremantle Football Club	\$24.94M
Curtin University	\$2.34M
<b>Total Project Cost</b>	<b>\$106.67M</b>

#### Project Funding

The funding targets for the project have not been fully received and therefore the City and the Fremantle Football Club are required to make up the shortfall in funding or reduce the scope of the facility. The below table outlines the targeted or committed funding amounts against the actuals received or now required to be committed:

Stakeholder	Targeted Funding contributions	Overall Funding requirements
City of Cockburn	\$65M	\$68.5M
Fremantle Football Club	\$10M	\$13.5M
Federal Government RDAF	\$15M	\$10M
State Government - Cabinet	\$15M	\$10M
State Government - CSRFF	\$2M	\$2.4M
Curtin University	\$2.3M	\$2.3M
<b>Total Funding Contributions</b>	<b>\$109.3M</b>	<b>\$106.7M</b>



The original budget of \$82M has not been exceeded, however, an additional \$3.5M (in addition to the \$65M already allocated in the LTFP) will be required by the City of Cockburn as a result of an expanded multifunctional community space including provision for future expansion. One of the key lessons from the site tours was the ability to expand at a later date and the design and costs now reflect this position. The City has the ability to commercially lease this space until such time expansion is required. There have been some interest from State sporting associations to relocate to the facility which will be further investigated.

The Fremantle Football Club has advised the City that they have a number of options to cover their funding shortfall including an offer by the State Government for a low interest loan. The Draft 2014/15 includes a capital budget of \$20M for design, construction (commence in 2014/15) and project management.

### **Legal Implications**

#### Fremantle Football Club

The City has started to progress a Development Agreement with the Fremantle Football Club for further details of the legal requirements for the development and occupancy of the Fremantle Football Club facilities and any shared facilities.

#### Curtin University

The City and the Fremantle Football Club is now in the process of progressing towards a Heads of Agreement with Curtin University. Curtin's involvement in the project requires a \$2.3M contribution for their facilities and is a key factor in bringing the design of the second floor facilities together. In the unlikely event that Curtin University pull out of the development the City would be required to prefund the space and commence negotiations with another tertiary institute.

#### LandCorp

The City is in the final stages of closing a Development Agreement with LandCorp to deliver the site in accordance with the approved Structure Plan and the RPAEC requirements. There will be a cost to the City of Cockburn for LandCorp to develop the site that is currently being negotiated. The current detailed costing in Attachment Three includes an allowance for site development by LandCorp.



### Community Consultation

As reported previously, extensive consultation was undertaken as part of the development of this proposal that included community groups, sporting groups, residents, State sporting associations and the Department of Sport and Recreation. Further details of the consultation in relation to the current plans are outlined in the 'report' section of this document.

### Attachment(s)

1. Final Building Design and elevations
2. Design endorsement letters from stakeholders
3. Final Design Cost Estimate by WT Partnership

### Advice to Proponent(s)/Submissioners

N/A

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

Nil.

## 14. PLANNING AND DEVELOPMENT DIVISION ISSUES

### 14.1 **(MINUTE NO 5311)** (OCM 12/6/2014) - LICENCE AGREEMENTS FOR THE ILLUMINATED DIRECTIONAL STREET SIGNS: VARIOUS LOCATIONS OWNER/APPLICANT: CITY OF COCKBURN (159/001) (L GATT) (ATTACH)

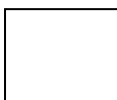
#### RECOMMENDATION

That Council consents to the City entering into new Licence Agreements for the management of the illuminated streets signs for an increased fee of \$1,500.00 per sign per annum commencing 1 July 2014, with CPI increases annually for an initial term of five years with an option for a further five year.

#### COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Cllr S Pratt that Council consent to the City entering into new Licence Agreements for the management of the illuminated streets signs for an increased fee of \$1,500.00 plus GST per sign, per annum, commencing 1 July 2014, with CPI increases annually for an initial term of five years with an option for a further five year term at the absolute discretion of the City.

**CARRIED 9/0**



## Reason for Decision

The GST component needs to be included in the recommendation as well as defining which party to the Licence Agreement has the discretion to invoke the option for a further five year extension to the initial five year term.

## Background

The City currently has Illuminated Directional Street Signs installed in various locations throughout the City by three different organisations.

The organisations are operating under Licence Agreements for the rights to erect, operate and maintain illuminated directional signs within road reserves, which are either current or expired and holding over.

Claude Outdoor Media Pty Ltd – Expired 1 October 2010  
Australian Sign Rentals – Expired 1 October 2013  
Directional Systems Australia Pty Ltd – Expires 30 June 2014

The purpose of this report is to request that Council consent to the preparation of new Licence Agreements which will include an increased fee per sign.

## Submission

The granting of renewed licences comes within the disposition of property provisions of the *Local Government Act 1995*. Under the provisions of section 3.58 (3) of the Act, local governments are able to enter private treaty arrangements as long as the intention is publicly advertised and submissions, if any, are formally considered.

Subject to there being no submission/s received from the advertising the City seeks Council consent to enter into Licence Agreements with the three organisations that currently operate the illuminated street signs within the City of Cockburn.

## Report

The City's illuminated street signage is currently managed under a licence system of which two have expired and been held over and one that expires on 30 June 2014.



To facilitate improvements to the management of the internal processes, the City made investigations with other local governments as to how they are currently managing their systems.

There are two options for the City to consider when entering into these licences. One being the calling of tenders for the rights to erect, operate and maintain illuminated directional signs within road reserves. The calling of tenders however is not seen as a particularly effective way forward in this instance for the following reasons:

1. In the event of a current existing licensee not being successful, there are likely to be long delays in removal of the infrastructure.
2. There is no guarantee that all the sites would be taken up within a short time frame by the successful tenderer as they will need to negotiate new contracts with advertisers.
3. The City would lose revenue in the interim period with no guarantee that all sites are eventually replaced.
4. Existing businesses would lose exposure.
5. The community directional signage would be lost for a period.
6. There are limited providers operating in Western Australia.
7. The dismantling of fit for purpose infrastructure which is in good condition is arguably wasteful.
8. All three of the existing licensees indicated strongly that they wished to continue with their current signage.

Considering the above, other Councils have chosen to enter into Licence Agreements with their current operators with an increased annual fee in the range of \$1,500.00 per sign per annum. It appears that this is the current market rate amongst other Councils.

After reviewing the above the City's Officers chose to write to the current Licensees to ask if they were prepared to enter into new Licenses with an increased annual fee per sign. All three organisations were supportive of this process.

The City has received confirmation in writing that all three organisations are supportive of an increased licence fee of \$1,500 plus GST per site per annum. A copy of the letters of support are detailed as an attachment.

The proposed fees will be increased annually by CPI compounding with an initial five-year term with a further five years at the option of the Licensee.

It is proposed that a new template Licence Agreement be prepared by the City's solicitors and the costs be borne equally by the three Licensees.





It is therefore requested that Council consents to the City entering into new Licence Agreements for the management of the Illuminated Street Signs for an increased fee of \$1,500.00 per sign per annum with CPI increases annually for an initial term of five years with an option for a further five year.

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

#### **Leading & Listening**

- 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 fees currently charged are \$400.00 per sign per annum; this will be increased to \$1,500.00 per sign per annum. The current income is \$17,600.00 and following the introduction of the new licence agreements the income will increase to \$66,000.00 per annum.

### **Legal Implications**

Subject to advertising under Section 3.58 of the *Local Government Act 1995*.

### **Community Consultation**

The three organisations that currently install signs within the City's boundaries have consented in writing to the increase in the annual licence fee. Copies of each of the letters of consent are detailed at attachment 1.

### **Attachment(s)**

Letters of Consent

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

The Proponent(s) have been advised that this matter is to be considered at the 12 June 2014 Council Meeting.



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

Nil.

**14.2 (MINUTE NO 5312) (OCM 12/6/2014) - PROPOSED VARIATION TO LOT 412 GAEBLER ROAD LOCAL STRUCTURE PLAN - LOCATION: HAMMOND PARK - OWNERS: GOLD ESTATES HOLDINGS PTY LTD - APPLICANT: ROBERTS DAY (110/090) (L SANTORIELLO) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) pursuant to Clauses 6.2.9.1(a) and 6.2.14.1 (a) of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the variation to the Local Structure Plan;
- (2) pursuant to Clause 6.2.14.2 of the Scheme, forward the proposed variation to the Commission within 10 days of Council's resolution;
- (3) advise the proponent and the person who made a submission of Council's decision; and
- (4) advise the proponent that the site is subject to Development Contribution Area No. 13 and 3.

**COUNCIL DECISION**

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

**CARRIED 9/0**

**Background**

The original Lot 412 Gaebler Road Local Structure Plan was adopted by Council on 21 December 2004 and endorsed by the WAPC on 26 February 2005. Since then, the Structure Plan has been subject to minor modification/s, which has been dealt with in accordance with the statutory requirements of the Scheme.

Council adopted a variation to this Structure Plan on 12 December 2013 (Item 14.4). The objective of that review was to reflect a more



contemporary design approach. The modification comprised a range of changes including:

- A reconfiguration of some lots in response to the updated Residential Design Codes;
- The redesign of the former dual coded R20/40 precinct;
- Increasing the base density on the R20/40 area from R20 to R25; and
- Increasing the size of the Local Centre site.

Prior to the commencement of the public advertising of the modified Structure Plan (item 14.4), the City requested additional modifications to the Structure Plan reflecting comments submitted by the Western Australian Planning Commission. The most significant of these related to the dual code and sought greater certainty in future development by the inclusion of specific density codes of R25 and R40. During the course of including these additional modifications, an incorrect version of the Structure Plan map was lodged with the City. Two lots that were intended to be included in the R40 code were incorrectly depicted as R25.

The purpose of this proposal before Council is to rectify this, by way of considering the merits of the proposed modification to the Structure Plan to recode those relevant lots to R40. Following advertising and consideration of submissions received, it is recommended that Council adopt the modifications.

### **Submission**

The modified Structure Plan proposal included as part of item 14.4 of the 12 December 2013 Council report was lodged by Roberts Day on behalf of Richard Noble (the landowner). The modified Structure Plan comprised the following:

- Removing the existing dual coding of Residential 'R20/R40' in favour of site specific density codings of R25 and R40 to provide for greater certainty of future development outcomes. This results in a proposed overall decrease in potential dwellings that can be developed on the land;
- Redesign of the former dual coded Residential 'R20/R40' precinct. The objective for the redesign was to seek a better outcome for this small precinct, which is dependent upon access past an existing laneway. In this regard the redesign proposes an entry road, which expands to a 22m reserve to facilitate an internal amenity area consisting of a strip of trees in a central median. The loop road is connected to a 10m Public Access Way (PAW) providing direct pedestrian access to Gaebler Road and the area of POS to the south;



- Increasing the size of the Local Centre lot to 1500m<sup>2</sup> to ensure the ability to facilitate a range of potential 'local centre' uses.

In addition to the above design changes, other modifications to the wider Structure Plan were undertaken:

- Relocation of the drainage sump associated with the Primary School site to its constructed location adjacent to Frankland Avenue.
- Deletion of the 300m 'sphere of influence' line arising from the former market gardens to the south, which have since been closed down.
- Deletion of the 40m 'strip of vegetation' along Gaebler Road, which has been cleared following the closure of the market gardens to the south.

## Report

### Planning Background

The subject land is 1.5 hectares in size and generally bound by residential development to the north and west, Irvine Parade to the east and Gaebler Road to the south as shown within Attachment 1.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is also located within Development Area 4 ("DA 9"), Development Contribution Area No. 3 ("DCA 3") and Development Contribution Area No. 13 ("DCA 13").

### Previous report to Council (Item 14.4 of the 12/12/13)

This report specified the following:

*“Under the current dual coding framework, there is potential for 35 dwellings to be developed whereas the proposed modification would result in a maximum yield of 30 dwellings. The reduction is attributed to the modification specifying sites for R40 and R25 development and removing the ‘blanket’ dual coding. Whilst the base coding has increased from R20 to R25, allocating only certain sites to be coded R40 has resulted in a net reduction in dwelling yield.”*

Whilst the intention of the modification was to achieve 30 dwellings the LSP map only allowed for 28 dwellings. This proposal before council aims to rectify this error. Like the previous modification, the planning merits of this proposal need to be considered irrespective of the previous proposal not being the up to date map.



### Proposed Modification to Local Structure Plan

This proposal aims to adopt the intended Structure Plan map which is included as attachment 3 of this report. The specific lots proposed to be up-coded from R25 to R40 are identified in Attachment 2. The justification supporting this proposal is similar to that which was used to support the previous proposal. The subject recoding of these two lots will assist in providing greater housing diversity and choice within the Hammond Park suburb, and importantly in close walking proximity to an existing primary school and future local centre.

The proposal will also help to further establish residential development in a suburb with (soon to be) excellent access to public transport, specifically the Aubin Grove train station which is scheduled for completion by 2017. The previous technical reports that accompanied the structure plan (primarily traffic) demonstrate that the proposal is acceptable from a traffic generation viewpoint, and accordingly in itself won't pose unacceptable impacts.

On this basis it is recommended that Council support the modification.

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

#### **Growing City**

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

### **Budget/Financial Implications**

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

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

### **Legal Implications**

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



### **Community Consultation**

The proposed modification was advertised for a period of 21 days in accordance with Scheme requirements. Advertising was reflective of the advertising undertaken previously for item 14.4 of the 12 December 2013 Council report. This was to ensure all residents were aware of the proposed modification.

In total the City received one submission objecting to the proposal. The attached schedule of submissions aims to address the various issues raised in the objection.

### **Attachment(s)**

1. Location Plan
2. Comparison zoning plan
3. Proposed Local Structure Plan
4. Schedule of Submissions

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 12 June 2014 Council Meeting.

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

Nil

**14.3 (MINUTE NO 5313) (OCM 12/6/2014) - PROPOSED METROPOLITAN REGION SCHEME AMENDMENT LOCATION: LOTS 2 AND 4 ARMADALE ROAD, BANJUP OWNER: MIDLAND BRICK COMPANY PTY LTD (108/004) (R PLEASANT) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) write to the Western Australian Planning Commission indicating the City does not currently support the proposed Metropolitan Region Scheme ("MRS") amendment for Lot 4 Armadale Road, Banjup for the following reasons:
  1. The land has not been identified as appropriate for more intensive development State level strategic planning instruments.
  2. In the absence of (1), there is no decision whether the



potential risk posed by urbanisation on the groundwater resource is acceptable.

3. There is a void of advanced regional level structure planning to determine regional issues such as new/additional primary and other regional road reservations, high school reservations, bush forever (parks and recreation) reservations.
  4. There is a void of advanced district structure planning to determine district issues such as primary school allocation, open space networks and planning, activity centre planning, relationship to non-residential development, strategic bush fire management, sub-regional movement network.
- (2) requests that should the Western Australian Planning Commission consider supporting the proposal, this be made subject to the planning tasks associated with (3) and (4) being firstly completed for the precinct bound by Warton Road, Jandakot Road, Solomon Road and Armadale Road.

#### **COUNCIL DECISION**

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

**CARRIED 9/0**

#### **Background**

A request to amend the Metropolitan Region Scheme (MRS) has been submitted to the Western Australian Planning Commission (WAPC). The purpose of the amendment is to rezone approximately 62 hectares of land from 'Rural-Water Protection' to 'Urban' under the MRS. Concurrent rezoning under the City of Cockburn's Town Planning Scheme 3 (TPS3) is not sought at this stage, however, the proposed urban zoning will ultimately allow for residential development of the land following a local scheme amendment, detailed structure planning and subdivision approval.

Previous correspondence submitted to the City by the applicant involved a 'planning overview report' (13 August 2013) and supporting documents, requesting the City provide a submission to the WAPC to support the inclusion of the wider Banjup Precinct in the draft South



West Sub-Regional Structure Plan (SWSRSP). It is noted the SWSRSP is yet to be released by WAPC.

While it was inappropriate for City officers to offer support at that particular time, a summary of issues was provided of which are required to be addressed prior to any further intensification of development on the subject site and surrounding Banjup District. District level issues relate to:

- The need for further state level led Strategic Planning.
- The intensification of development on the Jandakot Water Mound.
- Road and infrastructure requirements of the wider Banjup district.
- Connections and contribution to the Cockburn Central Activity Centre.

These issues remain unresolved for the City and therefore the purpose of this report is to provide comment on the proposed amendment, drawing on the previously raised issues and make a submission to the WAPC to not support the amendment.

### **Submission**

N/A

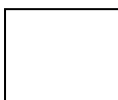
### **Report**

The proposal relates to the rezoning of Lots 2 and 4 Armadale Road, Banjup, 3.15 hectares and 58.7 hectares respectively, from 'Rural-Water Protection' to 'Urban' under the MRS.

### Strategic Planning Policy Implications

A key decision gate on whether to support an MRS amendment is whether such an amendment seeks to align with State level strategic objectives. While there are elements of the proposal that present some planning merits with regards to accommodating growth, the utilisation of brownfield land and proximity to an important activity centre, the land remains identified as 'Rural' in Directions 2031 and the draft South West Sub Regional Strategy.

As a result of the proposed inconsistency with state level strategic policy, the City highlights the need for State led guidance to address regional issues that need to be determined before considering further urbanisation like this. Examples include new/additional primary and other regional road reservations, high school reservations and bush forever (parks and recreation) reservations. In the absence of these issues being known the amendment as it currently is presented is incomplete.





### The intensification of development on the Jandakot Water Mound

The proposed amendment recognises the key planning constraint to the site is presented by the Jandakot Groundwater Protection Policy (SPP2.3), which seeks to protect the Jandakot Water Mound.

The site is located within a Rural-Water protection Zone and is currently within a Priority 2 protection area of the Jandakot Underground Water Pollution Control Area. The proposal suggests planning merit in regards to protection of the water mound is evident given the Priority 2 classification is not consistent with the previous or proposed use of the land (being that it remains incorrectly classified) and that the site presents identical geological attributes as the nearby Stockland's 'Calleya' proposal (this land has support for further urban intensification).

In response, the City notes the following. It is recognised the subject site is located immediately adjacent to land identified as 'urban expansion area 2011-2015', (commonly referred to as the former Banjup Quarry Site or Banjup Stocklands Development) within the draft South West Sub regional Strategy. The City highlights this proposition was only considered after extensive research into the potential environmental impacts, and in particular, the impact on the groundwater mound.

Further, in August 2011, the City wrote to landowners within Banjup advising of the above and that there was no support by the City for any other rezoning, urbanisation or industrialisation within the 'Resource' zone (Jandakot Water Mound) at that time. Particularly, as such a proposition could pose significant risks to the Jandakot Water Mound, and as such would require comprehensive state and local level strategic planning to carefully consider such a notion of future development.

It is also noted the Banjup Stockland development has been discussed in the past as a "test case" given the environmental sensitivities of the area. This was consistent with the views and recommendations of the Department of Water (DoW) and the then Department of Environment and Conservation (DEC).

Given development has not commenced on the Banjup Stockland development site, it is difficult to determine the environmental impacts (if any) of urban development on the Jandakot Water mound without having the benefit of analysis or any positive evidence from which to base future decisions. Therefore, it needs to be recognised that the impacts of the 'Callaya' development on the water mound are yet to be realised.



Effectively the previously mentioned State level strategic planning forms an important consideration as to whether the risk posed by potential urbanisation is acceptable from an environment viewpoint. This careful consideration needs to be made through an open and transparent process at the State level, such as that which the Stockland Calleya development obtained its genesis from under Directions 2031.

#### Road and infrastructure requirements of the wider Banjup district

The City is concerned about the lack of a study which identifies the road infrastructure requirements of the Banjup district. Infrastructure upgrades were considered necessary as a result of the Stockland site and the Jandakot Airport Masterplan is also currently being reviewed. Preliminary drafts of the Masterplan provide for significant upgrading west of the Banjup Stockland development, focused around a Southern connection through to the Jandakot Road/Berigan Drive intersection and to the Freeway.

The issue the City is concerned about is the integration of these projects with future development and the surrounding road network.

In particular, is the need to plan for the North-South connection between Liddelow Road located towards the South of the site, Jandakot Road, and the Jandakot Airport (See figure 1). Liddelow Road and Jandakot Road are both Regional Distributor Roads and the future connection of these roads in addition to their ongoing connection with the Airport needs to be planned. The proposed amendment highlights the issue with not undertaking strategic level planning of the district given the traffic report and the amendment do not consider the impacts of the wider district. Rather, the traffic assessment identifies the impacts resulting from the proposed 743 lots and the primary school. The amendment identifies a structure plan that connects from the intersection of Armadale Road and Liddelow Road, identifying projected daily traffic volumes of 2,000vpd and recommending a classification of Neighbourhood Connector B. Should the land to the north continue this proposed road through to Jandakot Road, it is likely to attract an increased amount of traffic beyond what has been identified. This is due to the likelihood that the extension North of Liddelow Road towards the airport is likely to attract significantly more North-South traffic given its location between the two existing Regional Distributor Roads (Armadale Road and Jandakot Road). Figure 1 illustrates this point.





Figure 1: Subject site in the context of the wider Banjup District.

The City strongly recommends a district level transport study inform any change to 'Urban' zoning in Banjup and also trigger an appropriate change in the road reservations under the MRS, such as addressing the above example and adding Jandakot Road as a 'Other Regional Road' as well as change the current designation of Armadale Road 'Primary Regional Road' to account for the new intersection designs. This sees a key role for regional and district level structure planning to first be completed before contemplating MRS amendment.

Such a study should also consider all the other district level planning issues that need to be addressed – neighbourhood structure, centres, density targets, neighbourhood and district road structure, natural area considerations, major POS planning, public transit integration, schools and community facilities etc.

Allowing further development without addressing the existing issues with the regional network would not be in accordance with orderly and proper planning.

### Bush forever sites and wetlands

A significant amount of land within the Banjup District is mapped as Bush forever sites and is the location of wetlands. The impact and encroachment of these sites from urban development clearly needs to



be minimised. This is likely to only occur effectively through regional and district level planning, ensuring important vegetation, wetland links and corridors are protected beyond individual landholding boundaries.

### Community facilities

The proposal details that as a result of consultation with the Department of Education, the provision of a Primary School so as to cater for the needs of the future residents of the subject land and the wider precinct. The City is concerned that there is limited discussion of other facilities including requirements for a high school in the district. Again, it is stated that regional/district level planning is yet to identify the infrastructure requirements of future residents in Banjup.

### Conclusion

While it is recognised the subject site presents the potential to meet various state level strategic objectives, it is clear sufficient planning studies and information has not yet been undertaken to ensure the development of the site and the wider Banjup district is developed in accordance with orderly and proper planning. Of the greatest significance is the ongoing protection of natural resources – the Jandakot Water Mound and the Bush forever sites and wetlands. Secondly, it is clear infrastructure planning remains to prove how the district can be developed in a sustainable manner.

Therefore, it is on this basis that Council make a submission to the WAPC indicating support is not provided for this proposal until such time as the necessary State level strategic planning has been resolved and the necessary district level planning is undertaken.

## **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**

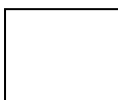
- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.

### **Community & Lifestyle**

- Promotion of active and healthy communities.

### **Environment & Sustainability**

- A community that uses resources in a sustainable manner.



### Budget/Financial Implications

If the MRS amendment is approved, the City will need to undertake amendments to TPS3 to bring it into consistency with the MRS, and preparation, advertising and progression of these amendments would be covered by appropriate fees payable under the *Planning and Development Regulations 2009*.

### Legal Implications

N/A

### Community Consultation

Submissions on the MRS Amendment are due to the WAPC by 13 June 2014.

### Attachment(s)

1. Location Plan
2. Site Plan
3. Indicative Concept Plan

### Advice to Proponent(s)/Submissioners

The Proponent(s) have been advised that this matter is to be considered at the 12 June 2014 Council Meeting.

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

Nil.

- 14.4 (MINUTE NO 5314) (OCM 12/6/2014) - RETROSPECTIVE CHANGE OF USE - FACTORY TO CLUB PREMISES - REQUEST FROM THE STATE ADMINISTRATIVE TRIBUNAL (SAT) TO RECONSIDER DECISION - REVIEW MATTER NOS. DR 282 & 284 OF 2013 - LOCATION: 4/13 (LOT 22) PORT KEMBLA DRIVE, BIBRA LAKE - OWNER: HAYLEY LOUISE BOND, KRISTOPHER GRAHAM BOND, PETA NICOLE RYAN & SULTENE PTY LTD - APPLICANT: URP TOWN PLANNERS & BUILDING DESIGNERS (1105155) (T CAPPELLUCCI) (ATTACH)**

#### RECOMMENDATION

That Council:

- (1) approve an application for a retrospective change of use from Factory to Club Premises, at No. 4/13 (Lot 22) Port Kembla Drive, Bibra Lake, as part of the State Administrative Tribunal



Review Matters Nos. DR 282 & 284 of 2013, in accordance with the plans date-stamped 20 March 2013, subject to the following conditions and footnotes:

Conditions

1. No more than a twenty five (25) persons are permitted on the premises at any one time.
2. This planning approval is for a temporary period of two (2) years only from the date of issue and does not retrospectively authorise any previous unapproved use of the premises.
3. The premises are not approved as a licensed premise. The bar, indicated on the floor plan is not to be used for the sale of alcoholic liquor or supplies to the public unless a change of use for that purpose is approved by the City and Liquor Control Act requirements are complied with.
4. The premises are not to be hired or permitted to be used by a third party, without the prior approval of the City.
5. The land use 'Club Premises' shall not continue or recommence until a Building Approval Certificate and an Occupancy Permit (BA9) have been issued by the City for the unauthorised fit-out, in order to bring the premises into compliance with the Health (Public Building) Regulations 1992 and current Building Code of Australia requirements.
6. All activities on the premises are to comply with Noise Regulations including vehicle noise from the building and from the outside areas.
7. No external signage advertising the 'Club Premises' or the operator of the 'Club Premises' is permitted.
8. The entire ground floor area shall only be used for the purpose of a 'Club Premises' as defined in the City of Cockburn Town Planning Scheme No. 3. The premises are not to be used at any time for residential accommodation or any other purposes.
9. The premises require seven (7) car bays, including one disabled bay, plus one (1) loading bay. Within 90 days of the date of this approval, the car parking bays must be lined marked and constructed in accordance with AS 2890.1:2004, Parking Facilities, Part 1: Off-street parking to the satisfaction of the City.
10. The Club Premise is only permitted to operate during the



following times:

- (a) Tuesday between the hours of 7.00pm to 9.00pm and Friday between 6.30pm to 12.00am, to conduct club meetings;
- (b) Saturday between the hours of 7.00pm to 12.00am once every two months (maximum 6 per calendar year), to conduct private functions;
- (c) Monday to Friday (excluding Public Holidays) between the hours of 8.00am to 7.00pm, for informal use by club members only and for not more than two days per calendar week; and
- (d) On a Saturday, Sunday or Public Holiday between the hours of 8.00am to 7.00pm for informal use by the club members only.

#### 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. This development approval has been granted for a temporary use period only a no extension shall be granted without the prior approval of Council. Use of the site shall cease upon expiry of this temporary use approval. Any future use of the site beyond the expiration of this application will be considered under the statutory framework governing at that time.
3. All advertising signs are to be in accordance with the requirements of the City of Cockburn Town Planning Scheme No. 3. Non-exempt signage will require separate planning approval.
4. The primary use of the development hereby approved is 'Club Premises', defined in the City of Cockburn Town Planning Scheme No. 3 as 'premises used by a legally constituted club or association or other body of persons united by a common interest'.
5. With regards to Condition No. 9, no car parking bays are to be provided in front of any doors or gates of the subject unit.
6. With regards to Condition No. 5, the subject building is a Class 9B structure and accordingly, in addition to the unauthorised works for the internal fit out, the following aspects, but not



limited to, will also need to be addressed to meet requirements prior to lodgement of a Occupancy Permit – BA9 with the City:

- Additional female toilet and disabled access toilet;
- Mechanical ventilation;
- Smoke alarms;
- Fire exits to be operable doors from the inside of the building with fire exit signage;
- Fire extinguishers;
- Electrical layout plan;
- Roof plan;
- Clarification on the Office component;
- Wheelchair access; and
- Parts 2-7 of the Health (Public Buildings) Regulations 1992.

(2) notify the State Administrative Tribunal, the applicant and those who made a submission of Council's decision.

**COUNCIL DECISION**

MOVED Clr L Smith SECONDED Clr Y Mubarakai that the recommendation be adopted.

**CARRIED 6/3**

CLR LEE-ANN SMITH WISHED HER VOTE AGAINST THE MOTION TO BE RECORDED

**Background**

The following timeline provides an overview of actions and events that have occurred to date in relation to the subject site (4/13 (Lot 22) Port Kembla Drive Bibra Lake) and the previous planning application for a retrospective Change of Use from Factory to Club Premises which was refused by Council at its meeting held on 11 July 2013:

October 2012                      The City was advised by the Organised Crime Squad that the Rebels Motor Cycle Gang were operating at the subject premises and their intention to have them evicted from the subject premises.





- 10 October 2012 A meeting was held with the City's officers and some of the owners of the site, where planning and building requirements were discussed. The owners present were advised that planning approval for a change of use was required.
- 27 March 2013 The Council received an application for the proposed retrospective change of use from Factory to Club Premises at No. 4/13 (Lot 22) Port Kembla Drive, Bibra Lake.
- 11 July 2013 The Council at its Ordinary Meeting refused the above-mentioned application (against staff recommendation) for the following reasons:
- “1. *Impact on the amenity of the area by way of noise, movement and events held at the premises (TPS3 section 10.2.1 (n)).*
  2. *Likely social issues that may result from the operation of the proposed club house which can affect the amenity of the locality (TPS3 section 10.2.1 (j)).*
  3. *In consideration of the objection received on the application (TPS3 section 10.2.1 (y)).”*
- 8 August 2013 The applicant lodged an application to the State Administrative Tribunal (SAT) for review of the Council decision of 11 July 2013.
- 21 August 2013 SAT Directions Hearing held resulting in the following orders:
- “1. *The matter is referred to mediation to commence at 2pm on site at Unit 4 13 Port Kembla Drive, Bibra Lake and thereafter at the offices of the City of Cockburn on Wednesday, 9 October 2013 for the duration of three hours.*
  2. *The Mayor of the respondent is invited to attend and/or nominate one or more councillor members and/or the chief executive officer of the respondent to attend the mediation.*
  3. *At least five days before the mediation the parties must exchange any documents to be relied on which have not already been provided”.*
- 29 October 2013 A meeting was held at the City's offices between Councillors Steven Portelli and Lee-Anne Smith



and City's solicitors to discuss a way forward with the subject matter.

16 January 2014

The SAT Mediation was rescheduled and below were the relevant orders from the mediation:

- "1. The applicants advise the respondent by 22 January 2014 the maximum number of people proposed to be at the club premises at any one time.*
- 2. The applicants are to liaise with the respondent to provide access to the premises by officers of the respondent for inspections such that appropriate conditions can be drafted;*
- 3. The respondent is to prepare draft conditions for the applicants consideration that will reflect the prospective maximum numbers identified in order 1, and to prepare a draft proposal for a time limited approval. The respondent is to liaise with the applicant in the preparation of these documents such that further mediation can be informed.*
- 4. The matter is adjourned to a further mediation to commence at 10am on 10 March 2014 for the duration of 3 hours to consider a section 31 referral".*

22 January 2014

Members of the City's Statutory Planning, Building and Environmental departments conducted a site inspection on the subject premises, as per order 2 above, in order to ascertain what is required for the subject site to comply with all relevant requirements. In addition, the applicants as per order 1 above confirmed that the maximum number of people to be in the premises at any one time would be twenty five (25).

5 March 2014

The City sent the applicant draft conditions to consider before the next scheduled mediation, as per order number 3 above.

23 April 2014

A further mediation at SAT where both parties agreed to conditions and footnotes as per Order 3 of 16 January 2014 mediation. Both parties also agreed on the following orders on the basis of the item being considered at the 12 June 2014 Council Meeting:



- “1. *The Respondent is invited pursuant to section 31 of the State Administrative Tribunal Act 2004 to remake its decision by or on 12 June 2014.*
2. *The matter is otherwise adjourned to a further directions hearing on 20 June 2014.”*

## **Submission**

The applicant previously sought retrospective approval from the City for a Change of Use from ‘Factory’ to ‘Club Premises’ at the subject site.

Following lodgement of the application, the applicant clarified that the ‘Club Premises’ was for a club operated by an incorporated motorcycle club, identified as the Rebels Motorcycle Club. Formal club meetings are proposed to take place twice a week outside normal business hours (i.e. Tuesdays from 6.30pm to 9.00pm and Fridays from 6.30 pm to midnight). The premises is also intended to be available for informal use by the club members on a daily basis (Monday to Sunday, excluding Public Holidays) outside the abovementioned hours to assist with general maintenance and ongoing operation of the club. It is also proposed to hold occasional private functions on selected Saturday nights up until midnight. The applicant has advised that the maximum number of members to be present in the club at any one time is proposed to be twenty five (25).

The application is being referred to Council by the State Administrative Tribunal (SAT) for reconsideration. It should be noted that there have been no modifications to the original proposal for a change of use to ‘Club Premises’ besides discussions being held on the prospect of the City issuing a temporary approval for the change of use as outlined in the timeline above. As a result of this reconsideration, key aspects addressed during the process have included identifying the maximum number of people attending the site, operating hours as well as ensuring the Health (Public Building) Regulations and current Building Codes of Australia requirements are addressed.

Arising from the SAT Mediation process and ongoing correspondence between the City and the applicants representative, the purpose of this report is for Council to reconsider its original decision of refusal and consider whether a temporary approval could be entertained and if so, what conditions and modifications should be imposed.

## **Report**

Under Section 31 of the *State Administrative Tribunal Act 2004*, the City has been invited to reconsider its previous decision on the subject application; that is, to (a) affirm the decision; (b) vary the decision; or



(c) set aside the decision and substitute it for a new decision. Once a decision is made by Council, it will be conveyed to SAT.

State Administrative Tribunal Act 2004

Section 31 states as follows:

*“31. Tribunal may invite decision-maker to reconsider decision*

- (1) At any stage of a proceeding for the review of a reviewable decision, the Tribunal may invite the decision-maker to reconsider the decision.*
- (2) Upon being invited by the Tribunal to reconsider the reviewable decision, the decision maker may –*
  - (a) Affirm the decision; or*
  - (b) Vary the decision; or*
  - (c) Set aside the decision and substitute its new decision.*
- (3) If the decision-maker varies the decision or sets it aside and substitutes a new decision, unless the proceeding for a review is withdrawn it is taken to be for the review of the decision as varied or the substituted decision.”*

Zoning and Use

The site is located within the ‘Mixed Business’ zone of the City’s Town Planning Scheme No.3 (TPS 3), the objective of which is to provide for a wide range of light and service industrial, wholesaling, showrooms, trade and professional services, which, by reason of their scale, character, operation or land requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within the Centre or industry zones.

A ‘Club Premises’ is classified as a permitted (‘P’) use within the ‘Mixed Business’ zone, meaning a use that is permitted by the Scheme provided the use complies with the relevant development standards and requirements of the Scheme. The land use ‘Club Premises’ is defined in TPS 3 as follows:

*“Means premises used by a legally constituted club or association or other body of persons united by a common interest.”*

The proposed use of the premises is consistent with the TPS 3 land use permissibility and does not prejudice the objectives of the ‘Mixed Business’ zone as stated under TPS 3. Furthermore, TPS 3 does not



contain powers to discriminate between different types of clubs based on the suspected activities of the members.

### Neighbour Consultation

One (1) objection was received during the consultation period which made reference to the incompatibility of the proposed 'Club Premises' with the existing land uses within the locality. It was stated that the proposed use may generate anti-social behaviour, which will impact on the safety of tenants, landowners and their clients, visitors etc.

Concerns about anti-social behaviour in this instance appear to relate to club patrons and members, and to be based partly on the perception of outlaw motorcycle clubs. Given the motorcycle club has been operating without approval at the premises for some time, and no other comments have been received from adjoining owners, this may indicate that the club premises has been operating without impacting on the amenity of the adjoining properties. It should be noted that the applicant has advised that the premises have not been used following the City's initial advice that it required planning approval.

The applicant has advised that activities shall be undertaken behind closed doors. If concerns of anti-social behaviour arise in the future due to the club operations, they should be directed to the WA Police as is the case with any business or activity where illegal activities are suspected.

### Car Parking

The subject site requires a total of thirty-nine (39) car bays on-site for the land uses operating from the six (6) units. The number of car parking bays required for the other five (5) units along with the proposed change of use of Unit 4 from 'Factory' to 'Club Premises' is as follows:

<b>Unit</b>	<b>Land Use</b>	<b>Area</b>	<b>Parking Requirement</b>
1	Showroom	140m <sup>2</sup>	1:50m <sup>2</sup> = 3 bays
2	Motor Vehicle Sales	300m <sup>2</sup>	1:5 vehicles + 1:1 employee = 5 bays
3	Factory	305m <sup>2</sup>	1:50m <sup>2</sup> = 7 bays
4	Club Premises (Proposed)	302m <sup>2</sup>	1:50m <sup>2</sup> = 7 bays + 1 Loading Bay at 1:500m <sup>2</sup>
5	Dance Studio	200m <sup>2</sup>	4 bays
6	Showroom	610m <sup>2</sup>	1:50m <sup>2</sup> = 13 bays
<i>Total bays Proposed</i>			39 bays

Given that the subject site at Unit 4 is changing use from 'Factory' to 'Club Premises' which both have the same car parking requirement of 1:50m<sup>2</sup>, the required amount of car parking bays on-site will not change from what is already existing and therefore no variation to the parking requirements of TPS 3 is sought. However the premises require the provision of one (1) loading bay which has not been addressed in the application. However, should Council support the proposal, a condition can be imposed requiring one (1) loading bay and seven (7) car parking bays to be line marked and constructed in accordance with Australian Standards.

#### Maximum Persons Accommodated & Operating Hours

The original application for 'Club Premises' proposed a maximum of twenty five (25) club members being accommodated in the premises at any one time. From discussions during the SAT review process, the owner and one of the users of the site confirmed that the maximum number of persons, not just members, using the site at any one time would be twenty five (25). As such, should Council support the proposal, a condition can be imposed limiting the maximum number of people at the premises at any one time to twenty five (25).

Most of the other approved uses in the complex operate primarily during normal business hours. The attendance of the maximum number of twenty five (25) persons will only occur during the formal club meetings twice a week and outside normal business hours. The proposed maximum number of persons and car parking bays provided solely for the 'Club Premises' use is considered to comply with the Scheme.

Given the potential conflicts with surrounding uses, in particular, those units within the same complex the City, though the SAT review process, considers it appropriate that the proposed club premises only be permitted to operate during the following times:

- Tuesday between the hours of 7.00pm to 9.00pm and Friday between 6.30pm to 12.00am, to conduct club meetings.
- Saturday between the hours of 7.00pm to 12.00am once every two months (maximum 6 per calendar year), to conduct private functions.
- Monday to Friday (excluding Public Holidays) between the hours of 8.00am to 7.00pm for informal use by club members only and for not more than two days per calendar week.
- On a Saturday, Sunday or Public Holiday between the hours of 8.00am to 7.00pm for informal use by the club members only.



Amenity Impacts

Amenity is defined under TPS No. 3 as follows:

*“Means all those factors which combine to form the character of an area and include the present and likely future amenity.”*

The comments during neighbour consultation did note how the proposal may impact on the amenity of the area; however it is assumed that the basis of the sentiments made in the objection stems from the nature of the club and the broader public perception of such clubs and their members/patrons.

In reference to the land use and its general impact on the amenity of the locality, the Organised Crime Squad in discussions with City Officers has noted that the safety of nearby businesses, i.e. as a result of gang crime activity and feud violence, could cause potential amenity issues.

In view of the above, the City considers that the proposal, with these conditions imposed restricting operating hours and maximum number of persons, will minimise any adverse impact on the amenity of the locality.

Provision of “Bar” Facilities

An issue has been raised concerning the internal fit out proposed for the club premises specifically about the ‘bar’ shown on the plans. It has been clarified by the applicant that the ‘bar’ will not be used for the purposes of a licensed premises (i.e. there is no intention to sell and/or supply liquor to club members or guests for consumption on or off the premises). As a result, given the information provided the ‘bar’ facility does not impact the assessment of this development application and no Public Interest Assessment Report (PIAR) is required. A condition has been proposed to ensure that the premises are not licensed premises.

Public Building

The City’s Health Services ha inspected the premises and confirmed that it be considered a ‘Public Building’. They have specifically raised concerns regarding compliance with the Public Building Regulations and health legislation. Specific aspects that need to be addressed to meet the Building Codes of Australia (BCA) and Health (Public Building) Regulations 1992, include:

- Mechanical ventilation;
- Additional female toilet and disabled access toilet;



- Smoke alarms;
- Fire exits to be operable doors from the inside of the building with fire exit signage;
- Fire extinguishers;
- Electrical layout plan;
- Roof plan;
- Clarification on the office component;
- Wheelchair access; and
- Parts 2-7 of the Health (Public Buildings) Regulations 1992.

Should Council support the application, conditions and footnotes can be imposed to ensure that when the lodgement of an Occupancy Permit – BA9 occurs the above issues are addressed to the City's satisfaction.

### Referrals

As discussed in the timeline of events, the City was made aware of the site not being used for its approved use by the WA Police's Organised Crime Squad in October 2012. The Organised Crime Squad intelligence unit has provided the City with an up to date 'Security-in-Confidence' report for the subject premises (a copy of which was circulated previously as part of the June officer's report). The report makes mention that as at July 2012, a number of renovations were taking place at the premises which appear to not have been approved by the City. As such, if the proposed use is supported by Council, a condition should be imposed to ensure all relevant building and health approvals from the City are obtained (as discussed in the Public Building section of the report above).

In addition, the report outlines how the Rebels Outlaw Motor Cycle Gang (OMCG) do engage in criminal activity, which can be a risk for those properties, businesses and people surrounding the club premises. The report mentions examples of previous instances and potential issues in the future which may impact on the amenity of adjoining properties as well as other people not directly related to the Rebels OMCG.

The WA Police advised that they felt the following factors should be taken into consideration in determining any application:

1. Impact on surrounding businesses.
2. Parking and potential impediments to other road users.
3. No liquor licence.
4. Premises not to be fortified nor have excessive overt security devices.
5. Potential impact on vulnerable people, elderly, other risk groups.
6. No signage to indicate the existence of OMCG Clubhouse.





7. Not to be used as a residence and no caretaker to remain on-site unless an extra-ordinary circumstance.
8. Restricted hours of operation.
9. Not to house weapons, firearms, explosives, etc.
10. No hazardous chemicals to be stored.
11. Restrict club capacity.
12. All proposed building plans to be submitted to WA Police.
13. Local government bylaws, regulations and approvals.

The WA Police also advised that on 26 July 2012 they undertook a search of the premises and during that search located and seized a number of items, including:

- one sawn off shotgun (loaded);
- ammunition;
- steroids; and
- two stolen motor vehicles.

No charges were made due to the lack of evidence and forensic material to link offenders to the actual property.

### Conclusion

It is recommended that Council in accordance with Section 31 of the State Administrative Tribunal Act 2004, set aside the original decision to refuse the change of use application to club premises and substitute its new decision to approve the application for a temporary period of two years for the following reasons, subject to appropriate conditions:

1. Development approval is not personal to an applicant for approval, but runs with the land. Therefore, Council is required to make its determination on the basis of factors relating to the proposed 'Club Premises' land use and not the fact that a certain group will occupy the premises.
2. The use class 'Club Premises' is a use that can be approved at Council's discretion in the Mixed Business zone given it is a 'P' permitted use and does not prejudice the objectives of that zone.
3. The club activities will not be evident from the exterior of Unit 4 and not visible from the street or other premises within the complex. As such, the proposal is not considered to have any adverse impact on the amenity of the locality.
4. Operating hours and maximum number of persons permitted can be restricted through a development condition to reduce potential amenity impacts. Use of the premises beyond restricted hours of operation (and other conditions) would result in development



compliance and/or enforcement proceedings being commenced against the club by the City.

5. During the initial consultation period, one objection was received, with four (4) supporting submissions received underlining that the retrospective use which has already been operating is capable of being conducted in a manner which may have minimal impact on surrounding landowners and tenants.
6. Conditions can be imposed to ensure Health and Building regulations are addressed.

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

#### **Infrastructure**

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

#### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.

### **Budget/Financial Implications**

Potential costs in defending any decision of Council in the State Administrative Tribunal (SAT) should the matter be referred back to the SAT for mediation or a full hearing.

### **Legal Implications**

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

### **Community Consultation**

As per Clause 10.2 of TPS 3, the local government in considering an application for planning approval shall have due regard to matters which, in the opinion of the local government, are relevant to the use or development of the subject land. With this specific application, while 'Club Premises' is a 'P' permitted use within the 'Mixed Business' zone, given the potential impacts of the proposed use on the adjoining properties, the City referred the application to the owners of the strata units to the south of the subject site at No. 15 Port Kembla Drive, the northern adjacent property at No. 2 Altona Street, along with the three (3) directly opposite properties on the other side of Port Kembla Drive,



Bibra Lake. The advertising period was for 14 days. A map detailing the properties consulted is detailed in attachment 4.

At the conclusion of the comment period, five (5) submissions were received, with one (1) objection and four (4) supporting submissions which provided no comment. The issues raised by the objection letter received in respect of the application were:

- the amount of traffic in and out of the premises;
- parking will be affected;
- this is an industrial area, safety is an issue;
- likely scenario of increased crime; and
- value of property may decrease as an industrial building.

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

1. Aerial site plan
2. Overall site plan
3. Internal floor plan
4. Map of properties consulted

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

The Proponent(s) and those who lodged a submission have been advised that this matter is to be considered at the 12 June 2014 Council Meeting.

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

Nil.

#### **14.5 (MINUTE NO 5315) (OCM 12/6/2014) - DRAFT ECONOMIC DEVELOPMENT DIRECTIONS STRATEGY (059/003) (R PLEASANT) (ATTACH)**

##### **RECOMMENDATION**

That Council endorse the Draft Economic Development Directions Strategy for the purposes of community consultation.

##### **COUNCIL DECISION**

MOVED C/r Y Mubarakai SECONDED Deputy Mayor C Reeve-Fowkes that the recommendation be adopted.

**CARRIED 9/0**



## Background

The purpose of this report is to provide an overview of the Draft Economic Development Directions Strategy, seek Council's support for the established approach and to endorse the document for the purposes of community consultation.

The Cockburn community places great importance on planning for economic development and the long term liveability of our region. At the highest level this is encapsulated within the City's collective vision for the future - *'To make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth metropolitan area.'*(City of Cockburn Strategic Community Plan 2012 – 2022).

The City has responded to this desire by identifying the need to undertake a strategic approach towards economic development (Corporate Business Plan 2012/13-2016/17). As a result, this Draft Economic Development Directions Strategy is the first step in identifying an integrated approach towards planning for the future economy of the Cockburn region and to provide direction for the preparation of a subsequent Economic Development Strategy.

Cockburn's location within the South-west growth corridor has resulted in planning over the last 25 years being largely growth orientated with large tracts of greenfield sites developed for residential development and the infrastructure required to support this growth. Active planning of key developments has also seen the delivery of new jobs and services including the industrial precincts of Bibra Lake Estate, the Australian Marine Complex and Jandakot City. While forecasts indicate a strong future for Cockburn, growth attributable to greenfield development is expected to slow towards 2022, as the City transitions towards growth resulting from urban infill and revitalisation

This reorientation in growth is likely to see a change in focus for the City, moving away from its major land and infrastructure delivery role, to having to provide a greater focus on supporting Cockburn's key strategic industries and local businesses of which have arisen as a result of these developments.

Further, emerging Council amalgamations demonstrate the need to undertake a regional collaborative role and a shared, coordinated approach beyond the City's current boundaries. Now is an opportune time for the City to consider in practical terms where it sits in terms of achieving the community's vision for the future, confirm where we want to be, and decide collectively how we will get there. This will importantly seek to demonstrate Cockburn taking the lead role in helping guide the economic potential of the South-west sub-region,



cognizant of growth imperatives set through State Government planning policy.

### **Submission**

N/A

### **Report**

#### Aim of the Draft Economic Development Directions Strategy

The aim of the Draft Economic Development Directions Strategy is to identify the key elements influencing Cockburn's economy and provide them in a context that demonstrates why the City needs to be strategic about Economic Development for the future. This Draft Economic Development Directions Strategy does not provide a full assessment of the LGA, rather it is a tool to identify a future path of which is likely to build upon and add to the information provided.

The Draft Economic Development Directions Strategy is a preliminary report which documents:

- The benefits of integrating economic development objectives into the City's functions.
- An external analysis to provide a snapshot of the region including Cockburn's 6 key strategic sectors and activity centre performance.
- Business and industry views.
- A recommended framework and approach to prepare a future Economic Development Strategy.

It is envisaged that the identification of broad directions for economic development, and the City of Cockburn's role in supporting this, will provide a sound knowledge base on which to prepare a targeted and practical economic development strategy.

The key approach and outcome sought in preparing the Draft Economic Development Directions Strategy and the recommendations is to promote the involvement of all stakeholders in the way of information gathering, input on the proposed framework and promote collaboration in producing the final Strategy so as to ensure the City maximises the results of efforts and investment.

#### The importance of economic development planning and Local Governments role

A successful local economy is a key driver of the wellbeing of a community. As a result, Council has an important role to play in



promoting and facilitating economic development for local businesses and supporting the City's residents through the provision of jobs and services.

Given the close relationship with residents and the business community, Council is in a unique position to identify economic development initiatives in order to capitalise on opportunities for growth. Further, the development of an economic development strategy is an important part of gaining an understanding of roadblocks and the prioritisation of resources to support the continued growth of strategic employment within the City, including how we plan and support the growth of our activity centres.

Traditionally, Councils commonly involved in economic development have focused on land use planning, infrastructure and business attraction initiatives such as marketing and investment attraction. However it is becoming increasingly common for Councils to undertake more strategic economic development functions.

As economies become more complex, many are realising economic development is a specialised responsibility. This is a result of greater community expectations with regards to such things as the identification of employment and business challenges and opportunities, globalisation and competition between regions, the emergence of online services, and decentralisation of economic development roles from higher levels of government.

#### Economic trends and challenges

Sustainability aims and strategies at the local level are commonly seeing integrated approaches when planning for the economy, social cohesion and the environment. Integrated approaches assist in addressing broader inter-related social, economic and environmental forces. For Cockburn, some of these relate to:

- Globalisation, including global markets- demand and competition from emerging economies;
- The rapid development of the digital and knowledge based economy;
- Changes to population growth, including an ageing and growing population, and changes to overseas and interstate migration;
- Employment and occupation changes; and
- Housing affordability.

A wide range of economic development focused actions can be undertaken and the City already performs some of these activities in its current processes. A key objective in developing an Economic Development Strategy will be to analyse and refine the greatest



opportunities for job generation by managing the region's strengths and trends as they occur in the National and Global environment.

### Industry and Cockburn's 6 key strategic sectors

Analysis of Cockburn's economy provides insight into a strong and growing regional economy. A focus of the analysis is the presence of *strategic employment* (the transfer of goods and services to an external market) and Cockburn's 6 key strategic industries.

The largest of these is Other Transport Equipment Manufacturing due to the agglomerations of marine manufacturing enterprises located at Henderson (including the Australian Marine Complex). Other major industry segments directly involved in the creation and exportation of goods and services to external markets that include significant numbers of strategic jobs includes:

- Basic Ferrous Metal Product Manufacturing;
- Basic Ferrous Metal Manufacturing, and;
- Cement, Lime, Plaster and Concrete Manufacturing.

Key export support industries employing significant numbers of strategic workers include:

- Architectural, Engineering and Technical Services, and;
- Management and Related Consulting Services.

The Directions Strategy highlights the collaboration and advocacy role the City can be involved with to support these industries.

### Emerging sector – tourism

The City of Cockburn Corporate Business Plan identifies the aspiration to prepare a Tourism Strategy. Tourism is a sector that can have a significant flow on effect for many businesses and residents. Projects that may be the focus of a tourism strategy include:

- The enhancement of coastal activities and functions along Cockburn's coastline, including Cockburn Coast and the potential for an ocean pool;
- Port Coogee, Perth's newest marina environment and its planned mixed use ocean based marina precinct;
- Cycle tourism - the enhancement of high quality cycle routes to attract the large cycle community in Perth to frequent the South West on weekends;
- Bibra Lake and wetlands related tourism/education;
- Adventure world;
- The future direction of Caravan Parks;



- Attracting short term stay developments, and/or;
- Events and attractions relating to the boat building industry and marine related activities

It is currently unknown what benefits would result from investing in tourism, what amount of money is required and where investment would be of most benefit. It is therefore recommended a tourism feasibility report be undertaken to enable the City to consider opportunities and investment potential in this sector.

The Communications Team is currently preparing to undertake an Events Strategy for Cockburn. There are clear benefits to undertake a feasibility strategy for both tourism and events.

It will be important to understand Cockburn's tourism aspirations within the context of the strategies and goals of:

- Tourism Australia;
- Tourism WA, and;
- Destination Perth.

#### Activity centres

Activity centres contribute to the provision of jobs in Cockburn and provide shopping, commercial and community services. They are meeting places for the community and can commonly impact on the identity of surrounding communities, in addition to first impressions of an area for visitors to the region. As a result, a key focus of economic development in Cockburn should include planning to ensure the continued maturing of Cockburn's activity centres.

The provision of the right mix of employment will contribute strongly to the maturity of our centres into the future. Cockburn Central Regional Centre, the only secondary centre within the City of Cockburn, is forecast to experience particularly strong demand for commercial floorspace to 2031. This strong demand reflects the projected high population growth for the area, the centre's existing infrastructure, and the types of uses proposed in the Structure Plan for the centre. Cockburn Central has the potential to offer knowledge intensive consumer services such as education, healthcare, and strategic services to a regional, state, national or international economy.

Support needs to be provided to business owners/stakeholders of our centres, to prepare medium to long term strategies to ensure Activity Centres mature in a way that will; ensure their sustainability, support local population, reduce escape spending into surrounding areas, and ensure we have public spaces that people want to visit. The amenity within our centres is as much of a concern as is their function and





services provided. This remains a significant issue for the future planning of our Centres.

The Direction Strategy (Attachment 1) provides further detailed analysis.

#### Recommended approach

Figure 1 illustrates the recommended approach of taking the information identified within the Draft Economic Development Directions Strategy and encouraging further discussion and input by internal and external stakeholders so as to round out the information and analysis presented. This is done by presenting 3 discussion points:

Discussion point 1 - Where are we now? To answer this question the Draft Economic Development Directions Strategy consolidates the report's findings into a SWOT analysis (Attachment 2).

Discussion point 2 – What is our vision and priorities. Key objectives and themes for the City to focus on to guide the development of an Economic Development Strategy has been recommended (Attachment 3).

To ensure the economic development strategy contributes to and aligns with the vision for Cockburn, it is suggested an ED framework be ultimately guided by the established themes in the Community Strategic Plan. As a result of these themes, clear economic development roles can be established to then guide specific actions to ultimately form the Economic Development Strategy. To further ensure this synthesis is robust and reflective of the economic imperatives facing the City, it is recommended that the Draft Economic Development Directions Strategy undertake broad community consultation to be able to obtain further input from the community, businesses and relevant authorities.

Discussion point 3 – How will we get there? Identifying an approach and framework.



Figure 1: Recommended approach



This proposed framework will ensure a comprehensive and collaborative approach for a future ED plan by presenting a pathway for stakeholders to have input into the findings and recommendations of this report.

Delivery and implementation

Given the information presented within the three discussion points of this report require input from internal and external stakeholders as well as the community, it is recommended that this Draft Economic Development Directions Strategy be presented for consultation, so that it can obtain final input before being adopted. This will ensure the delivery and implementation framework recommended will be the most optimal in terms of information the creation and resourcing of the future Economic Development Strategy for the City of Cockburn subregion. The outcomes of this process will help ensure that the Draft Economic Development Directions Strategy understands the challenge which an eventual Economic Development Strategy needs to address – understanding the capabilities both of our organisation and the industry environments within Cockburn, and how to leverage both to help achieve the broader vision set through the Strategic Community Plan. Following this initial Stage 1 Draft Economic Development Directions Report, a stage 2 process will take place in respect of the creation of the Economic Development Strategy.

The Stage 2 process currently recommended within the Draft Economic Development Directions Strategy will particularly be highlighted for feedback from the community and business, to ensure it is refined to best put in place the path by which the organisation embarks upon the creation of an Economic Development Strategy.



## Local Government Reform Considerations

The emerging Council amalgamations will have an obvious influence on the scope of the recommendations of this report and the finalisation of the Draft Economic Development Directors Strategy. Nonetheless, the Draft Economic Development Directions Strategy identifies a clear framework and approach that can be adapted to incorporate a wider area. In fact this process presents a good opportunity to integrate the needs and aspirations of more than one LGA, work off established frameworks, and seek to identify an approach that draws together the various needs of several communities.

## Community Strategic Plan Review Cycle

The Integrated Planning and Reporting Framework identifies the review cycle of every 4 years for Community Strategic Plans. The next review is scheduled for 2016. This cycle, in addition to the impacts arising from Local Government reform, should be considered in the timing of the Economic Development Strategy so as to ensure all high levels strategies are integrated and aligned.

## **Strategic Plan/Policy Implications**

### **Infrastructure**

- Partnerships that help provide community infrastructure.

### **Community & Lifestyle**

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

### **Leading & Listening**

- Effective advocacy that builds and manages relationships with all stakeholders.

### **A Prosperous City**

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

## **Budget/Financial Implications**

At this stage, the City's Strategy Planning team will undertake community engagement on the Draft Economic Development Directions Strategy. Accordingly there are now wide ranging budget implications to consider.



**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

Draft Economic Development Directions Strategy

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

N/A

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

Nil.

**14.6 (MINUTE NO 5316) (OCM 12/6/2014) - MODIFICATIONS TO PORT COOGEE MARINA VILLAGE BUILT FORM CODES - LOCATION: PORT COOGEE MARINA VILLAGE - APPLICANT: TAYLOR BURRELL BARNETT (052/014) (C COGHLAN) (ATTACH)**

**RECOMMENDATION**  
That Council:

- (1) approve modifications to the Port Coogee Marina Village Built Form Codes (BFCs) pursuant to the requirements of the Development Area (DA22) provisions for Port Coogee (Schedule 11 of the City of Cockburn Town Planning Scheme No. 3), and the requirements of the Port Coogee Revised Local Structure Plan prepared under 6.2.14 of the City of Cockburn Town Planning Scheme No. 3; and
- (2) notify the applicant and those who made a submission of Council's decision.

**COUNCIL DECISION**  
MOVED C/r Y Mubarakai SECONDED Deputy Mayor C Reeve-Fowkes that the recommendation be adopted.

**CARRIED 9/0**



## Background

The BFCs were first approved by Council on 9 December 2010 for the Marina Village which is located on the waterfront as the centre piece for Port Coogee providing a vibrant, diverse and sustainable focal point for the community.

In November 2011, The Joint Development Assessment Panel (JDAP) granted approval to commence development for a mixed use development comprising residential, retail and commercial uses on Sites 3 and 4 (Lot 9142 Pantheon Avenue) within the Port Coogee Marina Village. Since this approval, the detailed design and feasibility phase has led to some design refinements which primarily relate to the supermarket and supplementary retail spaces being relocated from the centre of Sites 3 and 4 to the corner of Orsino Boulevard and Calypso Parade (future road). Commercial spaces, including food and beverage remain along Chieftain Parade and Calypso Parade at ground level as per the existing development approval.

It is intended that a revised application for approval to commence development for the proposed 'relocated' retail development will be lodged in the near future.

As such, some minor modifications are needed to the BFCs to accommodate elements of the proposed retail development. Whilst the existing BFCs is intended to be primarily performance based and allow for development on merit, it is the City's and the proponent's view that undertaking some minor modifications and clarifications to the BFCs will better reflect the current development intentions, particularly on Orsino Boulevard frontage of proposed Site 3 and provide greater certainty for assessment of the future development application.

## Submission

The revised built form codes have been modified by Taylor Burrell Barnett Planning Consultants on behalf of Australand. The revised document presented to Council for consideration contains the following key modifications:

1. Minor formatting, layout and minor administrative changes.
2. BFCs review timeframe updated from December 2013 to July 2017 (following this current review).
3. Site boundaries between 'Site 3' and 'Site 4' revised to better reflect current intended development sites.
4. Minor modifications to provisions relating to non-residential development on Orsino Boulevard.
5. Minor modifications to the BFCs report diagrams to reflect the amendment to the 'Site 3' and 'Site 4' site boundaries and a



revised distribution of the parking allowances between Sites 3 and 4 (there is no change to the overall allocation of parking).

6. Modification to the method of measurement of height on Orsino Boulevard from storeys to metres for residential and mixed use development consistent with the means of measurement in the Local Structure Plan (LSP).

## **Report**

### Statutory Context

The Marina Village is located in 'Development Area 22' (DA22) under the City of Cockburn's Town Planning Scheme No. 3 (TPS 3) and is also subject to an LSP which was approved by the State Administrative Tribunal on 20 May 2010. DA22, which is contained in Schedule 11 of TPS 3 makes provision for the adoption of a Detailed Area Plan pursuant to Clause 6.2.15 for any part of the development area as defined in the approved structure plan.

In accordance with the DA22 provisions and clause 6.2.15 of TPS 3, the BFCS were approved to elaborate on the details of the LSP by providing clear built form guidelines for the development of lots within the Marina Village.

The role of the BFCs is to guide development within the Marina Village Precinct and to provide sufficient detail to ensure adequate control over development to achieve quality and desirable built form outcomes. The BFCs address the relationship between building facades and the public realm and the form and mass of buildings in relation to one another.

The revised BFCs have been advertised to seven (7) adjoining land owners directly opposite the development site to the east for comment. Outcomes of the consultation are discussed in the neighbour consultation section of the report.

### Modifications

The BFCs contains site specific provisions relevant to each of the individual sites that make up the Marina Village. Combined with the general provisions, the site specific provisions will inform development in a manner that achieves the built form and design philosophy for development within the Marina Village.

The site specific provisions include requirements dealing with: ground floor land use, setbacks, floor to ceiling heights, setback projections (balconies) and fencing. The site specific provision for each site functions as a Detailed Area Plan in terms of content and satisfies the requirements of DA22 for Port Coogee and the Revised LSP.



### *Building Height - Orsino Boulevard*

The site specific provisions of the BFCs currently require development on Orsino Boulevard to be a minimum of three storeys in height. At the time the BFCs were prepared there was the likelihood that development on this frontage would be residential only. A minimum of three storey development on Orsino Boulevard was specified as a means to ensure sufficient building bulk and scale was provided to characterise the Marina Village, and to provide an adequate transition from the suburban single residential development on the east of Orsino Boulevard to the more urban Marina Village Centre.

The intent for development on Orsino Boulevard is to provide a transition between the primarily single residential area to the east of the Marina Village and the Marina Village Core. This can be met by a non-residential use via its bulk and scale and by being a being a different land use to the residential area opposite.

Accordingly, it is proposed to change the provisions of the BFCs to differentiate between residential (and mixed use) and non-residential land uses on Orsino Boulevard. Residential and mixed uses will require a minimum height of 10 metres with height now being referred to in metres rather than storeys in accordance with the LSP. The minimum height requirement has been removed in relation to non-residential development, which is now required to meet the established development intent of the existing BFCs to provide a transition from the residential area to the east of Orsino Boulevard and the Marina Village Core.

### *Setbacks - Orsino Boulevard*

There are no changes to the specified setbacks stated in the existing BFCs with the exception of the addition of a permitted nil setback for non-residential uses. A nil setback is consistent for non-residential development on other streets within the marina village. It is also proposed to add a note clarifying that variations to the nominated setback may be considered where the development meets the design intent and objectives of the BFCs. A brief paragraph has been added to the Frontage and Articulation section to clarify how this may be achieved.

Imposing a maximum setback ensures buildings are brought sufficiently close to the street to frame and engage appropriately with the street and create an urban scale environment. The maximum setback in the current BFCs was included contemplating residential development. The intent of clarifying that variations to setbacks can be supported on merit is intended to reinforce the ability to consider proposed development that meets the intent of bringing development to



the street and creating an appropriate street environment. For example, non-residential development is more likely to have a setback area that can be used and traversed by the public. Depending on the use or activity within the setback area, it can also be a point of engaging the development with the street.

### Neighbour Consultation

Advertising was carried out to seven (7) adjoining owners directly opposite to the east of the development site regarding the amendments proposed to the BFCs. One response was received which highlighted objections to the supermarket use proposal. Specifically, the comments references impacts on residential amenity from headlight glare, noise, litter and trolleys.

It is acknowledged that many of the changes proposed to the BFCs relate to the intention to lodge a revised application for a retail development. However, the BFCs originally identified this precinct of the Marina Village being mixed use in nature with a ground plane of retail, commercial and community uses within a vibrant town centre area. The objection points raised relate to the future intended use, rather than to any specific design elements and are therefore irrelevant to the modification to the BFCs the subject of this report.

### Conclusion

The BFCs are a purpose prepared document that will contribute significantly to the successful development Port Coogee Marina Village. This proposed modifications are considered to better align the design rationale and development provisions with the current direction for the Marina Village. It is therefore recommended that Council approve the modifications.

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

#### **Growing City**

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

#### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.

#### **A Prosperous City**

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





**Budget/Financial Implications**

N/A

**Legal Implications**

1. City of Cockburn Town Planning Scheme No. 3
2. Planning and Development Act 2005

**Community Consultation**

This was undertaken with seven (7) adjoining landowners with one (1) objection being received. Further detail is contained in the Neighbour Consultation section of the report above.

**Attachment(s)**

Port Coogee Marina Village Built Form Codes.

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 12 June 2014 Council Meeting.

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

Nil.

**15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES****15.1 (MINUTE NO 5317) (OCM 12/6/2014) - LIST OF CREDITORS PAID - APRIL 2014 (076/001) (N MAURICIO) (ATTACH)****RECOMMENDATION**

That Council adopt the List of Creditors Paid for April 2014, as attached to the Agenda.

**COUNCIL DECISION**

MOVED Clr Y Mubarakai SECONDED Deputy Mayor C Reeve-Fowkes that the recommendation be adopted.

**CARRIED 9/0**

**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 April 2014, 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 – April 2014.

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

N/A

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

Nil.



**15.2 (MINUTE NO 5318) (OCM 12/6/2014) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - APRIL 2014 (071/001) (N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) adopt the Statement of Financial Activity and associated reports for May 2014, as attached to the Agenda;
- (2) amend the 2013/14 Municipal Budget by:
  1. Transferring \$6,281,369 of restricted funds held at bank into the Restricted Grants & Contributions Reserve account.
  2. Transferring \$65,000 from the IT Reserve into CW1395 to fund implementation of an effective Disaster Recovery environment within the City of Cockburn.
  3. Transferring \$20,300 from the Community Surveillance Levy Reserve into OP8264 to fund the transfer of CCTV equipment from the old SLSC at Powell Road to the New SLSC at Poore Grove.
  4. Reducing the spend allocated for underground power against OP8574 by \$445,000 and the funding from the Underground Power (Service Charge) Reserve.

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

**COUNCIL DECISION**

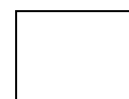
MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr L Wetton that the recommendation be adopted.

**CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0**

**Background**

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

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



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

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

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

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

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

### **Submission**

N/A

### **Report**

#### Closing Funds

The City's closing funds of \$51.8M are currently \$10.9M higher than the YTD budget forecast. This comprises net favourable cash flow variances across the operating and capital programs as detailed later in this report.

The revised budget currently shows end of year closing funds of \$0.83M (increased from a balanced budget position). This has predominantly resulted from several upwards adjustments to revenue and a \$0.16M balancing item in the mid-year review.

The budgeted closing funds will fluctuate throughout the year, due to the impact of Council decisions and budget recognition of additional



revenue. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial summaries attached to this report

### Operating Revenue

Consolidated operating revenue of \$112.6M is ahead of the YTD budget forecast by \$1.1M. Several significant variances comprise the majority of this amount:

- Revenue from property rates is \$0.41M higher than the YTD budget target.
- Underground power charges collected were \$0.12M ahead of budget.
- Interest on investments exceeded YTD budget by \$1.0M.
- Fees & charges across the Human Services business unit are \$0.15M behind the YTD budget, mainly due to the out of school care and family day care programs.
- Development application fees are up by \$0.16M against the YTD budget, however building permits revenue is short \$0.16M.
- Revenue from HWRP waste disposal operations is down \$0.63M due to continuing low tonnages in April.
- Revenue from dog registration fees is \$0.15M greater than the full year budget due to the impact of changes made to the Dog Act.

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

### Operating Expenditure

Operating expenditure (including asset depreciation) of \$88.4M was under the YTD budget by \$2.9M and comprised the following significant items:

- Material and Contracts (\$1.57M under YTD budget)
- Other Expenses (\$0.45M over YTD budget)
- Salaries & Direct On Costs (\$0.64M under YTD budget)
- Indirect Employee On Costs (\$0.34M under YTD budget)
- Utilities (\$0.16M under YTD budget)
- Depreciation (\$0.10M under YTD budget)

At a consolidated level, asset depreciation is tracking to YTD budget, but there are significant variances at the asset class level:

- Parks Equipment depreciation is over budget by \$0.83M, impacted by a comprehensive asset pick up and revaluation exercise completed during 2012/13 year end.
- Road infrastructure depreciation is \$0.22M under YTD budget,
- Building depreciation is \$0.44M under YTD budget, and



- Plant & machinery depreciation is \$0.21M under YTD budget.

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

Nature or Type Classification	Actual \$M	Amended Budget \$M	Variance to Budget \$M
Employee Costs - Direct	33.17	33.82	0.64
Employee Costs - Indirect	0.54	0.88	0.34
Materials and Contracts	27.42	28.99	1.57
Utilities	3.65	3.67	0.02
Interest Expenses	0.09	0.09	0.00
Insurances	2.24	2.24	0.00
Other Expenses	5.31	5.76	0.45
Depreciation (non-cash)	18.28	18.38	0.10

### Capital Expenditure

The City's actual capital spend to the end of April was \$30.7M, representing a \$13.3M underspend on the YTD budget of \$44.0M.

The following table shows the budget variance analysis by asset class:

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	Annual Budget \$M	Committed Orders \$M
Buildings Infrastructure	18.52	21.80	3.28	34.42	7.57
Roads Infrastructure	6.89	11.89	5.00	18.79	1.67
Parks Landscaping & Infrastructure	1.89	2.66	0.77	6.49	0.81
Land Acquisition & Development	0.57	1.73	1.16	2.13	0.01
Landfill Infrastructure	0.27	0.66	0.39	1.70	0.06
Plant & Equipment	2.05	4.16	2.11	4.38	1.61
Information Technology	0.49	1.13	0.64	1.52	0.33
<b>Totals</b>	<b>30.68</b>	<b>44.03</b>	<b>13.34</b>	<b>69.43</b>	<b>12.05</b>

Further details on significant spending variances by project are disclosed in the attached CW Variance analysis report.

### Capital Funding

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



Significant variances for April include:

- Transfers from financial reserves were \$7.57M behind budget.
- Road grants received were \$0.42M ahead of the cash flow budget.
- The \$0.17M balance of the CSRFF grant for the Coogee Beach Surf Club project reflected ahead of the YTD budget.
- Developer contributions received under the Community Infrastructure plan are \$3.97M ahead of the YTD budget.
- Unbudgeted POS cash in lieu contribution received of \$0.54M (restricted funds).
- Proceeds from the sale of plant were \$0.19M behind YTD budget targets.
- Proceeds of \$2.48M from the sale of land associated with the Quarimor Rd industrial land development were received ahead of the cash flow budget.
- Expected proceeds from the subdivision and sale of lot 40 Cervantes Loop are \$0.45M behind the YTD budget forecast.

### Cash & Investments

Council's cash and financial investments holding at April month end totalled \$124.8M down from \$128.7M the previous month.

\$66.6M represents the balance held in the cash backed reserves (\$65.6M previous month) and another \$2.8M represents funds held for other restricted purposes such as deposit and bond liabilities. The remaining \$55.4M represents the cash and financial investment component of the City's working capital, available to fund current operations and commitments.

The City's investment portfolio made a weighted annualised return of 3.99% in April, little changed from 4.00% the previous month. Whilst this compares favourably against the benchmark UBS Bank Bill Index rate of 2.75% for the same period, there is an ongoing downward trend in the City's monthly performance. This is as a result of the low official cash rate (currently 2.50%) impacting terms renegotiated for investment renewals.

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are invested for terms ranging between three and twelve months in order to lock in the most beneficial rate and meet the City's cash flow requirements. Factors considered when investing include maximising the value offered within the current interest rate yield curve and mitigating cash flow liquidity risks.



The RBA has reduced rates over this latest period of quantitative easing by a total of 2.25%. However, the City's investment strategy of investing in terms nearing the extent of statutory limits (12 months) has served to moderate any negative impact on the City's overall interest earnings performance.

Given we are now at the bottom of the current interest rate cutting cycle (consensus view of most market analysts) this strategy has now been moderated in an effort to shorten the average duration for the investment portfolio. TD investments offering value over shorter terms (3 to 6 months) are now preferred, subject to cash flow planning. This will reduce risks associated with a potential increase in interest rates over the short to medium term.

#### Budget Revision - Restricted Grants & Contributions Reserve

This new reserve was established by Council at the February meeting for the purpose of quarantining monies received for restricted purposes across financial years. As at the end of April, there were \$6,281,369 in restricted funds that need to be transferred into the reserve to meet its intended purpose. This is purely an accounting treatment that has no impact on the budget position of the City.

#### Other Budget Revisions

1. Disaster Recovery (DR) Centre – a budget allocation of \$65,000 is required to fund costs associated with implementing an effective disaster recovery environment based at the works depot. The costs include additional equipment and provision of a building to house the DR equipment. This will be funded from the Information Technology Reserve account.
2. CCTV for SLSC – a budget allocation of \$20,300 is required to transfer the back end CCTV equipment from the old SLSC at Powell Road to the New SLSC at Poore Grove. This will be funded from the Community Surveillance Levy Reserve.
3. Underground Power Scheme – the budget allocation needs to be reduced by \$445,000 as the initial budget for 2014/15 initially allowed for 2 cash calls of \$520k each. However one of those calls was paid in June 2013 after the budget had been settled. An extra \$75k was required to cover additional powder coating costs incurred for light poles. The funding allocated from the Underground Power (Service Charge) Reserve will have a commensurate reduction.





### 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**

Several budget amendments are included in the recommendation but none have an impact on the City's closing Municipal budget position.

#### **Legal Implications**

N/A

#### **Community Consultation**

N/A



**Attachment(s)**

Statement of Financial Activity and associated Reports – April 2014.

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

N/A

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

Nil

**15.3 (MINUTE NO 5319) (OCM 12/6/2014) - ADOPTION OF 2014/15 DIFFERENTIAL RATES, 2014/15 MUNICIPAL BUDGET AND 2014/15 SCHEDULE OF FEES AND CHARGES (075/011; 097/009) (S DOWNING) (ATTACH)**

**RECOMMENDATION**

That Council:

(1) Part A – Municipal Fund Budget 2014/15

Pursuant to the provisions of section 6.2 of the Local Government Act 1995 and Part 3 of the Local Government (Financial Management) Regulations 1996, the Municipal Fund Budget as attached to the Agenda and the Minutes, for the City of Cockburn for the 2014/15 financial year which includes the following:

- Statement of Comprehensive Income by Nature and Type showing a net result for that year of \$16,063,417.
- Statement of Comprehensive Income by Program showing a net result for that year of \$16,063,417
- Statement of Cash Flows
- Rate Setting Statement showing an amount required to be raised from rates of \$63,150,000.
- Notes to and Forming Part of the Budget
- Budget Program Schedules

(2) Part B – General and Minimum Rates, Instalment Payment Arrangements

1. For the purpose of yielding the deficiency disclosed by the Municipal Fund Budget adopted at Part A above, Council pursuant to sections 6.32, 6.33, 6.34 and 6.35 of the Local Government Act 1995 impose the following differential general and minimum rates on Gross Rental



and Unimproved Values.

General Rates

- Commercial Caravan Park 8.058¢ in the \$
- Improved Commercial & Industrial 6.994¢ in the \$
- Improved Commercial & Industrial (Large) 8.058¢ in the \$
- Improved Residential 4.303¢ in the \$
- Rural Vacant Land 0.362¢ in the \$
- Rural General Improved 0.235¢ in the \$
- Specified Area Port Coogee 1.389¢ in the \$
- Vacant Commercial & Industrial 8.600¢ in the \$
- Vacant Residential 8.600¢ in the \$

Minimum Rates

- Commercial Caravan Park \$683
- Improved Commercial & Industrial \$683
- Improved Commercial & Industrial (Large) \$683
- Improved Residential \$683
- Rural Vacant Land \$1,030
- Rural General Improved \$1,030
- Vacant Commercial & Industrial \$683
- Vacant Residential \$683

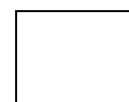
2. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 64(2) of the Local Government (Financial Management) Regulations 1996, the following due dates for the payment in full by instalments:

- Full payment and 1<sup>st</sup> instalment due date 2 September 2014
- 2<sup>nd</sup> instalment due date 4 November 2014
- 3<sup>rd</sup> quarterly instalment due date 6 January 2015
- 4<sup>th</sup> and final instalment due date 10 March 2015

3. Pursuant to section 6.45 of the Local Government Act 1995 and regulation 67 of the Local Government (Financial Management) Regulations 1996, impose an instalment administration charge where the owner has elected to pay rates (and service charges) through an instalment option of \$5 for each instalment after the initial instalment is paid.

4. Pursuant to section 6.51(1) and subject to section 6.45(4)(e) of the Local Government Act 1995 and Regulation 68 of the Local Government (Financial Management) Regulations 1996, impose an interest rate of 4% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.

5. Pursuant to section 6.51(1) and subject to section 6.51(4) of the Local Government Act 1995 and Regulation 70 of



the Local Government (Financial Management) Regulations 1996, impose an interest rate of 8% for rates (and service charges) and costs of proceedings to recover such charges that remains unpaid after becoming due and payable.

(3) Part C –Use of money in a Reserve for another purpose

Pursuant to section 6.11 of the Local Government Act 1995, transfer \$8.0M from the Community Infrastructure Reserve to the Cockburn Regional Aquatic and Community Facility;

(4) Part D – Fees and Charges for 2014/15

Pursuant to section 6.16 of the Local Government Act 1995, the Fees and Charges to be included inclusive of the draft 2014/15 budget as attached to the Agenda and Minutes.

(5) Part E – Statutory and Other Fees for 2014/15

1. Pursuant to section 245A(8) of the Local Government (Miscellaneous Provisions) Act 1960 impose a swimming pool inspection fee of \$36.00 exclusive of GST.

2. Pursuant to section 67 of the Waste Avoidance and Resources Recovery Act 2007, impose the following charges for the removal and deposit of domestic waste:

- (a) Residential Premises (including recycling)
- 240ltr bin per weekly collection (householders) - \$435 p.a.
  - 240ltr bin per weekly collection (rate exempt properties) - \$477 p.a.

3. Pursuant to section 6.38(1) of the Local Government Act and Regulation 54(d) of the Local Government (Financial Management Regulations 1996 impose a service charge of \$65 per rateable property for the provision of a property surveillance and security service.

4. Pursuant to section 6.38(1) of the Local Government Act and Regulations 54(c) of the Local Government (Financial Management Regulations 1996) impose the following service charges for the provision of underground electricity:

- (a) Rateable property/dwelling \$3,050, with the following discounts:



- \$500 where a property already has a connection between the property boundary and the meter box.
  - A 50% rebate for registered pensioners as provided by the State Revenue Department.
  - A \$257.45 or equivalent rebate for registered Seniors as provided by State Revenue Department.
  - A 50% discount where properties have HV power lines in front of their property remaining after the completion of work for underground electricity.
  - The service charge applicable for non-standard commercial properties to be provided by Western Power.
  - Owners in the existing UGP project areas have the right pay upfront or receive an account equal to one fifth of the above fee payable annually.
5. Pursuant to section 6.20 of the Local Government Act, seek to borrow the following funds from the W.A. Treasury Corporation: and be secured over the general funds of Council:
- \$10.9m – Construction of the Regional Aquatic and Community Facility at Cockburn Central West.
  - \$5.6m for Bibra Lake Management Plan
  - \$3.5m for the Coogee Beach Surf Club and Community Facility
6. Creation of two reserves
1. Cockburn Integrated Health Facility (Building Maintenance) Reserve (CIHF) – Provide funding for major building maintenance requirements.
  2. Cockburn Central West Recreation Facility Reserve (Cockburn Regional Aquatic and Community Facility) – To manage funds for the development, construction and ongoing management of the facility.

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



**COUNCIL DECISION**

MOVED Clr S Pratt SECONDED Clr Y Mubarakai that the recommendation be adopted.

**CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0**

**Background**

Council is required to adopt an Annual Budget by 31 August each year. To this end the City adopts its budget in June of each year.

**Submission**

N/A

**Report**

Municipal Budget 2014/15

Each financial year the City is required to adopt a municipal budget in accordance with Section 6.2 of the Local Government Act 1995 and the associated regulations.

Highlights of the 2014/15 - Municipal Budget:

- Rates increase for all properties of 4.00%
- Slower building of domestic housing, but higher activity in commercial/industrial sector delivering a growth rate of 2.5%.
- Waste Management service charge increase of 6.6% from \$408 to \$435, continuing weekly recycling, six tip passes and four verge collections (two general waste and two greenwaste)
- Co-Safe service charge increase from \$60 to \$65, of which part will fund the increase cost of the Co-Safe service and in part to continue the rollout of the CCTV construction implementation strategy
- Presentation of a balanced municipal budget
- Increase in operating revenue of 4.1% over the 2013/14 amended budget.
- Operating cost increase of only 3.6% over prior 2013/14 amended budget and before depreciation, a cash cost increase of 2.6%
- Salaries budget to increase by 5.2% being an enterprise agreement increase of 4%, increase in government mandated superannuation and for new staff for the new Success Library
- \$46.15m to be spent on community capital assets which include roads, drainage, parks and community infrastructure



- Planning continues for Cockburn Central West (with COC applying for and receiving \$10m from the Regional Development Australia/Federal Government funds with the COC co-authoring and supporting an application to the State Government on behalf of the Fremantle Football Club), \$10m from the State Government and \$2.4m from the CRSFF(State Government's Sports Facilities Fund). All three grants will be paid based on milestone achievements over three years. It is anticipated that the Council will appoint a builder during the 2014/15 financial year.
- An Integrated Road Network for the whole of the municipality
- Major Road projects, including \$3.375m for dualing Beeliar Drive from Spearwood Avenue to Stock Road with a total road program of \$8.2m.
- Commissioning of the new Success Library and GP Super Clinic and Integrated Health Facility.
- Continuing funding for Bibra Lake Management Plan and Environmental Works in Wetlands including planning and construction for the construction of an Adventure Playground with a total of \$3.8m provided for this project.
- Continuing repayment of the UGP loan of \$3.85m which is to be repaid over three years plus the loan for ESL Facility (10 Years Repaid by FESA)
- Grants & Donations budget of \$1.06m
- Funds for Summer of Events of \$0.60m
- Capital works being planned for Naval Base Shacks (new toilet and amenities facility) and Coogee Beach Caravan Park
- Parks construction program covering new parks development plus a range of other projects covering greening plans, shade sail implementation and playground renewals

### Income

The 2014/15 operating income for the City will be \$122.9m an increase of 4.1% on the 2013/14 amended Budget. The sources of income are displayed in the table below. The two main sources of income for the Council are Rates 51.4% and Fees and Charges 35.8% of the operating income respectively.

All Figures in \$M	2013/14 Revised Budget	2014/15 Budget	Increase 14/145 Budget on 13/14 Budget	% of Overall Income of 14/15 Budget
Rates	\$58.15	\$63.15	8.5%	51.4%
Fees & Charges	\$42.28	\$39.70	-6.1%	32.5%
Service Charges	\$3.70	\$4.00	8.1%	3.2%
Operating Grants	\$7.82	\$9.68	23.7%	7.6%
Contributions	\$0.81	\$0.34	-58.0%	0.2%

All Figures in \$M	2013/14 Revised Budget	2014/15 Budget	Increase 14/145 Budget on 13/14 Budget	% of Overall Income of 14/15 Budget
Interest Income	\$5.24	\$6.37	21.5%	5.1%
Other	\$0.01	\$0.01	0%	0.0%
<b>Total Revenue</b>	<b>\$118.02</b>	<b>\$122.90</b>	<b>4.1%</b>	<b>100.0%</b>

### Rates

Rates for 2014/15 are recommended to increase by 4.00% for classes of properties in the City of Cockburn. For 2014/15, Council has received revaluations of all properties for the triennial period 2014/15 to 2017/18 (For GRV only which covers 99% of all rateable properties). The average residential improved property increase in GRV values was 23% over the prior valuation period. So as to eliminate the increase arising from the new values, the rate in the dollar has been reduced by 23% then the 4% increase proposed by this budget report has been applied. It must be noted that the increase of 23% is the average for all residential improved properties. So those property owners whose increase is greater than the average will have a +4% increase and conversely, those ratepayers with an increase in their GRV less than 23% will receive an increase less than 4%. The minimum rate has increased by 4% from \$657 to \$683. Likewise triennial valuation growth on a like for like basis for vacant residential, vacant commercial and industrial, commercial and industrial improved was 5.8%, 18%, 14% respectively. The City has also increased the base for which Large Commercial and Industrial is set from a base of \$500,000 to \$700,000 to reflect the increased values over the last two revaluation periods.

It should be noted that the City has combined the following rating categories - separate industrial and commercial into Industrial and commercial, industrial major and commercial major into industrial and commercial major, industrial vacant land and commercial vacant land into industrial and commercial vacant land and rural general, rural industrial & rural commercial into rural general.

The proposed rates in the dollar contained in the 2014/15 Objects and Reasons for commercial and industrial improved, commercial and industrial large, commercial and industrial vacant and residential vacant have been amended as a result of modelling completed after all new values (from the Valuer General) were received. The initial modelling was completed on incomplete data.

The following table compares the original proposed rates with the amended rates after all data was received from the Valuer General. All other rates advertised remain the same.





Rating Class	Proposed Rate in the Dollar	Recommended Rate in the Dollar	Comment
Commercial & Industrial – Improved	7.000	6.994	Adjusted to reflect the growth in revaluations
Commercial & Industrial - Improved Large	8.606	8.058	Adjusted to reflect the growth in revaluations
Caravan Parks	8.606	8.058	Adjusted to reflect maximum C&I rate in the dollar
Commercial & Industrial - Vacant	7.515	8.600	Adjusted to reflect the growth in revaluations. This represents a real reduction in rates over the revaluation period of 3.5%
Residential - Vacant	7.100	8.600	Adjusted to reflect the growth in revaluations. This represents a real reduction in rates over the revaluation period of 13.6%

It is also the intention of the City to apply to the Minister for Local Government for balance of properties rated using the UV (Unimproved Valuation) method, to convert them to GRV. This is the last of the City's UV properties which will complete a five (5) year program to see all properties in the City of Cockburn rated as GRV properties. This has been done with support of the Valuer General's office. The process could take up to six months to complete including approvals, new valuations and issuing amending rating assessments. Overall, it is anticipated that the average rate assessment will fall. This will involve approximately 340 properties.

Rates levied on ratepayers form a significant portion of the City's operating income. This year, that portion accounts for 51.2%. Over the last ten years this dependence on rates has fallen from 49.2% to 47.3% in 2013/14, it has risen in 2014/15 as the fall in gate fees from the HWRP impacts on the Council budget. What is more important, the dependence the City has on individual households has fallen from 67% in 2002/03 to 57.9% in 2014/15 as rate income from commercial and industrial properties has risen significantly. This increase has been directed to the cost of building and maintaining an extensive road and drainage infrastructure network the City owns and which is currently valued at \$635m in the balance sheet of the City.

Even after the rate increase Cockburn home owners paid the lowest household rates including waste management in 2013/14. The Table below from 2013/14 supports the supposition that Cockburn ratepayers still pay low rates when compared with neighbouring Councils:



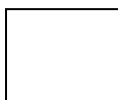
<b>Council</b>	<b>Residential Average Rates</b>	<b>Minimum Rates Payment</b>	<b>Average Plus Waste Charge</b>	<b>Minimum Payment Plus Waste Charge</b>
Cockburn	\$853	\$657	\$1,261	\$1,065
Melville	\$1,055	\$698	\$1,458	\$1,101
Fremantle	\$1,353	\$1,099	\$1,353	\$1,099
Kwinana	\$1,107	\$883	\$1,507	\$1,283
Rockingham	\$1,014	\$885	\$1,359	\$1,230
Gosnells	\$886	\$850	\$1,127	\$1,091
E. Fremantle	\$1,603	\$835	\$1,603	\$835
Wanneroo	\$1,385	\$1,155	\$1,385	\$1,155
Swan	\$1,166	\$805	\$1,476	\$1,115

*NB: Note that a number of Councils have not been included as they do not publically disclose residential rating information for example the Canning and Armadale.*

The above Councils were chosen firstly as they are in the same local grouping, that is the South West Group and secondly to compare with other outer metro growth Councils such as Swan, Wanneroo and Gosnells.

Overall growth of new properties/improvement to existing properties/vacant land has been budgeted at 2.5%. This may be conservative given the history of growth in the City, but development has slowed in the creation of new residential lots and building licences issued. This has been slightly offset by commercial development occurring throughout the City but more specifically in the Phoenix and Cockburn Commercial Parks, Jandakot City, Cockburn Central and the AMC precinct. The City has budgeted to receive interim rates as part of the draft budget.

<b>Average House</b>	<b>2013/14 \$</b>	<b>2014/15 \$</b>	<b>% Increase</b>
Rates	853	888	4.0%
Waste	408	435	6.6%
Co-Safe	60	65	8%
<b>Council Charges</b>	<b>1,321</b>	<b>1,388</b>	<b>5.05%</b>
			<b>+\$1.28 per week</b>
State Government ESL	256	269	5%
Total	1,577	1,657	5.0%
<b>Minimum Payment</b>			
Rates	657	683	4.0%
Waste	408	435	6.6%
Co-Safe	60	65	8.0%
<b>Council Charges</b>	<b>1,125</b>	<b>1,183</b>	<b>5.1%</b>
			<b>+\$1.11 per week</b>
State Government ESL	213	224	5.0%
Total	1,338	1,407	51.0%



### Waste Management Service Charge

The Waste Management charge will increase from \$408 to \$435 per rates assessment. This is a 6.6% increase over 2013/14. The significant cause behind the increase in the charge is the \$27 or 96% increase in the Landfill Levy from \$28 to \$55 for MSW waste applicable from 1 January 2015. Even though, the City disposes of the MSW waste at the SMRC AWT, 50% of the MSW waste still goes to landfill. What is disappointing is 75% of the Landfill Levy goes into State Revenue and is not spent on waste minimisation strategies. The 2014/15 State Budget Papers indicate the Landfill Levy will continue to rise over the next four years to at least \$70. The Budget Papers even compared the WA Landfill Levy with NSW which charges \$135 per tonne for MSW disposal at a landfill. The City will continue to offer weekly waste and recycling collection, 2 junk and 2 green waste collections each year plus 6 free tip passes to City's Henderson Waste Recovery Park. The waste management business service is self-balancing and not requiring a contribution from the municipal fund.

### Community Surveillance and Security Service (Co-Safe)

The service charge will increase from \$60 to \$65. Revenue raised by this service charge will fund the Co-Safe service and continue the rollout of the CCTV Strategy adopted by Council.

### Pool Inspection Fee

The fee will rise to \$36.00 per property with a swimming pool. This is in order to ensure that City will be able to inspect every swimming pool in the municipality once every four years to comply with the relevant statutory requirement.

### Port Coogee Specified Area Rate

This rate will be 1.389¢ in the dollar of GRV value. These monies are being quarantined so as to provide funding to ensure that the parks and public areas (including custom street lighting) are maintained in accordance with the higher standards agreed to between the City and the Developer. The additional costs being borne by the developer initially and the landowners ultimately. The increase in this rate is 4% after adjusting for the average increase in GRV of 23%. The income from this item is included in the total rates to be raised by the budget.

The City will continue taking over public open space in the Port Coogee area in 2013/14 which will trigger the City drawing on funds in the Reserve to supplement the additional maintenance work noted above.



### Emergency Services Levy

Although not imposed by the City, the levy is collected by the City under direct instruction from the State Government and passed onto the Department of Fire and Emergency Services (formerly the Fire and Emergency Services Authority). The increase for the City of Cockburn ratepayers is 5.0%.

### Fees and Charges

The City has budgeted to receive \$39.70m in Fees and Charges in 2014/15. Although this category of income covers all services provided by City, there are four fee types that combine to make up \$34.31m or 86% of the total fees and charges. The fees consist of Waste Management Charge (for collection of bins), fees (tipping, sale of recycled metals and materials and sale of gas) related to the Henderson Waste and Recovery Park, fees associated with the Planning and Building (Statutory) approvals finally, the Community Surveillance Service Charge.

The Gate Fee for the Henderson Landfill facility will not be increase at 1 July 2014 but will be reviewed pending the increase in the two landfill levies imposed by the State Government. As noted above, the MSW land fill levy will increase from \$28 to \$55 per tonne and the second levy being for inert waste (builder's rubble) will increase from \$8 to \$40 per tonne. The date of the increase will be 1 January 2015. It is expected the increase in the levy will directly correlate with any increase in the gate fee effective 1 January 2015.

Statutory fees for Planning and Building have increased by virtue of the activity in the City not as a result of the State Government increased the scale fee permitted to be charged by the City. What is disappointing is that the building reform process initiated by the State Government has meant that up to 50% of the fee charged by the City to assess, approve and issue the relevant building permit now goes to the State Government.

The final income items are fees for the South Lake Leisure Centre will rise by 5% in order to cover the increased cost of labour and other costs. The increase is also a response to a recommendation of the Cockburn Central West Business Plan so as to reflect small increases over time rather than a major increase at the opening of the CCW facility in 2016. Fees collected for this facility will total \$2.98m.

All other fees will rise in a range from CPI to 5% in order to cover the cost of the service/s provided by the City.



### Service Charges

The fee income for the Community Surveillance Service Charge is raised to fund the Co-Safe service and CCTV implementation strategy. This Service Charge is to rise from \$60 to \$65 in 2014/15 in accordance with the Council adopted strategy. The City is currently aiming to complete the Coogee Beach Surf Club and Community Facility plus the main administration centre which includes the Spearwood Library and Cockburn Seniors Centre. The balance of this income item is collected from the UGP Project areas of Hamilton Hill and Coolbellup.

### Operating Grants and Subsidies

This income source is provided by the State and Federal Governments. The income is generally recurrent and rises by CPI or a similar agreed factor. For the 2014/15 Budget, the Federal Government has frozen the level of the Financial Assistance Grant (General and Untied Road) grant at 2013/14 base with no indexation for population growth until 2018/19. It should be noted that the WA pool of the FAGS Grants has increased by 1.9% for 2014/15 but this arises from the formula distributing the grants not from a CPI increase. As this stage, it is unclear what benefit will be distributed by the WA Grants Commission to Cockburn – so the FAGS Grants has remained at the 2013/14 level.

Apart from the untied Federal Assistance Grant noted below, the other grants have been provided by the State and Federal Governments for the delivery of specific community programs.

<b>Grant</b>	<b>Amount \$</b>
Child Care and Children (Federal Government)	2.006m
Financial Assistance (Untied from Federal Government)	2.084m
Financial Assistance (Roads from Federal Government)	1.431m
Aged Services - HACC	1.656m
Aged Services – HACP	0.423m
Youth Services (2 programs)	0.474m
Family Services (5 programs)	0.600m
DFES Operational Grant	0.220m
Recreation Services	0.190m
Other Grants	0.239m
<b>Total Grants</b>	<b>9.325m</b>

### Interest Income

Income generated by this item is divided into three parts, municipal fund interest, reserves account interest and sundry interest income derived from instalment rates and outstanding rates (including an



interest payment for deferred pensioner rates from the State Revenue Office). The former, (\$3.48m) can be expended directly in the provision of services whereas the latter (\$2.26m) is credited to the reserve account on which the capital has been invested by the Council. Although the cash rate has fallen to 2.50% and not expected to increase over the next twelve months, the City is still attracting interest rates of 3.7% to 4.0% on term deposits.

The City is compliant with the latest amendment to the Local Government (Financial Management) Regulations in that all funds are invested in Term Deposits held with Australian Banks or Australian Government Bonds apart from two investments grandfathered under the same regulations. One is a senior bond issued by the Commonwealth Bank and the second is an investment in Australian Mortgage Fund in "reverse" Australian mortgages. Each investment continues to pay a competitive rate of interest and will be redeemed upon maturity.

### Expenditure

Budgeted growth of operating expenditure for 2014/15 is 2.6% (on a cash basis, which excludes depreciation, with depreciation the increase was 3.6%) as all areas of Council expenditure have been reviewed for operating efficiencies. The following comparative table indicates the growth of operating expenditure over the financial years 2013/14 and 2014/15.

All figures \$M	2013/14 Revised Budget	2014/15 Budget	Increase 14/15 Budget on 13/14 Budget	% of Overall Cost of 13/14 Budget
Payroll	\$40.57	\$42.69	5.2%	37.3%
Other employee Costs	\$0.96	\$0.89	-7.3%	0.8%
Materials	\$35.70	\$35.53	0.0%	31.3%
Utilities	\$4.40	\$4.51	2.5%	3.9%
interest Expense	0.171	\$0.12	-29.4%	0.1%
Insurance	\$2.23	\$2.34	4.9%	2.0%
Other Expenses	\$7.15	\$7.52	5.1%	6.58%
Depreciation	\$22.06	\$23.76	7.6%	20.8%
Internal Recharging	-\$3.09	-\$3.24	3.6%	-2.78%
<b>Total Expenditure</b>	<b>\$110.23</b>	<b>\$114.15</b>	<b>3.6%</b>	<b>100%</b>

The above table also demonstrates where the City is spending its operating expenditure with a detailed explanation below.



## Payroll

The City has budgeted for a 4.0% increase for the second year of a staff Enterprise Agreement. The overall cost of salaries, on-costs and indirect costs will rise by 5.2% over the amount budgeted in 2013/14. This will also provide for a number of new staff, in line with Council's adopted Workforce Plan, the most prominent of these are the new library staff for the currently being constructed Success Library. The new library is four times the size of the current library located in the Cockburn Gateway Shopping Centre.

The percentage of rates required to fund payroll has fallen from 70% to 67.8%, which is the lowest in the South West Group of Councils.

## Materials and Contract

Aside from Payroll and related costs this is the City's largest recurrent operating expenditure item. The following items form over 50% of the expenditure for 2014/15 with the amount in brackets being the amount budgeted in 2013/14. Waste Collection \$8.95m (\$7.43m), SMRC Loan Repayment \$1.58m (\$1.5m), Parks Operating \$3.56m (\$2.79m), Care Giver Payments 1.28m (\$1.22m), Co-Safe \$1.97m (\$1.91m).

## Insurance

The City, like all local governments in WA, is a member of the Local Government Insurance Scheme (LGIS) – a cooperative insurance scheme. So for Workers Compensation insurance, property and public liability insurance, Council self-insures through the LGIS. Insurance for motor vehicles, councillor and officer liability (similar to Directors and Officers Liability insurance), travel insurance plus others insurances are sourced by the LGIS from external insurance providers. Motor vehicle insurance is of a significant quantum that LGIS tenders this to the general MV Insurance market each year to ensure Council receives a competitive pricing outcome.

Overall, insurance premiums are expected to rise by 5% from \$2.23m to \$2.34m in 2014/15. Workers Compensation Insurance will increase by the increase in overall council payroll, Public Liability Insurance will increase by 7% and Property insurance will increase by 5% due to more municipal assets either being constructed or gifted to the City. In addition, the City has an active program of regular revaluation of assets so as to ensure Council is not under-insured. Further, the accounting standard changes associated with "Fair Value" accounting will mean a more aggressive asset valuation model in future years. The City already currently uses fair value accounting for all infrastructure asset classes. For the 2013/14 financial year, the City will also have fair



value accounting for Plant and Equipment and associated equipment. The City is currently reviewing the insurances for plant with an aim to reduce this portion of the premium.

### Utilities

This item covers expenditures for electricity, gas, water and telecommunications. Electricity is consumed by the City in two ways. firstly, general power consumption for buildings and associated facilities.

The second part of electricity consumption is for street lighting. The City pays for over 11,613 street lights, which over the last four years, has seen the running costs raised from \$1m to \$2.4m annually. The State budget for 2014/15 has flagged an increase of 5% for 2014/15. The City has provided \$2.52m for street lighting. The issue is not a 5% increase for 2014/15 but the proposed 36% increase in 2015/16 as per the State Government's Budget Papers. This alone would add close to \$1m to the cost of providing street lights which would equate to close to a 1.5% rate increase just to pay the additional cost proposed in the State Government Budget papers. WALGA are seeking urgent clarification of this "sizeable" increase projected for 2015/16.

The impact of the rapidly rising cost of utilities imposed on the City by the State Government has been sizeable and is not sustainable.

Other utilities are expected to increase by 5% apart from telecoms which has no increase.

### Other Expenses

This item of expenditure covers a range of sundry expenses such as the State Government's Landfill Levy (\$4.03m), which will rise from \$28 per tonne to \$55 per tonne from 1 January 2015, fuel (\$1.1m), grants and donations of \$1.06m, operating contribution to the SMRC of \$0.336m and levy payments to parents of \$0.5m (fully funded from the Federal Government).

### Depreciation

The City cash backs its \$23.75m of depreciation recorded in the 2014/15 operating budget. This amount is 7.6% higher than the amount budgeted for in 2013/14. By being fiscally responsible and cash backing the depreciation, the City is able to use the free cash generated by this item to refurbish current assets in addition to construct new assets. Council has been briefed on a plan to spend up to 80% of the cash produced from depreciation to refurbish assets. This plan will take five to seven years to move from the current 45% of depreciation cash expended on the capital refurbishment program.





This plan has been designed so as to provide a greater life for existing City assets.

### Interest Expense (and Loan Program 2014/15)

The City will be required to pay interest in 2014/15 for two loans covering Underground Power projects in Coolbellup and Hamilton plus the Emergency Services Facility in Cockburn Central. The former loan will be covered by ratepayer service charges and a contribution from the municipal fund. The latter loan will be funded by FESA. The total cost for this year is \$0.12m. It is intended to draw down of loans raised for 2014/15 in June 2015 to minimise the interest expense for 2014/15.

The following loans are scheduled for 2014/15 with a further loan in 2015/16. The aim of the loan program is to repay the loans using the funds derived from DCP13 (the contribution plan was put in place to provide funding for the construction of a series of approved community infrastructure projects, of which the three projects highlighted in the table below are included).

RAC&CF@CCW	\$10.9m
Bibra Lake Management Plan	\$5.6m
CBSLCF	\$3.5m
Total Proposed 2014/15 Loans	\$20.0M
Total Proposed Loans 2015/16 CCW	\$5.0m

### Capital Income and Developer Contributions

The City has budgeted to receive the following Capital Grants and Developer Contributions for 2014/15.

Road Grants	\$2.179m
Recreation and Bike paths	\$0.400m
Total Grants	\$2.570m
Developer Contributions	\$4.364m
Total Gr and Contributions	\$6.934m

The City is also expected to receive the proceeds from land and plant and equipment asset sales. Cash received from motor vehicle and truck/plant (\$1.225m) will go to the replacement of those pieces of equipment with the Plant Replacement Reserve funding the balance of the acquisition price.

### Capital Expenditure

The following chart indicates where the City will commit its capital expenditure totalling \$46.15m for 2014/15:



<b>Class</b>	<b>2014/15 \$</b>	<b>2013/14 \$</b>
Road Infrastructure	\$8.3m	\$8.8m
Drainage	\$1.17m	\$1.00m
Footpaths	\$0.56m	\$1.42m
Parks Infrastructure	\$6.04m	\$5.09m
Landfill	\$1.03m	\$1.31m
Freehold Land Development	\$0.05m	\$0.40m
Buildings	\$24.33m	\$25.11m
Furniture & Fittings, Computers	\$0.64m	\$0.56m
Plant & Machinery	\$4.00m	\$3.90m
<b>Total</b>	<b>\$46.15m</b>	<b>47.63m</b>

The City has a number of high profile continuing projects which will be completed in 2014/15.

The continuing Projects are as follows:

<b>Continuing Projects for 2014/15</b>	<b>Allocated Funds</b>
Regional Recreation & Community Facility at CCW	\$20.0m
Bibra Lake Management Plan-adventure playground	\$1.8m

### New Projects

Below is a shortened list of new projects and the capital allocated to them: For a comprehensive list of projects please refer to the attached budget – New Capital Projects 2014/15.

<b>New Capital Projects for 2014/15</b>	<b>Allocated Funds \$</b>
Road – Intersection of Beeliar Drive and Hammond Road Stage 2 – Naval Base Amenities Block	0.550m
Road – Duplication of Beeliar Drive – Spearwood Ave to Stock Road	0.700m
Parks – New and upgrades	4.720m
Bibra Lake Adventure Playground	1.1m
Plant and Equipment – Replacement	3.757m
Plant and Equipment – New	0.250m
Land Development (new lot creation)	0.4m
Drainage Works	1.178m
Resurfacing of Roads	0.731m
Footpath (new and rehabilitation)	0.543m

An estimated \$3m in brought forward funding has been budgeted to cover unfinished capital works and projects. A detailed listing will be provided to a future Council meeting, usually October once final numbers have been audited.



### Borrowings

The City is scheduled to borrow funds in 2014/15 for:

- Cockburn Recreation and Community Facility at CCW \$10.9m
- Coogee Beach Surf Club \$3.5m
- Bibra Lake Management Plan \$5.6m

The latter two are to repay the pre-funded amounts to the municipal fund.

In addition the City will continue repaying the principal for the two loans initiated in 2012/13. Total repayments will be \$1.3m.

### Reserves

The City has a pro-active Ten Year Financial Plan which includes funding its financial reserves. The City places great importance in planning for the future and ensuring it has sufficient funds to complete major projects now and into the future. In this budget, Council will transfer \$21.9m into its reserves but will draw down \$8.9m to fund a series of major capital projects, such as the Regional Aquatic Centre and Community Facility at Cockburn Central West.

At the same time the City is still quarantining funds received from the Development Contribution Plan (a levy on all new dwelling for community infrastructure), rent from the Naval Base Shacks Leases and Coogee Beach Caravan Park (to fund capital works). It is anticipated that the City will receive \$1.8m in 2012/13 from developer contributions for community infrastructure in addition to funds for roads and other "hard" infrastructure.

In addition to the list above transferring funds to Reserve of \$26.7m, the balance of the funds to reserves consist of amounts less than \$0.5m and include DCA 12 Packham North \$0.5m, contaminated sites \$0.5m, Hammond Park DCA \$0.4m, waste collection \$0.33m, Solomon Rd DCA \$0.25m, Port Coogee Special Maintenance \$0.23m, Greenhouse Reduction \$0.2m, Naval Base Shacks \$0.19m, Staff Entitlements reserve, \$0.1m, Naval Base shacks removal \$0.05m.

The City will create two new reserves to facilitate the development of the Cockburn Regional Aquatic and Community Facility and Cockburn Integrated Health Centre Facility for the capital maintenance of the commissioned facility.



### Rate Setting Statement

The Rate Setting Statement is a unique financial statement applicable to WA Local Governments. The purpose of the statement is to determine the amount of rates to be collected from property owners after the inclusion of operating income (excluding rates), Operating expenditure, capital income and expenditure, reserve transfers (to and from reserves) plus loan repayments and new borrowings. The deficit after inclusion of the above is to be raised from rates as provided for in the Local Government Act. The rates to be raised in 2014/15 total \$63.15m. Rates only include general rates and not service charges, specified area rates, interest from instalments and penalty interest or instalment fees.

### Cashflow Statement

The Cashflow Statement is presented with other statutory financial statements. It presents the cash the Council will generate and use in running its day to day business, capital investment program – both capital income and expenditure as well as funds required to finance both the operating and investment (capital) program:

1. Net Operating Cash is \$33,121,192
2. Net Investment Cash is \$36,899,094
3. Net Financing Cash is \$18,626,644
4. Overall Cashflow is \$14,848,742

The City will commence the year with \$67,064,180 cash held in Reserves/Restricted Funds and after Items 1 to 4 above will mean a closing cash position of \$81,912,923.

### Integrated Planning Framework

Council adopted a number of plans in 2013 as part of the Strategic Community Plan. These include the Long Term Financial Plan, the Asset Management Plan and the Workforce Plan. Another plan will be presented in June 2014 which is the Integrated Road Network Plan. Each plan covers a ten year period being 2012/13 to 2021/22. Each Plan will be updated every two financial years. The review of the plans are on hold until local government reform has been announced.

### Long Term Financial Plan

Council adopted a Long Term Financial Plan for the period 2012/13 to 2021/22, a period of ten years. The LTFP will be reviewed each financial year in line with the adopted budget so as to ensure financial relevance. Based on the draft budget contained the attached papers the LTFP and analysis is provided below of the variations to the LTFP:



	2014/15 LTFP	2014/15 Draft Municipal Budget	Comment
Operating Revenue	\$129.58m	\$122.90m	Lower fees and charges for HWRP
Operating Expenditure	\$114.20m	\$114.43m	Lower interest expense, LFL but higher power, staff costs
Capital Income	\$15.23m	\$9.22m	Lower grants for CCW
Capital Expenditure	\$64.4m	\$46.15m	Lower cost for CCW in Year 1
Loans	\$25m	\$20m	Loan for CCW over 2 years

### Asset Management Plan

Council adopted Asset Management Plans for five areas of Council's assets, namely Roads, Building, Drains, Parks & Footpaths. Each Plan forecast an amount to be spent on renewing council assets in the above categories with a planned amount to be spent as per the criteria. There is a gap between what has been identified and the shortfall is expected to be in place for the next two financial years and the City constructs and funds the Cockburn Central West Facility. The table below highlights the gap. For definitional purposes renewing of assets is specifically the subject of the Asset Management Plans whereas upgrading is a mixture of renewing the asset but has been coupled with additional improvements. An example in the 2013/14 draft budget is the road project at the intersection of Hammond Road and Beeliar Drive. Part of the project is to realign the intersection including signalisation but at the same time the intersection will be resurfaced or renewed.

The intention is to provide this every year and to reclassify the status of "Upgrade" into New and Renew to clarify how much is being allocated to meeting the Asset Management Plans.

### Workforce Plan

Council adopted the Workforce Plan in March 2013. The 2014/15 budget reflects new appointments as outlined in the Plan but limited to new staff for the Success Library and a Waste Truck Driver. All other new staff outlined in the Workforce Plan for 2014/15 has been deferred due to Local Government Reform.

### Closing Municipal Position

The 2014/15 Municipal Budget is balanced with no positive or negative funds. This is after all operating and capital income and expenditure items plus reserve transfers are brought to account. A report will be



brought to Council in October 2014 once the Auditors have completed their annual examination of the financial statements.

### Submissions

The City received a submission from a commercial property owner (rated as a Commercial – Large). The property owner has constructed a major extension to its current facility. This will cause the rates for the overall (expanded) facility to increase during the 2014/15 financial year. The landowner submits that the rate in the dollar should decrease as a result of the increased quantum of rates potentially achieved during the 2014/15 financial year.

### Officer's comment

The quantum of the rates for the expansion of the facility is unknown although an estimate has been calculated for the purposes of providing for an amount of interim rates across all rating classes. The additional rates are not an unbudgeted amount as the landowner asserts but forms part of the rating income to be raised to fund the activities of the Council for 2014/15. As such, the submission is not supported. However due to additional valuation data, the proposed rate in the dollar contained in the 2014/15 Objects and Reasons will fall from 8.606 cents in the dollar to 8.058 cents in the dollar. The Submitter's comment believed the rate in dollar for Commercial and Industrial - Large should have been 7.906 cents.

### **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**

The Budget provides funds as outlined in the recommendations as the commencement of this report and the detailed attachments.

#### **Legal Implications**

Section 6.2 of the Local Government Act 1995 requires Council to prepare an annual budget.



## Community Consultation

Section 6.36 of the Local Government Act 1995 requires the Council to advertise the differential rates proposed in the budget attachments. The Council advertised the differential rates in the West Australian newspaper on Wednesday, 14 May 2014, Cockburn Herald on Friday, 16 May 2014 and Cockburn Gazette on Tuesday, 20 May 2014. At the same time the Objects and Reasons to support the differential rates was placed at the City's Libraries, on Council's website, on Council's social media tools, emails to all the City's community groups. Comments were invited from interested parties. At the date of this report one submission was received. The City acknowledged receipt of the submission. The City also advertised that the municipal budget was being presented to the June Council meeting and copies of the budget would be available on the City's web site.

## Attachment(s)

1. Municipal Budget for 2014/15 and associated Schedules.
2. Schedule of Submission – Objects & Reasons 2014/15 (provided under separate confidential cover).

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

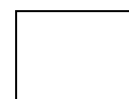
### 15.4 **(MINUTE NO 5320) (OCM 12/6/2014) - REVIEW OF THE CORPORATE BUSINESS PLAN 2013/14 - 2016/17 AND ADOPTION OF THE ANNUAL BUSINESS PLAN 2014/15 (021/002) (S CAIN) (ATTACH)**

#### RECOMMENDATION

That Council adopt:

- (1) the Corporate Business Plan 2012/13-2016/17 delivery programs; and
- (2) the Annual Business Plan 2014/15,

as shown in the attachments to the Agenda.



**COUNCIL DECISION**

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

**CARRIED 9/0**

**Background**

The Local Government (Administration) Regulations 1996 requires that a local government annually reviews its corporate business plan. The Council is also required to adopt an Annual Budget by 31 August each year, however it is the City's practice to adopt its budget in June of each year to allow the administration the maximum capacity to deliver Council's objectives in the relevant financial year (FY).

In addition, the City also presents the Annual Business Plan for 2014/15 which is a detailed plan for the new financial year. The purpose of adopting an Annual Business Plan (ABP) allows for each financial year to be based on the broader *Corporate Business Plan 2012/13 – 2016/17* (CBP). This allows ratepayers to have certainty that the CBP is the guiding document governing the financial planning for the City.

**Submission**

N/A

**Report**

Following adoption of the City's *Strategic Community Plan 2012 – 2022* in November 2012, staff progressed development of the CBP. That document was presented to and adopted at the March 2013 Ordinary Council Meeting. As noted in the Officer's report on that matter, the function of the CBP is to activate the 'Strategic Objectives' contained in the Strategic Plan. Each of these objectives has a number of actions that that will be undertaken over the five year timeframe of the CBP.

As the current CBP has only been in operation for one year of its five year term and still has four years to run, there is no statutory requirement to amend its timeline. The local government reform process also makes a substantive review of the CBP somewhat superfluous as there are likely to be changes to most local governments as a result of reform. For these reasons the current document is presented for re-endorsement without any change. This will achieve the statutory requirement for it to be reviewed in this FY





but not cause wasted administrative effort in undertaking a broader based review.

An ABP has been prepared annually and adopted with the Budget since FY 06/07, something introduced following the 2006 iteration of the City's Strategic Plan. The ABP sets out a summary of the activities to be undertaken by the City during the year. The Plan sets out by Division and Service Unit, projects to be undertaken, key performance measures and budgets for income and expenditure.

The format of the ABP was updated in FY13/14 so that it contained detail of what CBP tasks were to be undertaken annually. The inclusion of this information has also necessitated more space allocation to each Business Unit to explain details of their programs and activities for the year. The Annual Report reports on the actual achievements for the year compared to the listed projects, along with their performance measures and budgets.

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

#### **Leading & Listening**

- Effective and constructive dialogue with all City stakeholders.
- Manage our financial and infrastructure assets to provide a sustainable future.

### **Budget/Financial Implications**

The ABP is linked to the City's Annual Budget, which is the subject of a separate report. All incomes and expenditures in the ABP are mirrored in the Budget.

### **Legal Implications**

Local Government Act (1995), section 5.56 and Local Government (Administration) Regulations 19DA refer.

### **Community Consultation**

N/A

### **Attachment(s)**

1. Corporate Business Plan 2012/13-2016/17 (extract).
2. Annual Business Plan 2014/15.



**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 (MINUTE NO 5321) (OCM 12/6/2014) - 2014 CITY OF COCKBURN INTEGRATED TRANSPORT PLAN (163/007) (J KIURSKI / J MCDONALD) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) adopt the 2014 City of Cockburn Integrated Transport Plan; and
- (2) proceed to implement the short-term actions and plan for the implementation of the medium and long-term actions recommended by the ITP Implementation Plan.

**COUNCIL DECISION**

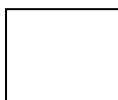
MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr S Pratt that Council defer this item until a more extensive briefing and/or workshop is provided to Elected Members on the Integrated Transport Plan.

**CARRIED 9/0**

**Reason for Decision**

The integrated Transport Plan was inadvertently not provided to Council when it was originally intended.

It would be appropriated to provide Elected Members with a more extensive workshop/briefing and a further opportunity, for extensive review, as it is not time critical.



## Background

The City's Strategic Community Plan defines the vision for the City's movement network as "a robust, safe and integrated transport network that meets people and industry needs while minimising environmental impacts." In 2013 the City revised the existing District Traffic Study, and developed a new plan to provide the foundation for the future road network planning of the City. The District Traffic Study highlighted that it is not economically viable or sustainable to just increase road network capacity to alleviate forecast congestion and that an increasing mode shift away from private vehicle travel will be required for travel to/from and within the City.

To define how travel and access can be improved by considering all types of travel movement and improvements, Arup were engage to complete a community survey and collect major public concerns on existing transport conditions which helped guide the preparation of an Integrated Transport Plan (ITP).

Arup completed their review in April 2014 and submitted a draft report. The report has since been revised and is now presented to Council for formal adoption, and is included in the attachment.

## Submission

N/A

## Report

The objectives of this study were to:

1. Undertake a community survey by using on-line engagement to review the existing transport conditions and identify issues in our existing network.
2. Identify the current and expected future transport situation through examination of 'Cockburn of Today' and 'Cockburn of Tomorrow'.
3. Examine existing transport infrastructure and travel patterns to articulate the future transport vision for the City.
4. Develop an implementation plan that identifies soft and hard measure to achieve the ITP vision.

During August 2013, Arup used an online Collaborative Map system to undertake a survey and obtain community input into the preparation of the ITP. Collaborative Map is a mapping application that is viewed in a standard internet browser and uses the Google Maps interface as its source of mapping data. It allows people to participate in engagement activities and provide information from their own computers, thus broadening the reach of engagement programs.



The information on existing transport conditions and issues has been classified under the following categories:

- Congestion
- Road safety
- Parking
- Freight
- Public Transport
- Cycling
- Walking

Over the month-long engagement period, a total of 612 unique comments were posted; there were 938 visits to the website and 2,360 votes (i.e. agree or disagree) were made on the comments. The 612 comments distributed across seven categories such as:

- Congestion - 26%
- Road safety – 30%
- Parking – 10%
- Freight – 2%
- Public Transport – 10%
- Cycling -12%
- Walking – 10%

The most critical categories were congestion with 26% of the comments and road safety with 30%. The community linked the traffic congestion and road safety issues including driver behaviour, pedestrian crossing, cycling on roads and rat-running.

The public transport and lack of bus services were strongly commented on and improvement was requested.

The existing and expected future transport situation and travel patterns have been considered to set objectives aimed to achieve the transport vision for Cockburn.

### Cockburn of Today

The City's District Traffic Study (DTS), which was updated in 2013, considered future transport conditions in years 2020 and 2031 based on anticipated growth in land use, population, employment and the expected future transport situation. An outcome of the modelling shows a significant number of new trips going to be absorbed into the City's network and a need for a significant investment in road network upgrades.

The DTS identified current congestion issues at Kwinana Freeway and throughout the City of Cockburn especially Armadale Road, Stock



Road, Beeliar Drive, Farrington Road, Berrigan Drive and Jandakot Road, which is in correlation with the congestion locations raised by the community during the collaborative mapping survey. The feedback from the collaborative mapping highlighted the following sites as the congestion hot spots in the City of Cockburn.

- Gateway Shopping Centre access
- Beeliar Drive
- North Lake Road
- Armadale Road
- Cockburn Station Park 'N' Ride access
- Roe Highway / Kwinana Freeway interchange
- Russell Road / Gibbs Road around Kwinana Freeway ramps
- Kwinana Freeway.

The feedback from the collaborative mapping survey noted that the growing congestion also resulted from the conflict between heavy and light vehicles on the road network. There are some locations within the City that are not identified as primary freight routes, but carry a notable percentage of heavy vehicles such as Barrington Street in Bibra Lake where 16.6% of traffic using this route are heavy vehicles or 20% on Wattleup Road. Freight traffic passing through the east-west roads in Cockburn to access Fremantle Port, has been commented on and expressed as a safety issue in residential areas.

Public transport was a key focus of the community during the collaborative mapping survey. Congestion on the road network around Cockburn Central rail station, parking capacity and long delays to exit car parks, poor pedestrian connections between the station and Cockburn Central shopping centre and conflict between cyclists, buses and pedestrians was a common response from the survey.

The survey of the bus network coverage shows that there is a need for new and additional buses in areas such as Henderson industrial area, Bibra Lake, Aubin Grove, Port Coogee and servicing Jandakot Airport.

The outcome of the travel pattern survey conducted as part of the Collaborative Map process resulted in travel patterns where the priority has been given to the car mode as a more convenient way for commute trips. But the comparison of travel pattern in 2006 and 2011 Census Journey to Work and the result from the collaborative mapping survey shows greater tendency in using public transport and active travel modes of walking and cycling that indicate a growing shift toward a more sustainable mode. The community collaborative mapping results on travel mode share for work/ education trips, shown as:

- Car Driver 61%
- Car Passenger 1%



- Bus 3%
- Train 18%
- Cycle 12%
- Walk 5%

### Cockburn of Tomorrow

WA Tomorrow (2012) predicts that the City of Cockburn could have between 121,900 and 141,600 residents by 2026. The population is expected to age with the greatest proportional increase in population in the over 55 year group.

The City of Cockburn has a large supply of undeveloped and underdeveloped urban and urban deferred zoned land at approximately 1,170ha (at 2012) which indicates that the majority of growth will be via new greenfield sites but this could be expected to run out around 2020/21.

Achieving the Directions 2031 and Beyond targets for employment self-sufficiency in the South-West sub-region (Cockburn, Kwinana and Rockingham) will require the creation of approximately 41,000 additional jobs by 2031. Directions 2031 set aspirations that 'all people should be able to easily meet their educational, employment, recreation, service and consumer needs within a reasonable distance of their home'.

Major transport projects in planning for the City of Cockburn include rapid transit connecting Fremantle, Cockburn Coast and Cockburn; a new rail station at Aubin Grove (Russell Road) and the westerly extension of Roe Highway. Road infrastructure likely to come under increasing pressure due to major projects include:

- Farrington Road and Kwinana Freeway (driven by the Fiona Stanley Hospital).
- Russell and Rowley Roads (outer harbour and intermodal terminal).
- Cockburn Road, Rockingham Road, Spearwood Avenue and Hampton Road (associated with the Cockburn Coast development).

Potential issues of tomorrow are the increase in congestion as a result of roads and rail network growing, parking shortage, and growing in freight movements requiring emerging movements.

A review of the City of Today and the City of Tomorrow highlights a number of key existing and emerging issues, gaps and trends. The following gaps are the key drivers for the ITP to address:

1. Limited public transport provision to industrial areas, (Henderson, Jandakot Airport, Bibra Lake).



2. Limited public transport provision to link neighbourhood activity centres with district centres.
3. Potential lag of public transport provision in growth areas to the east of the municipality e.g. Banjup.
4. No bus priority and missed opportunities for bus priority around Cockburn Central.
5. Strategic planning focuses solely on road transport infrastructure for private vehicle travel and should reference the City's cycle and walking plans more strongly and in a more integrated way.
6. Some road projects are required to improve the permeability of travel through Cockburn, which is important for local accessibility and to permit the efficient movement of freight.
7. Funding gaps – numerous road network upgrades have been identified but most require state government funding. Funding has yet to be committed.
8. Lack of coordinated information on the impact of significant industrial and logistic related development in Cockburn and clear freight management strategy for Cockburn.

The ITP is proposed to provide a framework to guide the promotion, management and development of an integrated multi-mode movement network to improve access and accessibility for all and encourage and facilitate sustainable and active travel.

As the City continues to grow as a centre for tourism, an investment opportunity for businesses and an attractive place to live, work and visit, is our objective to have an ITP that will deliver a sustainable transportation system that is accessible by all, meets the needs of all and improves the quality of life for all.

By developing the ITP, Council will ensure that adequate opportunities are provided for the development and use of alternative modes of transport to the private car; to favour public transport, walking and cycling because they are safe and sustainable.

## **Strategic Plan/Policy Implications**

### **Demographic Planning**

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.



**Transport Optimisation**

- To ensure the City develops a transport network that provides maximum utility for its users, while minimizing environmental and social impacts.
- To construct and maintain roads which are convenient and safe for vehicles, cyclists and pedestrians.

**Budget/Financial Implications**

The cost of the ITP development has been accommodated within the current 2013/14 adopted budget.

**Legal Implications**

N/A

**Community Consultation**

During August 2013, Arup used an online Collaborative Map system to undertake a survey and obtain community input into the preparation of the ITP.

Over the month-long engagement period, a total of 612 unique comments were posted; there were 938 visits to the website and 2,360 votes (ie. agree or disagree) were made on the comments. Whilst the ITP seeks to establish a movement network which can support a transition from the motor vehicle to other modes of transport, understanding the current issues for community is also critical. The ITP has sought to address many of the issues identified during the consultation phase.

**Attachment(s)**

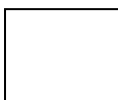
City of Cockburn Integrated Transport Plan

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

N/A

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

Nil.





## 17. COMMUNITY SERVICES DIVISION ISSUES

### 17.1 **(MINUTE NO 5322) (OCM 12/6/2014) - CITY OF COCKBURN FIRE CONTROL ORDER AND RELATED MATTERS (027/007; 028/027) (R AVARD) (ATTACH)**

#### **RECOMMENDATION**

That Council adopt:

- (1) the amended Fire Control Order 2014/15; and
- (2) the amended Permit to Set Fire To the Bush (Fire Permit);

as shown in attachments (1 and 2 respectively) to the Agenda.

#### **COUNCIL DECISION**

MOVED Cllr S Portelli SECONDED Cllr Y Mubarakai that Council adopt the recommendation subject to the following amendments to the Fire Control Order:

1. by including the word "habitable" immediately before the word "buildings" in line 1 of Clause 1.3.
2. by deleting the word "green" in line 2 of Clause 1.3 and line 1 of Clause 1.4 and including the words "(maintained to a height of no more than 50mm)" immediately after the word "lawns" in both Clauses, respectively; and
3. by deleting the words "remain green" in the last line of Clause 2 and substituting the words "be maintained at a height of no more than 50mm".

**CARRIED 9/0**

#### **Reason for Decision**

To differentiate between habitable buildings (living abode) and other structures or places that are merely storage structures, i.e. habitable buildings have the 5metre rule with no exceptions, whereas "other places or structures" may have some flammable/combustible substance stored within 5 metres in which case the 5 metre rule would then be measured to the outside of that place. An example is where a hay shed could be grouped with hay or wood stacked against its outside walls along with a water tank. There would need to be a 5 metre zone around the combined group where combustibles /



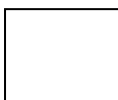
flammable materials are removed except living trees and plants.

Also, to recognise that water restrictions affect the appearance of lawns.

## **Background**

Council at its Ordinary Meeting of 10 April 2014 resolved as follows:

- (1) *seek a detailed justification from the Department of Fire and Emergency Services on the reduction in risk and improved level of service for bush fire suppression and response in the Banjup area resulting from the proposed Gazettal of the remaining portion of Banjup fire district boundaries from Emergency Services Levy (ESL) Category 3 to ESL Category 1;*
- (2) *seek public comment from residents in the affected area of Banjup to the proposed Gazettal change of the metropolitan fire district boundaries from ESL Category 3 to ESL Category 1;*
- (3) *seek public comment on the draft City of Cockburn 2014/15 Fire Control Order for consideration by the City of Cockburn Bushfire Reference Group prior to final consideration by Council;*
- (4) *seek public comment on the draft City of Cockburn Permit to Set Fire to the Bush for consideration by the City of Cockburn Bushfire Reference Group prior to final consideration by Council;*
- (5) *seek specific comment from the Department of Parks and Wildlife on the Draft Fire Control Order regarding the proposed 5 metre clearance buffer around buildings other than the resident's habitable dwelling and how it will warrant potentially larger areas cleared of native vegetation; and*
- (6) *seek comment on the ESL 3 to ESL 1 zoning in recent years that appear to be done without consideration of the facts that a blanket covering of Jandakot west of the Freeway was inappropriate as there is Special Resource land that is not adequately serviced to a standard required for ESL 1.*



The Public consultation phase for the Fire Control Order and Fire Permit has been concluded with amendments made (attachment 1 and 2) incorporating feedback from the submissions received. Accordingly, this report considers sub-recommendation (3), (4) and (5) of the Council decision.

## Submission

### Fire Control Order and Fire Permit

The City of Cockburn has received 5 submissions from the community and Department of Fire and Emergency Services – Office of Bush Fire Risk Management.

Group	Date Received
Banjup Residents Group	13 May 2014
Banjup Residents Group	22 May 2014
Officer of Bushfire Risk Management (DFES)	16 May 2014
Resident remaining confidential	11 May 2014
A. Campbell	14 May 2014
L. Evans	16 May 2014

The Banjup Residents Group provided a presentation to the Cockburn Bushfire Reference Group at its meeting of 21 May 2014. The Reference Group discussed with the Banjup Residents their views on a number of matters related to the proposed Fire Control Order and the Permit to set Fire to the Bush.

## Report

The priority issue for Council is the City of Cockburn Fire Control Order 2014-15 which is ideally to be distributed with the Rates Notice to ensure that all ratepayers are aware of their obligations under the Fire Order for the forthcoming fire season. In accordance with the Council decision a letter was sent on the 16 April 2014 to the Department of Environmental Regulation (DER) seeking clarification on any environmental concerns over clearing flammable material from 5 metres around buildings as required in the proposed Fire Control Order.

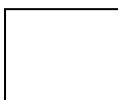
In its response, DER provided a Native Vegetation Fact Sheet (attached), which noted it is common for local governments to issue a written notice under this legislation requiring an owner or occupier of land to clear firebreaks and the area within 20 metres of a building. This notice is sometimes known as a Firebreak Order. This legal requirement provides an exemption from the requirement for a permit for clearing native vegetation.



The attached proposed Fire Control Order and Fire Permit have been amended where deemed appropriate to include comments from submissions. The Bush Fire Reference Group has considered the views of the Banjup Residents Group and has recommended some changes to the Draft Fire Order which have been included in the revision. A significant change has been the removal of the need to have a firebreak as mineral earth. This has been altered to require a firebreak to be clear of all flammable material which includes the pruning and removal of any living or dead trees, scrub, or any other material encroaching within the minimum height of the fire break. This will be monitored over the next fire season to ensure that owners adhere to the firebreak requirements.

Subsequent to the Reference Group meeting the Banjup Residents Group wrote to the City in a letter dated 22 May 2014 (copy attached). A number of matters have been raised with the salient issues addressed below:

1. There are a number of Fire Permit Conditions that the Banjup Residents Group are concerned with such as periods of notification and who has to be notified that are covered by State Government regulation over which the Council has no authority.
2. Only one person is required to be present when a small fire of 1m<sup>3</sup> is lit and no permit is required. If a larger fire is to be lit a Fire Permit is required and three people may be required. This number can be reduced depending on the consideration of the conditions by the issuing officer. Scope for this is allowed on the Fire Permit. This appears very reasonable and sensible.
3. The City of Cockburn has never banned burning on Sundays and public holidays and Council has no stated intent to change this position.
4. The Banjup Residents Group appears to propose that there be a definition of combustible material and a definition of flammable material. For all intent and purpose the terms combustible and flammable are synonymous and to attempt to make a distinction between them may lead to confusion. It is strongly recommended that the well understood term flammable be used only.
5. The term Burning Times have been included to replace the term Fire Season to be consistent with Act. Trafficable has been included in the Firebreak definition.
6. The Banjup Residents Group reiterate their objection to having a 5 metre area around buildings that is free from flammable



materials except living trees, shrubs, green lawns and maintained gardens. Provided that the garden mulch is part of a maintained garden it is acceptable. Unmaintained dry mulch around a building is a clear fire hazard. The changes proposed by the Group on this matter are not recommended.

7. The recommendation from the Group that only one fire at a time be lit is accepted as prudent. The proposed Fire Order allows for a fire of 1m<sup>3</sup> be permitted not the lesser 1m<sup>2</sup>. This is understood to address the concerns of the Banjup Group.

#### Emergency Services Levy/Metropolitan Fire District Boundaries

In accordance with the Council decision a letter has been written to the Commissioner of Fire and Emergency Services. As yet there has been no response received. A letter has also been sent to the Department of Environmental Regulation in accordance with the Council decision.

In accordance with the Council decision the City has written to the Department of Fire and Emergency Services (DFES) Commissioner in relation to the proposed change to the ESL. It is proposed that once a response is received the matter will be considered by the Bushfire Reference Group prior to the matter being brought back to Council for its consideration

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

##### **Community & Lifestyle**

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

##### **Leading & Listening**

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

##### **Environment & Sustainability**

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

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

N/A

#### **Legal Implications**

Section 33 of The Bush Fires Act 1954 enables Council to apply Fire Control Orders in the District.



### **Community Consultation**

The West Australian – 26 April 2014 in the Local Government Notices section.

The Cockburn Gazette – 29 April 2014 and 6 May 2014.

Advertised on the City of Cockburn website

Advertised on the City of Cockburn Corporate Facebook page

Bushfire Reference Group Meeting held on 21 May 2014

### **Attachment(s)**

1. Proposed Fire Control Order 2014-2015 (as amended)
2. Proposed Permit To Set Fire To The Bush (Fire Permit) (as amended)
3. Banjup Residents Group – 13 May 2014
4. Banjup Residents Group – 22 May 2014
5. A. Campbell - 14 May 2014
6. Resident remaining confidential – 22 May 2014
7. L. Evans - 16 May 2014
8. Department of Fire and Emergency Services - 16 May 2014
9. Chief Bush Fire Officer's summary of responses to the submissions received.
10. Letter from the Department of Fire Regulation.

### **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 June 2014 Council Meeting.

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

Nil.

### **17.2 (MINUTE NO 5323) (OCM 12/6/2014) - CITY OF COCKBURN EVENT STRATEGY 2014-2019 (152/010) (S SEYMOUR-EYLES) (ATTACH)**

#### **RECOMMENDATION**

That Council adopt the City of Cockburn Event Strategy 2014-2019, as shown in the attachments to the Agenda.



**COUNCIL DECISION**

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Clr Y Mubarakai that Council adopt the recommendation with the following amendments:

- (1) adopt the City of Cockburn Event Strategy 2014-2019, as shown in the attachments to the Agenda;
- (2) pursuant to Section 5.8 of the Local Government Act 1995 establish the Cockburn Community Events Committee;
- (3) pursuant to Clause 17.7(c) of the City of Cockburn Standing Orders Local Law stipulate the following Terms of Reference for the Committee:

*to provide recommendations to Council on the annual community events program (Summer of Fun) funded in the budget for the corresponding year in accordance with Council Policy SC 34 - Budget Management Clause (1) 5.0;*

- (4) pursuant to Section 5.10 of the Local Government Act 1995, appoint the following Elected Members to the Committee:
  1. Deputy Mayor Carol Reeve-Fowkes
  2. Clr Stephen Pratt
  3. Clr Lyndsey Wetton
  4. Clr Steve Portelli
  5. Clr Philip Eva
  6. Clr Yaz Mubarakai

and

- (5) require the inaugural meeting of the Committee to be held in time for the recommendations to be presented to the July 2014 Council Meeting for consideration.

**CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 7/2**

CLR LEE-ANN SMITH WISHED HER VOTE AGAINST THE MOTION TO BE RECORDED

**Reason for Decision**

The role of Council under the Local Government Act 1995, section 2.7 provides under sub-section 2a "Council oversee the allocation of Local Government Finances and Resources". This would be an appropriate oversight role under the requirements of the Act. The initial meeting of



the Committee needs to coincide with Council's timeframe for the adoption of a calendar of events for the forthcoming season.

### **Background**

The Corporate Business Plan 2013-2017 documents that an Event Strategy will be developed in 2013-14.

### **Submission**

N/A

### **Report**

The City of Cockburn provides an annual community events program, funded by up to 1% of rates income (Policy SC34). In addition to this event program, the City runs other events and workshops to support their function and objectives. These are run by a number of different business units.

The purpose of this Strategy is to ensure that events fulfil the relevant objectives in the Strategic Community Plan and other adopted Council strategies and policies. The Strategy will also ensure a consistency of standard in the provision of City event. There is no intent to homogenise the variety of these events.

Consultation has taken place with external stakeholders and internal stakeholders to form this Strategy. A Strengths Weaknesses Opportunities and Threats (SWOT) analysis was also undertaken to assist in the development of the Strategy. There are five specified Strategy areas with associated actions identified in the document, as follows:

#### *Strategy 1*

The City will offer an annual program of safe community events that have broad appeal across the community and where the main entertainment and most activities are free. This specific program is currently funded by up to a maximum 1% of rates income in accordance with Budget Management Policy SC34. This program of events and its budget must be approved by Council.

#### *Strategy 2*

All City Events will become more sustainable, as defined for the purpose of servicing and marketing the various events and functions provided by the City of Cockburn. This will include an appropriate formula for weighting the necessary sustainability principles to be applied to each event / function.





*Strategy 3*

Empower the community to conduct their own events.

*Strategy 4*

The City will facilitate and encourage activities which attract visitors to Cockburn to enhance local economic activity.

*Strategy 5*

All City events will be aligned with relevant City strategies and policies and used to promote other City services, where possible.

Sufficient budgets and adequate human resourcing are critical to the success of the strategy.

Success will be measured through the City's Community Perceptions Survey results and the achievement of actions identified in the Strategy.

Major City of Cockburn Events as at May 2014 include City of Cockburn public and invitation only events, however, does not include workshops or regular Service Unit programs.

<b><u>Event Name</u></b>	<b><u>Month</u></b>	<b><u>Venue</u></b>	<b><u>Service Unit</u></b>
Big Aussie Day BBQ Breakfast	January	Coogee Beach Reserve	Events
Citizenship, Australia Day	January	Administration Building	Executive Services
Seniors Night 1	January	Dalmatinac Club	Events
Summer Nights Concert 1	February	Success Regional Sport Facility	Events
Summer Nights Concert 2	March	Manning Park	Events
Hello Baby	March	Manning Park	Children's Services
Harmony Day	March	Spearwood Library; Harvest Lakes	Libraries Family Services
Youth Week Activities	April (1 <sup>st</sup> week)	Youth Centre	Youth Services
Coogee Beach Festival	April	Coogee Beach Reserve	Events
Skate Park Event	April	Atwell	Youth Services
Anzac Youth Parade	April	Memorial Park	Youth Services; Cockburn RSL; Events
Anzac Day Event	April	Memorial Park	Events; Cockburn RSL
Big Night IN	April	Youth Centre	Youth Services
Harvest Hoo Ha!	May	Harmony Oval	Events
Reconciliation Week	May	Various	Family Services & Seniors Centre
Show Off Exhibition	May	Memorial Hall	Cultural
Aboriginal Cultural Coach Tour	May	Cities of Cockburn, Melville & Fremantle	Community Services (Cities of Cockburn,

<u>Event Name</u>	<u>Month</u>	<u>Venue</u>	<u>Service Unit</u>
			Melville & Fremantle)
Library and Information week	3 <sup>rd</sup> week in May	Libraries	Libraries
International Families Day	May	Atwell Community Centre	Support Services
Pioneer's Luncheon	May	Dalmatinac Club	Executive Services
NAIDOC Week	July	Administration Building	Family Services
Big Night IN	April (Friday night)	Youth Centre	Youth Services
Seniors Night 2	July	Dalmatinac Club	Events
Local Government Week	August	Various	Corporate Communications
Hiroshima Day	August	Peace Park	Events
Children's Book Week & Reading Hour	3 <sup>rd</sup> Week in August	Libraries	Libraries
Aboriginal & Torres Strait Islander Children's Day	August	Coolbellup	Human Services
Bibra Lake Fun Run	September	Bibra Lake	Recreation Services
Battle of the Bands	September	Youth Centre	Youth Services
Teddy Bears Picnic	October	Manning Park	Human Services
Cockburn Rotary Spring Fair – incorporating Frosh	October	Manning Park	Cultural
Garage Sale Trail	October	Various	Waste Services
Fremantle / Cockburn Travel Smart Trek	October	Fremantle	Travel Smart Officer
Get Connected Expo	November	Administration Building	Community Development
Seniors Night 3	November	Dalmatinac Club	Events
Volunteer Emergency Services Dinner	November	Fremantle	Executive Services
Skate Park Event	November	Coolbellup	Youth Services
Annual Reference Group Event	November	Administration Building	Human Services
Celebrate Ability	December	Manning Park	Disability Services
Christmas Fairy Lights	December	Administration Building Forecourt	Events

## Strategic Plan/Policy Implications

### Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- Communities that are connected, inclusive and promote intergenerational opportunities.



- People of all ages and abilities to have equal access to our facilities and services in our communities.
- Promotion of active and healthy communities.
- The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.

#### **Leading & Listening**

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

#### **A Prosperous City**

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

#### **Environment & Sustainability**

- A community that uses resources in a sustainable manner.

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

As per attached draft Strategy.

#### **Legal Implications**

N/A

#### **Community Consultation**

Catalyse Focus Groups 2013

Catalyse Community Perceptions Survey 2013 – specific questions as a result of Focus Groups.

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

1. City of Cockburn Event Strategy 2014-2019
2. Catalyse Focus Groups Results 2013
3. Catalyse Community Perceptions Survey 2013 – specific questions

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

N/A

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

Nil.



**18. EXECUTIVE DIVISION ISSUES**

Nil

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

Nil

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

Nil

**21. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS**

Nil

**22 (OCM 12/6/2014) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE**

Clr Portelli requested that a policy be formulated to allow Council to arbitrate on negotiations between the City and any developer that proposes a development that will impact on the community by way of adding to traffic congestion. The aim is to ensure substantial developments are supported by appropriate infrastructure so that road and path upgrades are done in a timely manner to support the extra traffic created.

**23. CONFIDENTIAL BUSINESS**

Nil

**24 (MINUTE NO 5324) (OCM 12/6/2014) - 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**  
MOVED Clr S Pratt SECONDED Clr P Eva the recommendation be adopted.  
**CARRIED 9/0**

**25 (OCM 12/6/2014) - CLOSURE OF MEETING**

8.06 pm.

**CONFIRMATION OF MINUTES**

I, ..... (Presiding Member) declare that these minutes have been confirmed as a true and accurate record of the meeting.

Signed: ..... Date: ...../...../.....

