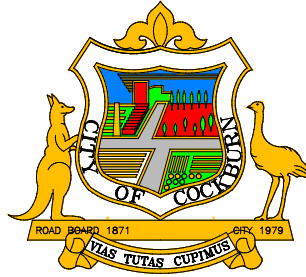


# **CITY OF COCKBURN**



## **ORDINARY COUNCIL**

## **AGENDA PAPER**

**FOR**

**THURSDAY, 8 AUGUST 2013**



# CITY OF COCKBURN

## SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 8 AUGUST 2013 AT 7:00 PM

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## **CITY OF COCKBURN**

### **AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 8 AUGUST 2013 AT 7:00 PM**

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**1. DECLARATION OF MEETING**

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

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

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

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

**5. APOLOGIES AND LEAVE OF ABSENCE**

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

**7. PUBLIC QUESTION TIME**

Nil

**8. CONFIRMATION OF MINUTES**

**8.1 (OCM 08/08/2013) - ORDINARY COUNCIL MEETING - 11 JULY 2013**

**RECOMMENDATION**

That Council adopt the Minutes of the Ordinary Council Meeting held 11 July, 2013 as a true and accurate record.

**COUNCIL DECISION**

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

**10. DEPUTATIONS AND PETITIONS**

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

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

**13. COUNCIL MATTERS**

**13.1 (OCM 08/08/2013) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 16 JULY 2013 (162/003) (RAVARD) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Grants and Donations

Committee Meeting held on 16 July 2013, and adopt the recommendations contained therein.

## **COUNCIL DECISION**

### **Background**

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

### **Submission**

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

### **Report**

Council approved a budget for grants and donations for 2013/14 of \$1,013,164 to be distributed as grants, donations and sponsorship. The Grants and Donations Committee is empowered to recommend to Council how these funds should be distributed.

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

#### **Community & Lifestyle**

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

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

## Budget/Financial Implications

Council approved a budget for Grants and Donations for 2013/14 of \$1,013,164. Following is a summary of the proposed grants, donations and sponsorship allocations.

### Summary of Proposed Allocations

Committed/Contractual Donations	\$415,824
Specific Grant Programs	\$414,340
Donations	\$138,000
Sponsorship	\$45,000
<b>Total</b>	<b>\$1,013,164</b>
Total Funds Available	\$1,013,164
<u>Less Total of Proposed Allocations</u>	<u>\$1,013,164</u>
Balance	\$0

*\* These allocated funds are available to be drawn upon in response to grants, donations and sponsorship applications from organisations and individuals.*

## Legal Implications

N/A

## Community Consultation

The position of Council is for the availability of grants and donations to be advertised through the City's website, local media, Cockburn Soundings, Council networks and related means.

It is recommended that advertising commence immediately following the Council decision to ensure a wider representation of applications.

## Attachment(s)

Minutes of the Grants and Donations Committee Meeting - 16 July 2013.

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

**13.2 (OCM 08/08/2013) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 18 JULY 2013 (026/007) (S DOWNING) (ATTACH)****RECOMMENDATION**

That Council receive the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 18 July 2013, and adopts the recommendations contained therein.

**COUNCIL DECISION****Background**

A meeting of the Audit and Strategic Finance Committee was conducted on 18 July 2013.

**Submission**

N/A

**Report**

The Audit and Strategic Finance Committee received and considered the following items:

1. **Delegated Authority and Authorised Persons Management Procedure**

As part of the 2012/13 Internal Audit review a formal assessment of the current system and associated procedures was undertaken and evaluated by the External Auditors.

As a result of this assessment, a recommendation was made to undertake a review of the Delegated Authority Register and the way in which functions delegated to staff are to be effectively recorded.

Further to this a complete review was undertaken and a Management Procedure prepared to address the internal system to effectively manage the process as well as meet statutory requirements.

2. Interim External Audit Report

The Interim External Audit Report ending 30 June 2013 was considered by Committee, which covered a review of the accounting and internal control procedures in operation, including testing of transactions in the following areas:

- Bank Reconciliations
- Purchases
- Payments and Creditors
- Rate Receipts and Rate Debtors
- Receipts and Sundry Debtors
- Payroll
- Investments
- General Accounting and IT Controls
- Registers (Tenders Register)
- Review of Council Minutes

The review also included some compliance matters. Internal controls were also examined for audit purposes.

3. Various Debts – Write-Off

Committee considered a listing of various debts and infringements which are required to be written off. These included Sundry Debtors and Law and Order Infringements.

**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**

As contained in the Minutes.

**Legal Implications**

As contained in the Minutes.

**Community Consultation**

N/A

**Attachment(s)**

Minutes of the Audit and Strategic Finance Committee Meeting – 18 July 2013.

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

N/A

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

Nil.

**14. PLANNING AND DEVELOPMENT DIVISION ISSUES**

**14.1 (OCM 08/08/2013) - COCKBURN CENTRAL ACTIVITY CENTRE PLAN LOCATION: VARIOUS - OWNER: VARIOUS (110/088) (C HOSSEN) (ATTACH)**

**RECOMMENDATION**

That Council supports the preparation of the Cockburn Central Activity Centre Plan and endorses the approach as described in the project plan contained within Attachment 1.

**COUNCIL DECISION**

**Background**

The Cockburn Central Activity Centre Plan (“The Plan”) was identified in the City’s Annual Business Plan 2013-14 as a key initiative. Moreover, the City’s Strategic Plan identifies the desire for Cockburn Central to grow in a sustainable manner into a Strategic Regional Centre.

The Plan is being prepared to plan in a proper and orderly manner, with the cooperation of the community, the evolution of the Cockburn Central Activity Centre into a Primary Centre by 2031.

The need to identify and plan for a network and hierarchy of Activity Centres for Perth that provide for a more equitable distribution of jobs and amenity is a key Structural Element of “*Directions 2031 and Beyond*” – the Western Australian State Government’s strategic plan for the Perth metropolitan and Peel regions (“Directions 2031”).

Currently Cockburn Central is identified as a Secondary Centre by Directions 2031 and State Planning Policy 4.2 (“SPP 4.2”). Secondary Centres, being the third level of centre offer a wide range of services, facilities and employment opportunities.

Cockburn Central, unlike many of the 18 other Secondary Centres, is not a retail dominated centre. The centre currently features a broad mix of uses including: retail, high density residential, mixed use developments, offices and multiple community facilities. This coupled with the high quality public transport links sets Cockburn Central apart from the other Secondary Centres. This trend of diversification is expected to continue with projects such as Cockburn Central West.

It is recommended that Council support the commencement of the Cockburn Central Activity Centre Plan.

### **Submission**

N/A

### **Report**

The Plan will provide for broad strategic direction to assist in the guidance of the form of future development within the Cockburn Central Activity Centre precinct. The Plan is not a statutory document but will act as a guide to future statutory planning instruments. The Plan is not intended to form the role of an Activity Centre Structure Plan as outlined in SPP 4.2. The Plan will also provide recommendations for coordinated upgrades to infrastructure and the public realm and fostering of stronger regional links *inter alia*.

The Plan is based around five key strategic themes; through which the shape, form and function of the future Cockburn Central Primary Centre will be drawn.





The five key themes are drawn from Directions 2031 and all future statutory planning instruments and initiatives of the City would be expected to justify how they consistent with the five key themes.

The Plan is seen as an important step for Cockburn Central, considering its strategic placement within the heart of the rapidly expanding south west corridor. More and more people see it as a highly desirable location in which to live, visit and invest. At the same time, the strains of the area presents unique challenges and opportunities, which demand careful study and reflection in terms of ensuring that planning for the area is suitable to enhancing opportunities residents, workers and visitors.

Importantly the Plan will seek to build on the previous experiences associated with the strategic direction of the area.

The Plan will seek to take the previous work further – examining in totality how Cockburn Central as an activity centre can be assisted in its growth to achieve its aspirations. The Plan will be developed through a comprehensive contextual and site analysis of the area, stakeholder and community and industry engagement, and the identification of major issues affecting the area.

Community Consultation will include a number of innovative engagement methods, including the use of a Digital Discussion Paper and Online interactive mapping tool.

The Plan will endeavour to widely engage with all relevant stakeholders and users of the Activity Centre.

The outputs of the Plan will include:

- A contextual, background and issues paper;
- A discussion paper and consultation outcomes report; and
- A finalised Activity Centre Plan including an implementation strategy.

It is recommended that Council support the commencement of the Cockburn Central Activity Centre Plan.

## **Strategic Plan/Policy Implications**

### **Growing City**

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

### **Community & Lifestyle**

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

### **Leading & Listening**

- Effective and constructive dialogue with all City stakeholders.

### **A Prosperous City**

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

### **Moving Around**

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

## **Corporate Business Plan**

The Cockburn Central Activity Centre Plan is a project identified within the adopted Corporate Business Plan to be undertaken by the Strategic Planning Department in 2013/2014.

## **Budget/Financial Implications**

The project will be undertaken internally by Council staff with any minor costs associated with the project being funded from the town planning studies budget.

## **Legal Implications**

N/A

### **Community Consultation**

The Cockburn Central Activity Centre Project Plan (Attachment 1) builds upon the community engagement work and responses already undertaken and documented within previous projects.

Complementing this information the plan incorporates a comprehensive stakeholder and community engagement process, including a landowner survey, community visioning forums, discussion paper and interactive online mapping tool and formal community consultation phase.

### **Attachment(s)**

Cockburn Central Activity Centre Plan Project Plan

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

N/A

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

Nil.

## **14.2 (OCM 08/08/2013) - COOLBELLUP REVITALISATION STRATEGY LOCATION: CITY OF COCKBURN OWNER: N/A (110/019) (R PLEASANT) (ATTACH)**

### **RECOMMENDATION**

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

### **COUNCIL DECISION**

### **Background**

The Coolbellup Revitalisation Strategy is the latest of the City of Cockburn's revitalisation projects. The Hamilton Hill Revitalisation Strategy is currently being finalised and the Phoenix Revitalisation

Strategy was completed in 2009. Both strategies provide a comprehensive plan to guide future development including guidance as to how future urban infill will be delivered and works required to facilitate improvements in the urban environment.

The need to identify infill development opportunities is in part a response to *"Directions 2031 and Beyond"* – the Western Australian State Government's strategic plan for the Perth metropolitan and Peel regions. The plan anticipates a population increase to 2.2 million by 2031, which will translate directly into the need for another 328,000 houses and 353,000 jobs. The City has been actively addressing this challenge through providing innovative planning responses via revitalisation strategies for the suburbs of Spearwood, Hamilton Hill and now what is proposed for Coolbellup.

Coolbellup is considered a unique suburb in which to examine infill development opportunities and associated revitalisation work due to the following factors:

- Being a well-connected inner ring suburb and in proximity to the new Fiona Stanley Hospital, Murdoch University Precincts and close to the Fremantle city centre and Phoenix activity centre.
- Being well serviced by infrastructure.
- The physical age of built form within the suburb being such that decisions for redevelopment and/or renewal are expected to be made by landowners over the coming years, providing the opportunity to consider whether redevelopment to other forms of housing (grouped and multiple) should take place.
- Providing the opportunity to support further improvements in the town centre in conjunction with increasing residential densities in areas close to the town centre.
- A unique age demographic, which sees the opportunity to explore more diverse responses in housing variety and form through the suburb.

### **Submission**

N/A

### **Report**

The Coolbellup Revitalisation Strategy will guide the form of future development of Coolbellup, with a key aim to provide opportunities to enhance the qualities of this existing neighbourhood. The Strategy is seen as an important step for Coolbellup, considering how its strategic placement within the heart of the rapidly expanding south west corridor sees it as a highly desirable location in which to live and invest. At the same time, the lifecycle of the suburb presents unique demographic

characteristics, which demand careful study and reflection in terms of ensuring that planning for the suburb is suitable to enhancing opportunities for current and future residents of Coolbellup.

Importantly the Strategy seeks to build on (and not simply ignore) the previous experiences associated with the first revitalisation strategy undertaken for the suburb over a decade ago. It is noted that this had a key focus on how social housing provision could be better managed for the suburb, and coincided with similar New Living initiatives which were popular through Perth during the 1990s.

The Strategy however will seek to take the previous work further – examining in totality how Coolbellup as a suburb can be assisted in its growth to achieve its aspirations. The Strategy will be developed through a comprehensive contextual analysis of the suburb, stakeholder and community consultation, and the identification of an effective infill development program, including:

- Identification of areas where infill development is desired;
- Development of guidelines and identification of appropriate dwelling types and densities to ensure compatibility with the existing character of the neighbourhood;
- Incentives for building new infill projects.
- Identification of possible community facilities and infrastructure required to support additional population growth.

The guiding principles of the Strategy are to:

- Preserve and enhance the unique character of Coolbellup by identifying context appropriate development.
- Provide opportunities for urban infill that meets the needs for the existing and future community of Coolbellup.
- Allow for a variety of housing types and designs, ensuring flexibility.
- Contribute to the urban infill aspirations of *Directions 2031*.
- Prioritise pedestrian orientated streetscapes and public spaces.
- Promote housing affordability broadly.

The outputs of the Coolbellup Revitalisation Strategy will include:

- A contextual and background assessment;
- A consultation outcomes report.
- An updated Revitalisation Strategy.

It is recommended that Council support the commencement of the Coolbellup Revitalisation Strategy.

## **Strategic Plan / Policy Implications**

### **Growing City**

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

### **Infrastructure**

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

### **Environment & Sustainability**

- A community that uses resources in a sustainable manner.

### **Moving Around**

- Infrastructure that supports the uptake of public transport and pedestrian movement.

## **Corporate Business Plan**

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

## **Budget/Financial Implications**

The project will be undertaken internally by Council staff with any minor costs associated with the project being funded from the town planning studies budget.

## **Legal Implications**

N/A

## **Community Consultation**

The Coolbellup Revitalisation Strategy Project Plan (Attachment 1) builds upon the community engagement work and responses already undertaken and documented within previous projects including: the 1999-2003 Coolbellup Revitalisation Strategy (which included the development of the 3 schools sites in Coolbellup), and surveys such as the Community Perceptions Survey undertaken annually by the City.

Complementing this information the plan incorporates a comprehensive stakeholder and community engagement process, including a

landowner survey, community visioning forums, and formal community consultation phase.

**Attachment(s)**

Coolbellup Revitalisation Strategy Project Plan

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

N/A

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

Nil.

**14.3 (OCM 08/08/2013) - HOUSING AFFORDABILITY AND DIVERISTY STRATEGY PROJECT PLAN (110/089) (D DI RENZO) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) endorse the Project Plan for the Housing Affordability and Diversity Strategy; and
- (2) support the preparation of the Housing Affordability and Diversity Strategy as described within the Project Plan.

**COUNCIL DECISION**

**Background**

The City of Cockburn, like much of Western Australia, is facing a significant challenge in housing affordability.

There has been a growing focus on the requirement for action and cooperation across all levels of government to address housing affordability issues, particularly evidenced by the Council of Australian Governments ("COAG") National Affordable Housing Agreement 2009. The National Affordable Housing Agreement aims to ensure that all Australians have access to affordable, safe and sustainable housing.

Local Government has an important role to play in facilitating affordable and diverse housing. The City has recognised the importance of this issue in the Strategic Community Plan which identified the provision of diverse housing to respond to changing needs as a key objective. Access to secure, appropriate and affordable housing is a fundamental requirement and an essential component of an inclusive and sustainable city.

Examination of housing affordability and diversity often occurs as part of a local housing strategy. These generally comprise an analysis of local housing supply and demand, future oriented demographic and market trends, as well as policy statements and recommendations for planning processes, town planning schemes, and development controls.

The City's approach has been to develop urban revitalisation strategies which serve the function of a local housing strategy. The City has adopted two urban revitalisation strategies - the Phoenix Central Revitalisation Strategy and Hamilton Hill Revitalisation Strategy, and project planning has commenced for the Coolbellup Revitalisation Strategy.

This approach has been successful in the City, and in accordance with the City's Strategic Community Plan this approach is proposed to continue.

However, in addition to the preparation of urban revitalisation strategies, it is considered that the issue of housing affordability and diversity needs to be examined across the whole of the City. It is therefore proposed that a Housing Affordability and Diversity Strategy be prepared as part of the review of the Local Planning Strategy and Town Planning Scheme.

### **Submission**

N/A.

### **Report**

It is proposed that a Housing Affordability and Diversity Strategy be prepared to identify current and projected housing needs in the City of Cockburn, establish roles and responsibilities in relation to affordable and diverse housing, and outline a range of actions the Council will pursue to improve housing affordability and diversity.

The Project Plan (Attachment 1) sets out the project vision, scope and content of the proposed Strategy in detail.



The key objectives of the Housing Affordability and Diversity Strategy are:

- To provide residents with access to housing that is appropriate to their needs in terms of size, physical attributes, and location;
- To promote a range of housing that is affordable and appropriate to households of varying financial capacity, including an adequate supply of housing that is affordable for very low, low and moderate-income households;
- To facilitate a variety of housing types in locations that are accessible to public transport, employment, essential services, and social/support networks;
- To promote affordable living, taking into consideration the total cost of living in a dwelling, including energy and water consumption, ongoing maintenance, the price of transport to access employment and essential services, and other daily needs impacted by location.

To summarise, it is proposed that the Strategy comprise the following key elements:

- Housing needs and market analysis to determine current and projected housing needs, taking into account areas beyond the City's boundary as appropriate;
- Identification of barriers to affordable and diverse housing including an assessment of the planning framework against the key outcomes of the housing needs and market analysis;
- Overview and assessment of planning mechanisms for delivering affordable and diverse housing, including various incentive possibilities;
- Identifying partnership, leadership and advocacy roles for the City, including strategies for Council owned land;
- Setting out local government and key stakeholder roles and responsibilities.

The Strategy will assist in the implementation of actions identified in a number of the City's Corporate Strategic Plans, including the following:

City of Cockburn Strategic Community Plan 2012-2022

*Diversity of housing to respond to changing needs and expectations (1.1.4)*

*Ensure our strategic land use planning in the form of: the Local Planning Strategy, Town Planning Scheme, revitalisation strategies and structure plans, achieves a robust planning framework delivering adequate supply and diversity in housing choice.*

#### City of Cockburn Age Friendly City Strategic Plan

One of the key outcomes of the City's Age friendly City Strategic Plan is that the ageing population in the City of Cockburn has access to affordable suitable housing options that allow them to age safely and be socially supported within the community to which they belong.

#### City of Cockburn Youth Services Strategic Plan

The City's Youth Services Strategic Plan identifies that there is insufficient crisis and transitional housing options for young people in Cockburn with Anglicare operating the only service. The Housing Affordability and Diversity Strategy will provide the opportunity to examine crisis and transitional housing, and housing requirements for young people generally.

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

#### **Community & Lifestyle**

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

#### **Environment & Sustainability**

- A community that uses resources in a sustainable manner.
- Infrastructure that supports the uptake of public transport and pedestrian movement.

**Corporate Business Plan**

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

**Budget/Financial Implications**

The project will be funded from municipal funds.

**Legal Implications**

N/A.

**Community Consultation**

Preparation of the draft Housing Affordability and Diversity Strategy will involve liaison with key stakeholders. The draft Housing Affordability and Diversity Strategy will subsequently be presented to Council for adoption for community consultation.

The City will undertake a 30 day period of community consultation, and the outcomes will inform the preparation of the final Housing Affordability and Diversity Strategy.

**Attachment(s)**

Housing Affordability and Diversity Project Plan

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

N/A.

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

Nil.

**14.4 (OCM 08/08/2013) - PROPOSED ADOPTION OF SCHEME AMENDMENT NO. 98 TOWN PLANNING SCHEME NO. 3 - APPLICANT: DEVELOPMENT PLANNING STRATEGIES (109/033) (R COLALILLO) (ATTACH)**

**RECOMMENDATION**

That Council

(1) adopt for final approval Amendment No. 98 to City of Cockburn Town Planning Scheme No.3 (“Scheme”) for the purposes of:

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

<p>Infrastructure and administrative items to be funded</p>	<p><u><i>Regional</i></u>                  Coogee Surf Club                  Wetland Education Centre/Native Ark                  Cockburn Central Recreation and Aquatic Centre                  Cockburn Central Community Facilities                  Visko Park Bowling and Recreation Club                  Coogee Golf Complex (excluding the pro shop and restaurant components)                  Bibra Lake Management Plan Proposals                  Atwell Oval</p> <p><u><i>Sub Regional—East</i></u>                  Cockburn Central Library and Community Facilities                  Cockburn Central Playing Fields                  Anning Park Tennis                  Cockburn Central Heritage Park                  Bicycle Network—East</p> <p><u><i>Sub Regional—West</i></u>                  North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne)                  Phoenix Seniors and Lifelong Learning Centre                  Beale Park Sports Facilities                  Western Suburbs Skate Park                  Bicycle Network—West                  Dixon Reserve/Wally Hagen Facility                  Development (excluding the café)</p>
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		<p>component)</p> <p><u>Local</u> Lakelands Reserve Southwell Community Centre Hammond Park Recreation Facility Frankland Reserve Recreation and Community Facility Munster Recreation Facility</p> <p><b>Banjup Playing Field (including land cost)</b> <b>Banjup Community Centre (including land cost)</b></p> <p><i>Administrative costs including –</i> Costs to prepare and administer the Contribution Plan during the period of operation (including legal expenses, valuation fees, cost of design and cost estimates, proportion of staff salaries, computer software or hardware required for the purpose of administering the plan).</p> <p>Cost to prepare and review estimates including the costs for appropriately qualified independent persons.</p> <p>Costs to prepare and update the Community Infrastructure Cost Contribution Schedule.</p> <p><b>Costs including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.</b></p>
		<p>(2) require the amendment documentation be signed and sealed and then submitted to the Western Australian Planning Commission (“WAPC”) along with the steps taken to advertise the amendment with a request for the endorsement of final approval by the Hon. Minister for Planning; and</p> <p>(3) advise the proponent of Council’s decision accordingly.</p>

## COUNCIL DECISION

### Background

The City through its existing Development Contribution Plan 13 (“DCP13”) has catered for the requirements of community facilities and services at the local, subregional and regional level. These were based on a forecast number of dwellings and did not include the forecast dwellings resulting from the proposed redevelopment of the former Banjup Quarry site at Lot 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road, Banjup (“subject land”). This was because they were prepared prior to the proposal for urbanisation of this area. Scheme Amendment No. 98 seeks to address this point, to ensure that the urbanisation of the Banjup subject land and its associated community infrastructure requirements are catered for by the Scheme.

This Scheme amendment was lodged by Development Planning Solutions (“DPS”) on behalf of Stockland WA Development Pty Ltd (“Stockland”), the owners of the subject land. At the time of lodgement, the subject land was in the process of being rezoned from ‘Rural – Water Protection’ to ‘Urban’ under the Metropolitan Region Scheme (“MRS”) and from ‘Resource’ to ‘Development’ under the Scheme (via Scheme Amendment No. 95).

The subject land is now zoned ‘Urban’ under the MRS and is in the final stages of being rezoned to ‘Development’ with Scheme Amendment No. 95 having been adopted by Council and submitted to the WAPC for final approval.

The purpose of this report is to therefore consider Amendment No. 98 for final adoption by Council.

### Submission

N/A

## Report

### Background

A Draft Structure Plan has been prepared by DPS and lodged with the City in support of the proposed urbanisation of the subject land. The Draft Structure Plan provides for residential development, retirement living, public open space, a town centre and a primary school. The Draft Structure Plan was adopted by Council at its 9 May 2013 Ordinary Meeting subject to the finalisation of Amendment No. 95 and various other conditions.

The proposed additional development proposed by the Draft Structure Plan results in a proportional increase in the community facilities which are required to service the future community. The proposed community facilities include a full size playing field and a community centre.

In view of the above, proposed Scheme Amendment No. 98 seeks to modify the provisions of the City's existing DCA13 within the Scheme to include additional items as a result of the future proposed urbanisation of the subject land to meet the requirements of future community/s in the locality.

Council at its meeting held on 13 December 2012 resolved to initiate Scheme Amendment No. 98 to the Scheme for the purpose of advertising. Advertising is now complete and the purpose of this report is for Council to consider Amendment No. 98 for adoption in light of any submissions received.

### Proposed Additions to Development Contribution Plan 13

In accordance with the requirements of State Planning Policy 3.6 - Development Contributions for Infrastructure ("SPP3.6") and the Scheme, an analysis of community facilities and services requirements for the Draft Banjup Structure Plan area has been undertaken by the applicant in consultation with the City. As a result of the analysis, it is proposed to add two infrastructure items to the existing DCA13 being a full size playing field and a community centre. The particulars of these items are contained within Attachment 1.

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

### Consultation

The Scheme Amendment was referred to the Environmental Protection Authority ("EPA") in accordance with Section 82 of the *Planning and Development Act 2005*. The EPA advised that the overall environmental impact of the amendment would not be severe enough to warrant formal assessment under the Environmental Protection Act.

The amendment was subsequently advertised seeking public comment in accordance with the *Town Planning Regulations 1967* for not less than 42 days. A copy of the draft updated Development Contribution Plan No. 13 Report (including updated DCP13 estimated cost contribution schedule and capital expenditure plan) was advertised with the Amendment.

No submissions were received during the advertising period and as a result, no modifications are proposed to the Amendment.

### Conclusion

It is recommended that Amendment No. 98 be adopted by Council and forwarded to the WAPC for final approval.

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

#### **Infrastructure**

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

#### **Community & Lifestyle**

- Promotion of active and healthy communities.

### **Budget/Financial Implications**

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

### **Legal Implications**

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



### Community Consultation

In accordance with the *Town Planning Regulations 1967* consultation was undertaken following receipt of advice from the EPA advising that the proposal was environmentally acceptable. The Amendment was advertised for a period of 42 days from 21 May 2013 to 2 July 2013. The proposal was advertised in the newspaper, on the City's website and letters were sent to affected landowners.

No submissions were received at the conclusion of advertising.

### Attachment(s)

Scheme Amendment No. 98 document.

### Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the 8 August 2013 Council Meeting.

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

Nil.

#### 14.5 (OCM 08/08/2013) - CLOSURE OF PORTION OF ROAD AND CREATION OF CROWN LAND PARCEL OF LAND LOCATION: MIDGEGOROO AVENUE (NORTH LAKE ROAD), COCKBURN CENTRAL OWNER: LANDCORP APPLICANT: MCMULLEN NOLAN GROUP (6006139, 160/001, 041/004) (L GATT) (ATTACH)

#### RECOMMENDATION

That Council

- (1) subject to the lodgement of a deposited plan at landgate detailing the extent of the road closure and the new road, request the Minister for Lands to realign by closure and amalgamation a portion of the road reserve for North Lake Road / Midgegooroo Avenue, Cockburn Central in accordance with Section 58 of the Land Administration Act 1997;
- (2) supports the land resulting from the road closure being purchased by the adjoining landowner (Landcorp) as per the normal procedures of the *Land Administration Act 1997*; and

- (3) require that the Deposited Plan prepared for this purpose also include the WAPC's Cockburn Central West landholding, and show the parent lot subdivision of this land and the resulting land precinct that will be allocated to the City as a Crown reserve with power to lease to facilitate the construction of the City's future integrated sports facility.

## COUNCIL DECISION

### Background

A request has been received on behalf of the adjoining landowner to close a portion of road reserve and amalgamate it with the Cockburn Central West (CCW) development currently taking place. The purpose of this report is to consider this request.

### Submission

By way of letter dated 27 June 2012, McMullen Nolan Group requested that the City initiate the closure of the portion of the current North Lake Road / Midgegooroo Avenue road reserve and amalgamate it into adjoining Lot 9504 on DP57009. A copy of the letter is at Attachment 1. This is on behalf of Landcorp, who are developing the Cockburn Central project.

### Report

The subject area to be closed is a 1.7654ha portion of land and is currently an existing road (North Lake Road) that was created during the original subdivision of the area. However this will no longer be required due to the realignment of and creation of Midgegooroo Avenue for Cockburn Central Stage 2 works.

The City has been involved in respect of the detailed planning for the road design and as one of the conditions of subdivision approval of the Cockburn Town Centre Stage 2 has entered into a legal agreement with Landcorp to design and construct the road.

North Lake Road is currently still in use and as a part of the Cockburn Central Stage 2 works will be realigned to create Midgegooroo Avenue.

The proponent has requested that the 1.7654ha of land required to realign and create Midgegooroo Avenue be amalgamated with the land to the east owned by Landcorp.

The City's Engineering department have consented to the design subject to a few minor modifications however these will not amend the area subject to the proposed road closure. A copy of the location plan is provided as Attachments 2 & 2A.

The City's Engineering Department have commented as below:

- a truncation will need to be provided at the Midgegooroo Avenue / North Lake Road corner when Lot 9504 is subdivided; and
- that the road closure is not to come into effect until the realigned section of Midgegooroo Avenue is physically constructed and a connection with existing road networks are made as per the design drawings approved by the City.

Based on the information from the City's Engineering Department, the Minister for Lands will not be notified to proceed with the closure until such time as the clearance has been provided by the City's Engineering Department.

The City advertised the proposed road closure in the local newspaper on 13 August 2012 and there were no submissions received.

All service providers have been contacted, and there were no objections to the closure and realignment.

The proponent has agreed in writing to meet all costs associated with the proposed road closure, a copy of which is provided within Attachment 3.

During the time in considering the road closure, the City's new integrated sports facility has reached a point where it is now critical that the City secures its required landholding to accommodate the new integrated sport facility. This land is adjoining the road closure land, and involves the same proponent Landcorp that is involved in the road closure request. The City has secured agreement from the owners of the Cockburn Central West land, the WAPC, to provide the City with its required landholding to accommodate the facility. This will be in the form of a Crown reserve to the City with power to lease. A copy of the letter of support from WAPC can be viewed at Attachment 4.

But in order to do this the City needs to secure a Deposited Plan via the WAPC to obtain the required parent subdivision of the CCW landholding such that the WAPC can then request the creation of the Crown reserve with power to lease to the City. It is considered

appropriate to associate this with this road closure matter, given that it will involve changes to all landholdings in the area.

It is therefore recommended that Council support the request, subject to the requirements contained in the officer recommendation.

### **Strategic / Policy Implications**

#### **Growing City**

- Development that is soundly balanced between new and existing areas.
- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.

#### **Moving Around**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

Provisions of the *Land Administration Act 1997*.

### **Community Consultation**

The proposal was advertised on 13 August 2012, in accordance with Section 58 of the *Land Administration Act 1997*. No objections have been received.

### **Attachment(s)**

1. Letter of request from McMullen Nolan Group
2. Location Plans
3. Letter confirming Landcorp will pay all associated costs.
4. Letter of support from WAPC for creation of crown reserve.

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 August 2013 Ordinary Council Meeting.

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

Nil.

**14.6 (OCM 08/08/2013) - CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 101 FOR FINAL ADOPTION - LOT 10 AND 11 BRENCHLEY DRIVE, ATWELL - OWNER: ATWELL GREENS PTY LTD - APPLICANT: WHELANS (109/032) (C HOSSEN) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) endorses the Schedule of Submissions prepared in respect of Amendment No. 101 to City of Cockburn Town Planning Scheme No. 3 (“Scheme”);
- (2) in pursuance of Section 75 of the Planning and Development Act 2005, adopt for final adoption Amendment 101 to the Scheme for the purposes of:
  1. Rezoning portion of Lot 10 and 11 Brenchley Drive, Atwell from “Residential R20” to “Residential R40”.
  2. Rezoning portion of Lot 10 and 11 Brenchley Drive, Atwell from “Residential R20” to “Parks and Recreation” reserve.
  3. Amending the Scheme Map accordingly.
- (3) in anticipation of the Hon. Minister’s advice that final approval will be granted, the amendment documents be signed, sealed and forwarded to the Western Australian Planning Commission; and
- (4) advise all submitters to Amendment No. 101 of Council’s decision accordingly.

**COUNCIL DECISION**

**Background**

The subject land comprises a portion of Lots 10 and 11 Brenchley Drive, Atwell and is zoned “Urban” under the Metropolitan Region Scheme (“MRS”) and “Residential “R20” under the City’s Town Planning Scheme No. 3 (“Scheme”).

The subject site is located between Brenchley Drive, the Kwinana Freeway and existing Residential development to the south. Atwell Reserve and Brenchley Park are located to directly to the east and north of the site, respectively.

The site is subject to an existing approved subdivision (WAPC ref: 144837) for 24 residential lots and a cul-de-sac. Site works associated with the approved subdivision are currently underway.

At its Ordinary Council Meeting held on 14 March 2013 Council resolved to initiate Amendment No. 101 to City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The amendment was subsequently referred to the Environmental Protection Authority who granted consent to advertise. The amendment was subsequently advertised for public comment for a period of 42 days between the 11 June to 23 July 2013; in accordance with the requirements of the *Town Planning Regulations 1967*.

A total of 4 submissions were received. The purpose of this report is to consider the amendment for final adoption in light of the advertising process having taken place.

### **Submission**

The Proposed Scheme Amendment has been lodged by Whelans Town Planning on behalf of the Landowner, Atwell Greens Pty Ltd.

### **Report**

The Proposed Scheme Amendment seeks to amend the Scheme by rezoning a portion of Lot 10 and Lot 11 Brenchley Drive, Atwell from "Residential R20" to "Residential R40" and "Parks and Recreation".

The proposal seeks to rezone two individual parcels to R40. The two parcels are located in the north of the subject site, on either side of the yet to be constructed cul-de-sac. The two areas to be rezoned to R40 have a total an area of 3,328 m<sup>2</sup>.

The area to be rezoned for Parks and Recreation is 401m<sup>2</sup> in size and will be incorporated into Brenchley Park. This land is required, as a condition of the previously mentioned subdivision approval, to be ceded to the Crown free of cost in accordance with Section 152 of the Planning and Development Act 2005. The rezoning of this land to 'Parks and Recreation' is a logical proposal and will ensure that the extension of Brenchley Park is zoned appropriately for its land use.

Directions 2031

Directions 2031 seek to establish a 50% increase in current average residential densities from the current average of 10 dwelling per gross hectare of urban zoned land. The approved subdivision on Lots 10 and 11 Brenchley Avenue currently allows for development of 27 dwellings at a density of R20. The applicant has noted that under the proposed densities this could realistically be increased to 34 for grouped housing or 39 for multiple dwellings. Therefore the increase in total dwelling yield on the overall site would be between 7 and 12.

The applicant has listed a number of justifications to rationalise the proposed rezoning to R40. These include:

1. Variety of zoning leading to variety in housing stock; and
2. Proximity to Open Space

With regard to point 1 above, Directions 2031 and Liveable Neighbourhoods discuss the importance of ensuring a variety of housing stock provision in providing choice and affordability.

With regard to point 2 above, Liveable Neighbourhoods notes the benefits of locating areas of higher density in proximity to areas of higher amenity, such as parks. Moreover, with the possibility of multiple dwellings the likelihood of better passive surveillance of the surrounding areas of public open space is strong.

Community Consultation

A total of 5 submissions were received. No objections were raised by adjoining landowners or servicing/government authorities. The submissions are addressed in detail in the Schedule of Submissions and raise no material matters which impact on the consideration of this proposal.

Conclusion

In summary it is recommended that Council adopt for final adoption the proposed Scheme Amendment No.101.

**Strategic Plan/Policy Implications****Growing City**

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

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

### **Community & Lifestyle**

- Communities that take pride and aspire to a greater sense of community.
- Safe communities and to improve the community's sense of safety.
- Promotion of active and healthy communities.

### **Environment & Sustainability**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

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

### **Community Consultation**

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

### **Attachment(s)**

1. Locality Plan
2. Current and Proposed Zoning Map
3. Schedule of Submissions

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

The Proponent(s) have been advised that this matter is to be considered at the 8 August 2013 Council Meeting.



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

Nil.

### 14.7 (OCM 08/08/2013) - INITIATION OF PROPOSED AMENDMENT 102 TO TOWN PLANNING SCHEME NO. 3 (109/036) (C CATHERWOOD) (ATTACH)

#### RECOMMENDATION

That Council

- (1) in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No. 3 by:
  1. Deletion of Restricted Use 12 (RU12) from Schedule 3 and amending the Scheme map accordingly.
  2. Deletion of Additional Use 15 (AU15) from Schedule 2 and amending the Scheme map accordingly.
  3. Deletion of Special Use 26 (SU26) from Schedule 4.
- (2) upon preparation of the Amendment documentation, the Amendment be referred to the Environmental Protection Authority in accordance with Section 81 of the Act; and
- (3) advertise the Amendment for a period of 42 days in accordance with the Regulation, following receipt of advice from the Environmental Protection Authority advising that the Amendment is not subject to a formal environmental assessment.

#### COUNCIL DECISION

#### Background

Previous amendments to the City's Town Planning Scheme No. 3 ("the Scheme") (Amendments 82 and 89) have sought to bring the City's

Scheme into alignment with the Metropolitan Region Scheme ("MRS"), specifically MRS Amendment 1180/71 which rezoned the area known as 'Cockburn Coast'.

However, there are several issues which still require further attention following the WA Planning Commission and Minister's consideration of the above mentioned amendment before the full intent of the MRS amendment can be implemented. These are deletion of:

1. Restricted Use 12 (RU12) from Schedule 3 and amending the Scheme map accordingly.
2. Additional Use 15 (AU15) from Schedule 2 and amending the Scheme map accordingly.
3. Special Use 26 (SU26) from Schedule 4.

There are a number of previous scheme amendments and planning documents which are relevant to this proposal.

#### Cockburn Coast District Structure Plan

The Cockburn Coast District Structure Plan ("CCDSP") has been prepared by the Western Australian Planning Commission ("WAPC") to guide future land use and transport initiatives within the area stretching between South Beach and the Port Coogee marina. The WAPC endorsed the CCDSP in August 2009.

The CCDSP sets a framework for future redevelopment of the Cockburn Coast area as an intensive, vibrant, mixed use coastal urban environment. It contains provisions relating to the desirable character of identified precincts, including land use mix, height and built form elements. It provides a framework for guiding development, and furthering local level planning and decision making.

#### Metropolitan Region Scheme Amendment No.1180/41

The WAPC resolved to amend the Metropolitan Region Scheme ("MRS") to rezone the North Coogee industrial area to reflect the outcomes of the CCDSP (MRS Amendment No.1180/41). The area was rezoned to 'Urban' via this amendment gazetted 6 September 2011.

#### Amendment No. 82 (Cockburn Coast Industrial Area and Newmarket Precinct)

Council previously adopted Amendment No. 82 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") at the meeting of 17 March

2011 for final approval. Amendment No. 82 was gazetted on 28 August 2012.

The purpose of Amendment No. 82 was to modify the Scheme in such a way so as to implement the outcomes of the Cockburn Coast District Structure Plan ("CCDSP") for the Newmarket Precinct. It also sort to introduce 'interim' provisions south of the Newmarket precinct via changes to the then Restricted Use 9 and the introduction of a new Special Use 26.

Prior to finalisation of Amendment No. 82, a further amendment (Amendment No. 89) progressed to the point where Council resolved to advise the WAPC there was no need to include these 'interim' provisions contemplated by Amendment No. 82.

City officers also pointed out to WAPC staff there were other uses (Restricted Use 12 and Additional Use 15) which would need to be addressed.

In its final consideration, the WAPC and the Minister determined to delete the Restricted Use 9 provisions, but still introduce a new Special Use 26. No changes were made to delete Restricted Use 12 or Additional Use 15. Verbal advice was provided from WAPC this could be addressed in consideration of Amendment No. 89, which at that time had just been submitted to WAPC for final approval.

These are the uses which now need to be deleted (via this new amendment) as they are at odds with the new 'Development' zone.

#### Amendment No. 89 Cockburn Coast District Structure Plan Part 2 (formerly referred to as 'Master Plan')

Scheme Amendment No. 89 was gazetted in April 2013, introducing a 'Development' zone (Development Area No. 33) for the Cockburn Coast area.

Development Area provisions set out the requirements for local structure plans, and set out the requirements for urban development in the area. These can now be found in Schedule 11 of the Scheme under Development Area No. 33. The requirements seek to ensure the targets and objectives set out in the Cockburn Coast District Structure Plan Part 1 and Part 2 can be achieved.

As part of its final approval of Amendment No. 89, Council resolved to advise the WAPC there was no need to include the 'interim provisions' contemplated by Amendment No. 82.

City officers also pointed out to WAPC staff there were other uses (Restricted Use 12 and Additional Use 15) which would need to be addressed. Further discussion on the rationale for this is set out further below in the Town Planning Context section of this report.

As discussed above, these interim provisions are at odds with the new 'Development' zone. In its final consideration, the WAPC and the Minister determination applied a number of changes on the scheme map but not to the scheme text. This is not ideal, does not assist in the implementation of the MRS, and now requires resolution via this new amendment.

### **Submission**

N/A

### **Report**

The proposed amendment relates to three properties:

- Lot 1 Bennett Avenue, North Coogee;
- Lot 200 Cockburn Road, North Coogee; and
- Lot 222 Cockburn Road, North Coogee.

The subject lots are zoned 'Urban' under the Metropolitan Region Scheme. The area is part of the land rezoned from 'Industry' to 'Urban' via MRS Amendment No. 1180/41 to reflect the outcomes of the Cockburn Coast District Structure Plan.

All three lots are currently zoned 'Development Zone' under the City's Town Planning Scheme No. 3 and are contained within Development Area No. 33 (Cockburn Coast).

The scheme particulars for each lot are described under separate sections below.

#### Lot 200 Cockburn Road, North Coogee

The Scheme map annotates this property as 'RU12' or Restricted Use 12.

Schedule 3 of the Scheme lists this property as 'Restricted Use 12' which includes the following uses and conditions:

Restricted Use	Conditions
Light Industry, Service Industry, and Manufacture of Composite Materials and uses incidental to the Manufacturing of composite materials as determined by Council.	Planning approval including compliance with the Environmental Protection (Noise) Regulations 1997 and nuisance provision of the Health Act 1911 of the City of Cockburn Local Government Act Local Laws 2000.

The restricted use provisions contained within the City's Town Planning Scheme No. 3 are consistent with the Model Scheme Text and read:

*"4.6. Restricted uses*

*Despite anything contained in the Zoning Table, the land specified in Schedule 3 may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule 3 with respect to that land.*

*Note: A restricted use is the only use or uses that are permitted on a specific portion of land and other uses that would otherwise be permissible in the zone are not permitted".*

The relevance of the underlying zoning of the land is integral in reading this clause. When the Restricted Use was introduced the land was zoned 'Industry'. A particular issue with Restricted Uses is they prevent the land being used for any other uses.

The current development approval (for manufacturing of composite materials) expires 29 April 2014 and is only valid for 5 years. An advice note was included on the approval indicating the area was impacted by future planning for the Cockburn Coast District Structure Plan. The business which this approval provided for has now vacated the site.

Council are not likely to approve future uses in line with the current Restricted Use provisions as this is contrary to the intent of the new 'Development' zone. It is arguable that when Council sought to remove the 'Industry' zone to implement the intent of the MRS then implicitly they also sought to remove the Restricted Uses intrinsically linked to that zone.

In this case, Restricted Use 12 prevents the proper implementation of the MRS amendment to 'Urban' as the Restricted Use is industrial in nature. To not remove the Restricted Use would be inconsistent with section 124 of the Planning and Development Act 2005, in that it creates an impediment to the implementation of the MRS rezoning from Industrial to Urban.

The purpose of the amendment as it relates to this property is to explicitly delete Restricted Use 12 to enable proper implementation of the 'Development' zone.

Lot 222 Cockburn Road, North Coogee

The Scheme map annotates this property as 'AU15' or Additional Use 15.

Schedule 2 of the Scheme lists this property as 'Additional Use 15' which includes the following uses and conditions:

Additional Use	Conditions
Drum Recycling which is limited to the cleaning and reclamation of Steel and Plastic containers together with their handling and storage.	(nil)

The additional use provisions contained within the City's Town Planning Scheme No. 3 are consistent with the Model Scheme Text and read:

*"4.5. Additional uses*

*Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.*

*Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land."*

The relevance of the underlying zoning of the land is integral in reading this clause. When the Additional Use was introduced the land was zoned 'Special Industry A' but the use was considered to be a non-conforming use. The building at the front has been utilised for nearly 40 years as a drum cleaning plant.

Amendment 162 to Town Planning Scheme No. 2 was introduced in 1996 to provide for expansion of this use through Additional Use 15. Expansion is not allowed under the non-conforming use provisions of the scheme.

In 1999, Council wrote to the landowner advising the State Government were reviewing planning of the area (through the North

Coogee Master Plan Review Study) and this may result in rezoning to residential. However, with Additional Use 15 provisions in place, the rear hardstand area was granted a 4 year approval to store containers. This expires 4 October 2014.

Council are not likely to approve future uses in line with the current Additional Use provisions as this is contrary to the intent of the new 'Development' zone. It is arguable that when Council sought to remove the 'Industry' zone to implement the intent of the MRS then implicitly they also sought to remove the Additional Uses intrinsically linked to that zone.

In this case, Additional Use 15 prevents the proper implementation of the MRS amendment to 'Urban' as the Additional Use is industrial in nature. To not remove the Additional Use would be inconsistent with section 124 of the Planning and Development Act 2005, in that it creates an impediment to the implementation of the MRS rezoning from Industrial to Urban.

The purpose of the amendment as it relates to this property is to explicitly delete Additional Use 15 to enable proper implementation of the 'Development' zone. This would return the use to a similar situation as in 1996, in that it would again become a non-conforming use. Based on the evaluation of planning approvals for these three sites, only this property (Lot 222 Cockburn Road) would have non-conforming use rights.

Pursuant to Clause 4.8 of the Scheme, the continued use of land is allowed for the purpose for which it was being lawfully used immediately prior to the date of gazettal of the zoning change. Non-conforming use rights also allow the carrying out of development that was approved prior to the date of gazettal of the zoning change.

Pursuant to clause 4.9 of the Scheme a person cannot alter or extend a non-conforming use without planning approval. If a non-conforming use is discontinued for a period of six months the use of the land and buildings thereafter must be consistent with the provisions of the Scheme relating to the new zoning.

#### Lot 1 Bennett Avenue, North Coogee

Schedule 4 of the Scheme lists this property as 'Special Use 26' which includes the following uses and conditions:

Special Use	Conditions
Industry – Light Industry – Service Industry – Cottage Health Studio Warehouse Recreation – Private Office Public Amusement Showroom Shop Recreation Centre Storage Yard	Planning Approval that will be subject to a five year limit.
General Industry (material recovery facility)	The existing planning approval (DA09/0442) for the general industry (material recovery facility) located on Lot 1 Bennet Avenue North Coogee expires on 12 January 2013. The local government may grant an extension to this planning approval subject to it being satisfied that— <ol style="list-style-type: none"> <li data-bbox="874 1003 1399 1182">i. An extension in planning approval will not inhibit the ability for adjoining or nearby land to be developed for residential or other urban purposes.</li> <li data-bbox="874 1189 1399 1330">ii. An extension in planning approval will facilitate the orderly transition of the existing use away from the land.</li> <li data-bbox="874 1337 1399 1440">iii. An extension in planning approval will be no more than a single, once off, five year term.</li> </ol>

The special use provisions contained within the City's Town Planning Scheme No. 3 are consistent with the Model Scheme Text and read:

*“4.7 Special Uses*

*4.7.1*

*Special use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table*

*4.7.2*

*A person must not use any land, or any structure or buildings on land, in a special use zone except for the purpose set out against that land in*



*Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.*

*Note: Special Use Zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.”*

When the Special Use was introduced the land was zoned ‘Industry’. A particular issue with Special Uses (similar to Restricted Uses) is they prevent the land being used for any other purpose.

The last development approval issued under TPS3 for this site (for a General Industry) was only valid for 5 years and expired 12 January 2013. An advice note was included on the approval indicating the area was impacted by future planning for the Cockburn Coast District Structure Plan and development of the South Beach Structure Planning area. However, the premises was substantially destroyed by fire and removed during the second quarter of 2012.

Council are not likely to approve rebuilding of the site given it would be limited to a 5 year approval but would warrant a significant investment to re-establish the necessary buildings on the site. Also, in line with the current Special Use provisions this would be contrary to the intent of the new ‘Development’ zone. It is arguable that when Council sought to remove the ‘Industry’ zone to implement the intent of the MRS then implicitly they also sought to remove the Special Uses. In the Minister’s decision on Amendment No. 89, the wording of the rezoning specified “from Special Use” (and other zones) to “Development” zone. This resulted in the scheme map change deleting the annotation of Special Use 26. Based on advice from WAPC officers, this did not enable deletion of the related Scheme text in Schedule 4.

Special Use 26 prevents the proper implementation of the MRS amendment to ‘Urban’ as the Special Use is industrial in nature. To not remove the Special Use would be inconsistent with section 124 of the Planning and Development Act 2005, in that it creates an impediment to the implementation of the MRS rezoning from Industrial to Urban.

The purpose of the amendment as it relates to this property is to explicitly delete Special Use 26 to enable proper implementation of the ‘Development’ zone.

## **Strategic Plan/Policy Implications**

### **Leading & Listening**

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

### **Moving Around**

- Infrastructure that supports the uptake of public transport and pedestrian movement.

### **Budget/Financial Implications**

Nil

### **Legal Implications**

Council has an obligation to render its Scheme consistent with the Metropolitan Region Scheme.

### **Community Consultation**

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

### **Attachment(s)**

Location plan

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

The affected landowners have been advised in writing of the intent to present this report for Council's consideration on 8 August 2013.

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

Nil.

**14.8 (OCM 08/08/2013) - RETROSPECTIVE CHANGE OF USE FROM GROUPED DWELLING TO OFFICE - LOCATION: 1A DIONYSUS TERRACE, ATWELL - OWNERS: BENEDICT AND SAMANTHA FRANCIS (6013381)(J MCDONALD) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) refuse to grant retrospective approval to commence development for a change of land use from 'Grouped Dwelling' to 'Office' at 1A (Lot 3) Dionysus Terrace, Atwell for the following reasons:
  1. The proposal is contrary to Clause 10.2.1 (i) of the City of Cockburn Town Planning Scheme No. 3 by virtue that it is incompatible in its current location.
  2. The proposal is contrary to Clause 10.2.1(n) of the City of Cockburn Town Planning Scheme No. 3 as the commercial use is likely to have a detrimental impact upon the local amenity.
  3. The proposal is contrary to Clause 10.2.1(p) of the City of Cockburn Town Planning Scheme No. 3 as there is an inadequate provision for parking of vehicles on site.
- (2) notify the applicant and those who made a submission of Council's decision; and
- (3) enforce the Directions Notice issued under section 214 of the *Planning and Development Act* which requires the office currently operating from the site to permanently cease operations.

**COUNCIL DECISION**

**Background**

Subject Land

The subject land is located at No. 1A Dionysus Terrace in Atwell on the corner of Aurora Drive opposite Harmony Primary School. The site is developed with a single storey grouped dwelling on a strata lot which is

214m<sup>2</sup> in size. The grouped dwelling is one of a group of three dwellings all within the same ownership.

Adjacent to the subject site within the Aurora Drive Road Reserve is the Harmony Primary School drop off and pick up car parking area. There are also some other street parking embayments to the south of the subject site on the eastern side of the Aurora Drive road reserve.

### History

In January 2011, the City approved under delegated authority the development of three grouped dwellings at 65 Aurora Drive, Atwell. The land was subsequently strata titled into three strata lots, 1A, B and C Dionysus Terrace.

In May 2012, the City issued approval for the owners of 1C Dionysus Terrace to operate a Home Business (Real Estate Sales) from the premises.

In the second half of 2012 the City became aware that the owners were no longer living at the premises and therefore the land use operating at the premises was no longer being use as a residence.

On 8<sup>th</sup> November 2012 the owners were issued a Section 214 notice under the *Planning and Development Act 2005* directing them to cease using the premises as an Office within 28 days of that notice.

An application for a change of use from 'grouped dwelling' to 'office' was submitted by the owners in November 2012 during the 28 day notice period.

The initial assessment of the proposal revealed that the subject land had been developed contrary to the original planning approval for three grouped dwellings. Specifically, landscaping had not been installed and paving far exceeded what was demonstrated on the plans.

In accordance with the provisions of clause 8.3.2 of Town Planning Scheme No. 3, the applicant was advised that since there were outstanding development conditions, the City would not consider the current application until such time as landscaping had been installed to the City's satisfaction.

A landscaping theme was agreed upon and the works have now been undertaken. As the works are now completed the current application can now be considered.

## Submission

The application is for a change of land use from 'grouped dwelling' to 'office'. The owners operate a Harcourt's real estate agent franchise. Their agreement states they must limit their sales to residential properties only. In addition, their application states that:

- Currently only 2 staff on site however there is potential to grow to 5 – 6 staff in the next 12 months.
- No client meetings will be scheduled on site between school peak hours to avoid traffic congestion.
- Office hours are generally Monday to Friday only with some scheduled appointments on Saturdays and Sundays.
- Street parking is available on Aurora drive to accommodate client visits.

The subject site is provided with parking for two vehicles within the double garage consistent with residential requirements. There is insufficient area on the driveway for parking given the small street setback. Vehicles parked on the driveway would be predominantly parked on the crossover and not wholly within the lot boundary. Thus the site can only provide parking for two vehicles.

The plans submitted indicate that three additional vehicles could park parallel to the dwelling within the front setback area however this arrangement is not feasible given the area has recently been developed with the required landscaping and vehicles could not manoeuvre into the positions indicated on the plan. The proposed parking arrangements therefore do not comply with the scheme or design requirements.

## Report

### Land Use and Zoning

The subject land is zoned "Development" under the City of Cockburn Town Planning Scheme No. 3. The Development zone is one in which Council must adopt a local structure plan to guide the further subdivision and / or development.

The Harvest Lakes Structure Plan was adopted in 2006. The Structure Plan designates the subject land as 'Mixed Use R40'. The Structure Plan text explains that the provision of some mixed use development in close proximity to the proposed Harvest Lakes Village Centre was an initiative to meet the objectives of an employment study prepared for the WAPC in 1997 that recommended additional office space to encourage local employment opportunities.

Notwithstanding the objectives of the Structure Plan, all the land contained within the 'Mixed Use' area in question (which comprised three lots only) was developed with low density residential homes, specifically two single houses and three grouped dwellings.

'Mixed Use' is not a zone under the City of Cockburn Town Planning Scheme No. 3. Mixed Use is a planning term generally used to describe a mix of commercial and residential land use – ideally in the one development usually comprising apartments over ground floor commercial uses. It is not clear why the land was given a land use designation that did not relate to the current town planning scheme zones.

The proposed land use 'Office' is an 'A' use in the Residential zone which is a use not permitted without first being advertised and granted planning approval). 'Office' is a permitted use in the City's Commercial Zones.

However, as stated above, the subject land is zoned Development and does not have either a residential or commercial zoning under the Structure Plan as it is designated 'Mixed Use'.

The land use 'Office' under Town Planning Scheme No. 3 means: "*premises used for the administration, clerical, technical, professional or other like business activities*". Offices require car parking bays to be provided at a rate of 1 car bay per 50m<sup>2</sup> of Gross Leasable Area (GLA). The GLA of the premises (including store, garage and porch) is 136m<sup>2</sup> therefore a minimum of 3 bays are required to be provided on site.

#### Advertising

The current application was advertised to the four nearest neighbours for comment. Two submissions opposing the proposal were received. The issues raised in the objections are summarised as follows:

<b>Table of Issues Raised in Submissions</b>	
<b>Issue Raised</b>	<b>Officer Response</b>
Harvest Lakes is a residential area, not a commercial area and has been marketed as such	Comment Noted, actual zoning in Structure Plan is 'Mixed Use' whereas land has been developed for residential purposes.
On street parking nearby is at capacity during school peak hours	Proposed use will impact on street parking availability.
What will prevent the two other dwellings in the strata scheme becoming commercial premises also?	Development Approval is required for any change of use and any proposal must be considered on its individual merits.
Land zoned for commercial development in Atwell should have priority for commercial development	Noted, the land is zoned Mixed Use in the Structure Plan and this typically means a range of uses on the land comprising residential and commercial activities.
Residential property that abuts commercial property pay higher insurance premiums and are also devalued	Notes, however this is not a matter that relates to Planning principles.
Business should not operate in residential area as this increases traffic and creates parking problems	Noted, the land is zoned Mixed Use in the Structure Plan and this typically means a range of uses on the land comprising residential and commercial activities.

### Officer Assessment

#### *Statutory Framework*

The planning framework applicable to the land under the structure plan is not clear. It can be surmised that the strategic objective was that the land be developed with mixed use commercial / residential development however this did not eventuate in the built form and the land was developed with purely residential buildings. Owners of the adjoining and land nearby would therefore have a reasonable expectation that the land would remain residential in use.

### *Parking*

The proposed Real Estate Agency land use is considered to be a destination use. In other words, patrons and clients will drive to the premises with the sole and specific intent to utilise its services and require car parking facilities. It is therefore a business that relies on customer parking.

There is sufficient parking for only two car bays on the subject land which is a technical shortfall of 1 bay. It is a requirement of any development that parking be accommodated wholly on site. Approving a short fall or agreeing to verge parking is conferring a benefit on this particular use that is not generally available for other commercial land uses. The on-street car bays in this area are also either at capacity during peak times or set aside for the benefit of nearby residences as residential visitor bays.

On a visit to the site, council staff observed two Harcourt's branded vehicles parked on the verge driveway in front of the garage. There were no spaces therefore, for visitors to park. There were also two unmarked vehicles parked adjacent to the subject land in the school's exclusive pick up / drop off bays. These vehicles appeared to be vehicles owned by staff at the office. Vehicles of the same description can be observed on the City's latest aerial imagery parked in the same positions.

The businesses' website indicates that it now has 6 employees— two of whom are the owners. Assuming the owners have one vehicle between them and the other employees each has a vehicle; this would imply a parking requirement for at least five cars just for staff.

The statutory planning department has traditionally considered real estate agencies as 'offices' for the purpose of definition under the town planning scheme however, it is the department's experience that the car parking requirement of 1 bay for 50m<sup>2</sup> of gross leasable area for offices is severely deficient when applied to real-estate agents because of the high volume of customers and agents coming and going from these premises.

It is considered that the proposed use could not contain the required car parking on site and that the proposed use of Office is not applicable and the use should be defined as a 'shop' a shop allows for the provision of services of a personal nature which would include the sale of properties. Shop attracts a parking requirement of 1 bay per 12m<sup>2</sup> of net leasable area. In this case use would require the provision of 12 car parking bays.



It is considered that the proposed use be considered a Shop.

### *Commercial Hierarchy*

Of the issues raised by the submitters, staff agree that the land use should ideally be located within a commercial area such as the Harvest Lakes Village Centre which is less than a kilometre to the south west of the current location and is soon to be developed. It is desirable for all commercial uses to be within a centre so they may share customers and parking facilities, are convenient for the public to access, and so that traffic and amenity impacts may be managed and contained.

### Conclusion

It is recommended that the application or retrospective approval to commence development for change of use from Residential to Office (Real Estate Agent) be refused. Refusal is recommended as the site use is proposed at a premises that is not suitable for the use by way of insufficient parking, scale of operation and impact on the amenity of the immediate area.

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

#### **Growing City**

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

#### **A Prosperous City**

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

### **Legal Implications**

N/A

### **Community Consultation**

Neighbour consultation is discussed in the report above.

### **Attachment(s)**

1. Location Plan
2. Grouped Dwelling Floor Plan
3. Application for Change of Use
4. Harvest Lakes Structure Plan

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 8 August 2013 Council Meeting.

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

Nil.

## **15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES**

### **15.1 (OCM 08/08/2013) - LIST OF CREDITORS PAID - JUNE 2013 (076/001) (N MAURICIO) (ATTACH)**

#### **RECOMMENDATION**

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

#### **COUNCIL DECISION**

### **Background**

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

### **Submission**

N/A

### **Report**

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

**Strategic Plan/Policy Implications**

**Leading & Listening**

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

**Budget/Financial Implications**

N/A

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

List of Creditors Paid – June 2013.

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

N/A

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

Nil.

**15.2 (OCM 08/08/2013) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - JUNE 2013 (071/001) (N MAURICIO) (ATTACH)**

<p><b>RECOMMENDATION</b> That Council</p> <ol style="list-style-type: none"><li>(1) receive an interim Statement of Financial Activity and associated reports for June 2013, as attached to the Agenda; and</li><li>(2) continue to apply a materiality threshold of a \$100,000 variance from the appropriate base amount for 2013/14 financial year in accordance with Financial Management Regulation 34(5).</li></ol>
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**COUNCIL DECISION**

**Background**

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

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

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

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

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

Financial Management Regulation 34(5) requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. To this end, Council has adopted a materiality threshold variance of \$100,000 from the corresponding base amount for the 2012/13 financial year and it is proposed that this continue for the 2013/14 financial year.

**Submission**

N/A

**Report**

Due to ongoing end of financial year (EOFY) processing, the June financial statement being presented to Council is an interim one and

subject to final audit. Whilst the current closing budget position is showing a surplus of \$10.0M, this is still to be adjusted by further EOFY processing and includes the funding for carried forward projects.

The final budget position for 2012/13 will be reported to the October Council meeting, along with the associated list of carried forward projects and a final version of the June statement.

### Closing Funds

The City's interim closing municipal position of \$10.0M mainly comprises budget underspending within the City's capital program and additional operating revenues. A significant proportion of this variance relates to the municipal funding for carried forward capital projects

The revised budget position for closing funds is showing a small \$58k deficit. However, this does not factor in the additional revenue received or savings across the Capex program (net of carried forwards). The closing funds budget position fluctuates throughout the year, as it gets impacted by Council decisions and minor system adjustments. Details on the composition of the budgeted closing position are outlined in Note 3 to the financial report.

### Operating Revenue

Operating revenue at \$119.2M is currently \$3.7M ahead of the full year budget. However, yet to be completed EOFY accrual entries will reduce this variance somewhat.

Significant variances include:

- Building permit fees were \$0.46M under budget due to a greater share of the revenue going to the Building Commission under new legislative requirements.
- Part year rating income came in \$0.6M over budget
- Underground power service charges collected were \$0.3M more than budgeted.
- In home care subsidies received were \$0.4M over budget.

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

### Operating Expenditure

Operating expenditure came in \$1.7M under full year budget at \$105.3M (including depreciation). On a cash basis, the underspend drops to \$1.0M.

Some significant areas contributing to this positive result included:

- Waste collection expenses were \$0.7M below budget primarily due to lesser than anticipated RRRC gate fees incurred to date.
- Environment Services had a net underspend of \$0.3M against their YTD budget.
- Community Services were collectively \$0.7M under budget comprising favourable variances in Community Development (\$0.24M), CoSafe (\$0.15M), SLLC (\$0.20M) and recreation projects (\$0.10M).
- There were savings of \$0.2M in salary costs across Human Services due to the closure of the out of school care programs at Atwell and Harvest Lakes.
- Health Services were \$0.3M under YTD budget primarily due to non-spending on contaminated sites remediation and clean-up activities.
- Libraries costs were \$0.26M below budget due to savings in salary costs.
- Depreciation was \$0.5M below budget overall.

Detracting from the overall positive result is:

- additional landfill levy accrued of \$1.1M to cover the extra charges imposed by the Department of Environment & Conservation.
- \$0.4M in higher operating costs at the HWRP landfill site.
- In-Home & Family Day Care payments are \$0.4M over budget due to higher service take up and are covered by the extra subsidies received.

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

Nature or Type Classification	Actual	Amended Budget	Variance to Budget
	\$	\$	%
Employee Costs	\$39.6M	\$39.3M	-0.8%
Materials and Contracts	\$33.4M	\$35.1M	4.8%
Utilities	\$4.1M	\$4.3M	5.6%
Insurances	\$1.8M	\$1.9M	2.5%
Other Expenses	\$9.1M	\$8.5M	-7.4%
Depreciation (non cash)	\$18.9M	\$19.3M	2.6%

Other expenses were adversely impacted by the additional accrual of landfill levy as referred to previously.

### Capital Expenditure

The City's capital budget spend for the year was \$48.3M versus the full year budget of \$75.9M. This represents an under spend of \$27.5M, of

which most will be included in the carried forward projects brought to Council in October.

This under spend is spread across the following asset classes:

- Building construction works - \$16.4M
- Roads, footpaths & drainage - \$5.6M
- Plant & machinery - \$0.8M
- Computer infrastructure & software - \$1.4M
- Land development and acquisition - \$1.6M
- Landfill Infrastructure - \$0.4M
- Parks infrastructure development - \$1.3M

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

### Capital Funding

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

Significant variances include:

- Proceeds from land sales were \$2.1M behind the full year budget, comprising the yet to be completed subdivision of Lot 702 Bellier Place and Lot 65 Erpingham Road and lots 459 & 485 Bourbon St.
- Proceeds from plant and vehicle sales were \$0.1M behind the YTD budget.
- Grants and developer contributions towards roads and buildings projects were collectively \$1.8M below full year budget targets. However, this is related to the under spending in the Capex program and this funding will be included in the carried forwards brought to Council in October.
- Transfers to Reserves are \$2.1M behind budget due to unrealised land sales. Transfers from Reserves are \$19.2M behind budget, consistent with the overall under spend in the capital budget and primarily made up of the GP Super Clinic/Success Library (\$9.8M).

### Cash & Investments

Council's cash and current/non-current investment holdings increased to \$102.2M from \$101.9M the previous month. This is still traditionally high and is due to the delayed spending on capital projects (mainly GP Super Clinic). The loans for the underground power projects and the Emergency Services building were drawn down in June, resulting in the slight increase in cash holdings month on month.

\$76.9M represents the balance currently held in the City's cash backed reserves. \$7.4M represents funds held for other restricted purposes such as bonds, restricted grants and infrastructure contributions. The remaining \$17.9M represents the cash/investment component of the City's working capital, available to fund ongoing operations and commitments.

The City's investment portfolio made a weighted annualised return of 4.52% for the month. This compares very favourably against the adopted benchmark BBSW result of 2.83%.

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are predominantly invested for terms ranging between six and twelve months in order to lock in current market rates in a falling interest rate environment. Factors considered when investing include maximising the value offered within the current interest rate yield curve and mitigating cash flow liquidity risks. Whilst the Reserve Bank has reduced interest rates over recent times by 125 basis points (1.25%), the current investment strategy has ensured the negative impact on the City's interest earnings has lagged well behind. Interest earnings of \$5.64M have outperformed the revised full year budget by \$0.11M

#### Description of Graphs and Charts

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

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

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

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

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



## **Strategic Plan/Policy Implications**

### **Leading & Listening**

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

### **Budget/Financial Implications**

Material variances identified impact on Council's closing budget position and contribute to the carried forwards to be brought to Council in October 2013.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Attachment(s)**

Statement of Financial Activity and associated reports – June 2013.

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

N/A

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

Nil.

## **15.3 (OCM 08/08/2013) - PROPOSED MULTI-STOREY CAR PARK AT COCKBURN CENTRAL (052/005) (S DOWNING) (ATTACH)**

### **RECOMMENDATION**

That Council not proceed with the construction of a paid multi-storey parking facility at Cockburn Central.

## COUNCIL DECISION

### Background

At the June 2013 Ordinary Meeting of Council, the Council received a report on the possible provision of a multi-storey car park at Cockburn Central. The recommendation from the officer was:

That Council not proceed with the construction of a paid multi-storey parking facility at Cockburn Central.

An alternative recommendation was passed by Council:

- (1) the matter be deferred for further consideration until the August 2013 Ordinary Meeting of Council Meeting to enable further investigation into alternative funding sources for the construction of a paid multi-storey parking station at Cockburn Central; and
- (2) investigate potential alternative construction methodologies for the construction of a paid multi-storey parking station at Cockburn Central which may substantially reduce the capital cost of constructing such a facility.

### Submission

N/A

### Report

The report will firstly address alternative construction methods for constructing multi-storey car parking at Cockburn Central and secondly address the issue of alternative funding sources for either constructing the facility (capital) or operating the facility.

#### Alternative Construction Methods

The report presented to Council in June 2013 proposed constructing the multi-storey car park of concrete, the traditional method in Australia, especially Western Australia. The cost per bay was estimated to be \$35,000 or \$28.5m for an 800 car bay parking facility. This would be a four level building consisting of 200 bays per level with no retail or office type façade (the lowest capital cost identified in the June 2013 report).

### *Alternative 1 – Multi-storey car park – Steel*

Australia's leading steel producer was contacted to provide an estimate of cost for a multi-storey car park and examples of such facilities in WA. The one example provided is the Collie Street car park in Fremantle. This is a 455 car bay facility on three levels operated by Wilsons. The cost estimate provided verbally was \$25,000 per bay. A question was flagged as to why the cost was similar to concrete and the response was due to the unique nature of the facility, that is, there are very few so there are no economies of scale in producing steel for such facilities. This was confirmed by the operator of the Fremantle facility. The cost was less than concrete but not significantly.

### *Alternative 2 – Top Deck Parking – Steel*

Top Deck parking is where a ground level parking facility is "top-decked" with a steel structure (single additional level only), doubling the capacity of the existing facility. The cost is \$15,000 per bay. The issue is that it is only doubling the existing parking. So if this was applied to the two existing at grade parking stations (operated by the PTA at Cockburn Central) the number of bays would go from 400 to 800 bays. The benefit of this alternative method is the time to construct. It is estimated that the time to erect is thirty days. The reason is that the actual structure is made off site and delivered on-site like a mechano/lego set. This would clearly reduce down time from 17 months for an 800 car bay facility. These facilities are "ugly" and have no redeeming design features. The added advantage however is that they will cater for the commuter where there is a short window where 800 cars will arrive and depart.

Top Deck Parking is popular in UK and Europe for airports, rail stations and shopping centre where there is limited land, existing at grade parking and demand for minimal interruption from users of the relevant facilities. A copy of a brochure is attached.

### *Alternative 3 – Stacker Car Parking – Steel or concrete*

As the name suggests, this car park stacks cars into a parking facility similar to boat stacking, which is done at the Fremantle Fishing Boat harbour. The cost is \$10,000 per car. The facility would be considered a very efficient user of space and as such are popular in Manhattan, New York where the land cost per car bay is very high but more importantly the market is non-commuter. For Cockburn Central where the parking would be aimed at commuters, for economic reasons, the time to stack and unstack cars would not be suitable for an 800 bay facility where the cars would arrive in a narrow window. The aim of a stacked car park is to leave the cars for days not hours. Although the

building footprint is small there would still be a need for substantial land holding to cater for commuter parking waiting to be stacked.

### Alternative Funding Sources

There are sufficient capital funds in Australia that would finance the construction of one of the above style parking facilities on the basis that the actual facility makes money or has a guarantee from an entity that would meet either loan repayments or fee for service payments. The issue for the City of Cockburn is the operating revenue to fund loan or fee for service payments.

The report to the June 2013 OCM indicated that there would be insufficient operating funds to meet either loan repayments or fee for service payments based on the current scale of fees that could be charged at Cockburn Central.

On that basis, the City investigated how other revenues could be sourced to supplement the commuter or Monday to Friday 8am to 6pm time slot. The City met with a number of potential users that could guarantee revenues to assist in operating a multi-storey car park. The need was to secure revenue for night parking (6 pm to 8 am) and weekend parking. Casual use was discounted as it would not provide the certainty to a financier (including Council) of the quantum of revenues required to meet financial commitments arising from construction. The largest employer in the vicinity that could provide the funding (that is operating revenue) is the two hospital groups at Murdoch. City officers met with officers of Fiona Stanley Hospital and whilst they were opened minded to a proposal to supplement their existing 3,000 bays, the demand they had was for Monday – Friday 8am to 6pm. The night time or weekend time demand for parking was estimated to be only 20 to 25% of the day demand. As such they believe they have sufficient parking facilities to meet their night and weekend demand. This would also apply to the St John Hospital facility as well.

In addition, Fiona Stanley staff enquired if the City would add more parking for day users. Given the recovery rate per bay per day was around the \$4 per bay per day, the deficit for providing additional parking would increase. This is a facility where the marginal cost of providing more bays does not diminish. The cost of producing another 200 bays is still the same as producing the first 800 bays.

The following table indicates the cost for all of the alternative construction methods and it determines that no construction method would pay for itself as a standalone investment in the first ten years of operation. It is acknowledged the fee structure will rise over time as demand increases and this has been built into the model below. As

such the likelihood of reaching a break-even is out of the control of the City.

Unless the revenue can be locked in so as to provide the level of certainty, the City should not proceed with any multi-storey car parking facility at Cockburn Central.

	Concrete	Top Deck		Stack
Bays	800	200	400	800
Cost per Bay	\$35,653	\$15,000	\$15,000	\$10,000
Total Capital Cost	\$28,522,400	\$3,000,000	\$6,000,000	\$8,000,000
<b>Operating Costs</b>				
Depreciation	\$713,060	\$150,000	\$300,000	\$400,000
Interest 80/20	\$501,994	\$52,800	\$105,600	\$140,800
Operating Facility	\$280,000	\$70,000	\$140,000	\$400,000
Total Operating Cost	\$1,495,054	\$272,800	\$545,600	\$940,800
Cost per bay pa	\$1,869	\$1,364	\$1,364	\$1,176
<b>Fees</b>				
M-F 7am to 6pm	\$4.00	\$3.00	\$3.00	\$4.00
M-F 6pm to 7am	\$2.50	\$2.00	\$2.00	\$2.50
Weekend Day	\$2.50	\$2.00	\$2.00	\$2.50
Weekend Night	\$2.00	\$2.00	\$2.00	\$2.00
<b>Occupancy</b>				
M-F 7am to 6pm	75%	95%	95%	95%
M-F 6pm to 7am	20%	20%	20%	20%
Weekend Day	20%	20%	20%	20%
Weekend Night	15%	15%	15%	15%
<b>Revenue</b>				
Revenue per bay pa	\$908	\$210	\$420	\$1,098
Loss pa 1 <sup>st</sup> yr per bay	-\$960	-\$1,154	-\$944	-\$78
Annual Loss 1 <sup>st</sup> year	-768,342	-230,824	-377,697	-62,088
After 10 Years Cumulative (loss)/surplus	-\$3,858,585	-\$178,944	-\$357,887	\$3,082,124

Assumptions:

1. Operating facility cost increase 5% pa (depreciation & interest remain the same over the first ten years) for concrete and Top-deck.
2. Operating facility cost increase 8% pa (depreciation & interest static) for Stack (as it is heavily labour orientated).
3. Fee increase by 50c per bay per year. Fee based on supposed Govt Fee structure for parking along the rail line.

4. Depreciation on concrete building 40years, top deck/stack 20 years. The latter two are not meant as permanent structures.
5. Interest at 4.5% pa repayable over 20 years
6. Occupancy for night and weekend use is nominal and would come from residential community at Cockburn Central.
7. Ten year cumulative loss is nominal and not discounted using a NPV model.

The parking facility option in this report and prior reports is based on constructing such a facility within the Cockburn Central townsite and on one of the WAPC owned land parcels, which is currently leased to the PTA. From a planning and transport viewpoint the construction of increased commuter car parking at either of these locations is not desirable as the predominant users of a large multi-storey car park facility would be commuters. This would result in marked increases in traffic transiting the townsite (a transport orientated precinct) particularly at peak hour periods which would have significant impacts on the traffic/pedestrian safety and amenity of the area.

The preferred location for a large multi-storey car park facility would be on the eastern side of the freeway (given the increasing demand from eastern suburbs), however this is not currently a feasible option given the WAPC/PTA have not completed all land acquisition/rationalisation including the recently closed car parking station. In addition, the impact of another 2,000 car bays at the proposed Success Rail Station and the completion of the upgrades/extensions to the Cockburn Gateway Shopping Centre need to be factored into the parking equation.

## **Strategic Plan/Policy Implications**

### **Infrastructure**

- Partnerships that help provide community infrastructure.
- Facilities that promote the identity of Cockburn and its communities.

### **A Prosperous City**

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

### **Moving Around**

- A safe and efficient transport system.

## **Budget/Financial Implications**

N/A

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

Top Deck Modular Car Park – Top Deck Parking.

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

N/A

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

Nil.

**16. ENGINEERING AND WORKS DIVISION ISSUES**

**17. COMMUNITY SERVICES DIVISION ISSUES**

**18. EXECUTIVE DIVISION ISSUES**

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

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

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

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

**23. CONFIDENTIAL BUSINESS**

**23.1 (OCM 08/08/2013) - MINUTES OF CHIEF EXECUTIVE OFFICER PERFORMANCE AND SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE MEETING - 25 JULY 2013 (027/002) (S CAIN) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee Meeting held 25 July 2013, as attached to the Agenda, and adopt the recommendations therein.

**COUNCIL DECISION**

**Background**

The Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee met on 25 July 2013 2012. The minutes of that meeting are required to be presented to Council and its recommendations considered by Council.

**Submission**

The minutes of the Committee meeting are attached to the Agenda. Items dealt with at the Committee meeting form the basis of the Minutes.

**Report**

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



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

#### **Leading & Listening**

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

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

Committee Minutes refer.

#### **Legal Implications**

Committee Minutes refer.

#### **Community Consultation**

N/A

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

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee 25 July 2013 are provided to the Elected Members as confidential attachments.

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

The CEO and Senior Staff have been advised that this item will be considered at the August 2013 OCM.

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

Committee Minutes refer.

**24 (OCM 08/08/2013) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

**RECOMMENDATION**

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

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

**COUNCIL DECISION**

**25. CLOSURE OF MEETING**

**CITY OF COCKBURN**

**SUMMARY OF MINUTES OF THE GRANTS & DONATIONS COMMITTEE MEETING HELD ON TUESDAY, 16 JULY 2013 AT 6:00 PM**

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**CITY OF COCKBURN****MINUTES OF THE GRANTS & DONATIONS COMMITTEE MEETING HELD  
ON TUESDAY, 16 JULY 2013 AT 6:00 PM**

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**PRESENT:**

Mr K Allen	-	Deputy Mayor (Presiding Member)
Mr L Howlett	-	Mayor
Mr T Romano	-	Councillor
Mrs C Reeve-Fowkes	-	Councillor
Mrs V Oliver	-	Councillor
Mr B Houwen	-	Councillor
Ms L Smith	-	Councillor

**IN ATTENDANCE:**

Mr R. Avard	-	Manager, Community Services
Miss C. Robinson	-	Grants & Research Officer
Mrs V. Hartill	-	Environment & Waste Education Officer
Mr C. Beaton	-	Environment Manager

**1. DECLARATION OF MEETING**

The presiding member declared the meeting open at 6:14pm.

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

Nil

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

Nil

**4. APOLOGIES & LEAVE OF ABSENCE**

Nil



**5. CONFIRMATION OF MINUTES**

**5.1 (MINUTE NO 65) (GAD 16/7/2013) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 18/04/2013 (ATTACH)**

**RECOMMENDATION**

That the minutes of the Grants and Donations Committee meeting held on 18 April 2013 be adopted as a true and accurate record

**COMMITTEE RECOMMENDATION**

MOVED Clr C Reeve-Fowkes SECONDED Clr L Smith that the Minutes of the Grants and Donations Committee held on 18 April 2013 as amended and attached be adopted as a true and accurate record.

**CARRIED 7/0**

**Reason for Decision**

The following amendments were made to the version presented at the Ordinary Council Meeting on 9 May 2013:

1. deletion of the duplicated printing of the "Recommendation" made at Items 9.1 and 9.2 and,
2. the timing of Clr Romano's return to the Meeting during consideration of the recommendation at Item 9.3

**6. DEPUTATIONS & PETITIONS**

Nil

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

Nil

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

Nil



## 9. COUNCIL MATTERS

### 9.1 (MINUTE NO 66) (GAD 16/7/2013) - INTERIM MENS SHED (162/003) (G BOWMEN)

#### **RECOMMENDATION**

That Council Commit a donation to the Rotary Club of Cockburn Inc. of \$32,500 for the 2013/14 financial year to cover the salary and on costs, including insurance, to employ a part-time project officer to support the interim Men's Shed.

#### **COMMITTEE RECOMMENDATION**

MOVED Clr T Romano SECONDED Clr C Reeve-Fowkes that Council:

- (1) commit a donation to the Rotary Club of Cockburn Inc. of \$32,500 for the 2013/14 financial year to cover the salary and on costs, including insurance, to employ a part-time project officer to support the interims Men's Shed.
- (2) consider any further funding towards the Interim Men's Shed to be allocated within the 2014/15 municipal budget, upon review and completion of the first 12 months of the Interim Men's Shed.

**CARRIED 6/1**

#### **Reason for Decision**

Should further funding be provided to the Interim Men's Shed in the 2014/15 financial year, the Committee would prefer that the funding be allocated in the 2014/15 Municipal Budget.

#### **Background**

At the Ordinary Council meeting held in October 2011 Council approved a decision to allocate funds to appoint a consultant to undertake a research and consultation study for a Men's Shed in the City of Cockburn. A consultant was then appointed to conduct the study in early 2012.

The consultant produced a Feasibility Report which was received by Council at the Ordinary Council Meeting on 13 December 2012. The



Report included the recommendation that the City develop an interim, a medium term, and a long term Community Men's Shed facility to meet the current and future needs of the City.

In particular the report recommended that the interim Men's Shed facility be set up at the former Wattleup Fire Station under the Management model of Sponsorship by an incorporated not for profit organisation for two years with a Shed Steering Committee and a part time Project Officer funded by a grant from the City. The recommendation to include a budget request for Council consideration for each of the 2013/14 and 2014/15 financial years was also received by Council at the Ordinary Council Meeting on 13 December 2012.

Part of the budget request recommended that the City of Cockburn allocate the cost of shed maintenance, utilities, depreciation and Security for the interim shed at the Wattleup location in the 2013/14 Municipal budget. Approval has been received for the costs associated with maintenance, utilities, depreciation and security to be included in the facilities services budget for 2013/14. Subject to Council and planning approval, the City will enter into a peppercorn lease with the Rotary Club of Cockburn Inc. for the 2013/14 financial year.

### **Submission**

The City received a proposal from the Rotary Club of Cockburn Inc on 30 May 2013 requesting a donation from the City to fund the employment of a part time project officer to support the Community Men's Shed. The donation will cover salary and on costs, including insurances, to the value of \$32,500. The project officer will report to the Rotary Club of Cockburn, as the Sponsoring organisation, and the City of Cockburn through the Steering Committee. The Project Officer will be responsible for:

- Supporting the setup of an interim shed
- Sourcing and supporting the application for funding by the City of Cockburn for a purpose built community Men's Shed facility
- Supporting the incorporation process for the Men's Shed
- Liaising with City of Cockburn regarding existing support services available
- Identifying and liaising with other users of the Men's Shed
- Identifying an ongoing management structure
- Evaluating the overall project

### **Report**

Following the Council decision on 13 December 2012, the City's Manager of Human Services, has consulted with the Rotary Club of





Cockburn Inc. regarding the interim Men's Shed and the Management model of Sponsorship by an incorporated not for profit organisation. The Rotary Club of Cockburn has since agreed to act as the sponsoring organisation for the interim Men's Shed and have submitted the abovementioned proposal.

It is recommended to support this proposal from the Rotary Club of Cockburn Inc. with an initial donation of \$32,500 for the 2013/14 financial year to cover the salary and on costs of a part-time project officer, including insurances, for the interim Men's Shed in Wattleup.

Following the first 12 months of the interim Men's Shed, the Management model and funding options will be reviewed before the allocation of the 2014/15 budget to evaluate the value to the community.

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

#### **Infrastructure**

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

#### **Community & Lifestyle**

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

### **Budget/Financial Implications**

This report recommends that \$32,500 be allocated to the Rotary Club of Cockburn from the 2013/14 Grants and Donations budget, committed and contractual allocation.

### **Legal Implications**

N/A

### **Community Consultation**

Community consultation was undertaken using online questionnaires, hard copy questionnaires, community meetings at both the Seniors Centre and Youth Centre, individual contact by phone or email to relevant community organisations and staff at the City of Cockburn.

Sixty six people from the community consultation responded that they would attend such a facility indicating that there is a significant demand for a Men's Shed facility. There were only two respondents that said they were not interested.



Service organisations and community groups as well as key staff from the City of Cockburn expressed support and indicated a need for such a facility.

**Attachment(s)**

1. Rotary Club of Cockburn cover letter and budget proposal

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

Advice to be provided to the Rotary Club of Cockburn Inc. following a decision from Council.

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

Nil

**9.2 (MINUTE NO 67) (GAD 16/7/2013) - COCKBURN WETLANDS PRECINCT JOINT FUNDING SUBMISSION - NATIVE ARC & COCKBURN WETLANDS EDUCATION CENTRE (064/027) (C BEATON) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) approve a contribution towards the administration cost of the Cockburn Wetlands Precinct Members of \$167,837 (Cockburn Wetlands Education Centre - \$83,918.50 & Native ARC of \$83,918.50) for three years indexed annually according to Perth consumer price index, and subject to:
  1. The Cockburn Wetlands Precinct providing an annual report which includes a demonstration of their ongoing financial viability and joint programs and activities undertaken.
  2. The Cockburn Wetlands Education Centre's portion of funding (83,918.50) is also subject to:
    - a. The Cockburn Wetlands Education Centre (Inc) Board entering into a lease agreement with the City, the terms of which shall be considered at a



future meeting of Council.

DURING DISCUSSIONS OF THIS ITEM, CLR T ROMANO LEFT THE MEETING, THE TIME BEING 7:09PM.

CLR T ROMANO RETURNED TO THE MEETING, THE TIME BEING 7:11PM.

**COMMITTEE RECOMMENDATION**

MOVED Mayor L Howlett SECONDED Clr T Romano that Council:

- (1) Approve a contribution towards the administration cost of the Cockburn Wetlands Education Centre to the value of \$83,918.50 and Native ARC to the value of \$83,918.50 for three years indexed annually according to Perth consumer price index, and subject to the following:
1. The Cockburn Wetlands Precinct providing an annual report which includes a demonstration of their ongoing financial viability and joint programs and activities undertaken.
  2. The Cockburn Wetlands Education Centre's portion of funding (\$83,918.50) is also subject to:
    - a. The Cockburn Wetlands Education Centre (Inc) Board entering into a lease agreement with the City, the terms of which shall be considered at a future meeting of Council.
  3. The Cockburn Wetlands Precinct Committee extending an invitation to a City of Cockburn Elected Member to join the Cockburn Wetlands Precinct Committee.
  4. That the City of Cockburn Officers work with the Cockburn Wetlands Precinct to develop a set of KPI's on which the Precinct's performance will be measured and reported on to the committee before the allocation of the 2014/15 budget.

**CARRIED 4/3**



### **Reason for Decision**

The Committee would like to see demonstrated progress made by the Cockburn Wetlands Precinct and to ensure it has additional sources of funding. The Committee requested a review of the Cockburn Wetlands Precinct performance against the set KPIs before the allocation of the 2014/15 budget.

### **Background**

The City of Cockburn has been sponsoring the Cockburn Wetlands Education Centre (CWEC) and Native Arc Native Animal Rehabilitation Centre (NARC) independently for a number of years. Each organisation is a not for profit community organisation which supplies an important service to the residents of the City through the protection and conservation of flora and fauna. The focus of CWEC is environmental management, protection, education and training while the focus of NARC is providing medical care and rehabilitation services to injured native wildlife. The NARC also plays an important role delivering education and training.

The not for profit organisations rely heavily on the financial contributions from the City. The remainder of each organisations income comes from the generosity of the public, fundraising, corporate sponsorship and other small grants. In recent years the two groups have been proactive and have established the Cockburn Wetlands Precinct Committee with a view to joining forces with other members of the precinct to enhance the services provided and the experiences offered to the community. Other members of the precinct committee are representatives of the Bibra Lake Scouts and the City of Cockburn Aboriginal Reference Group.

A number of other community groups such as the Wetlands Conservation Society, Friends of Cockburn Wetlands Education Centre and Friends of Bibra Lake are based at the wetlands precinct but these groups are not members of the Wetlands Precinct Committee and do not require.

The precinct committee members have developed the Cockburn Wetlands Precinct Strategic Plan which outlines the objectives of the precinct. The Plan is also supported by an Action Plan. A Business Plan is also being developed which will outline opportunities for the precinct to generate additional independent funding in the long term. However support funding will still be required from the City for many of the services that the precinct supplies.



## Submission

The City received a submission from the Cockburn Wetlands Precinct dated 26 June 2013 requesting the City consider supporting the precinct by way of an allocation of \$167,837, half of which would go to CWEC and half to NARC. The submission provides detail in relation to the individual groups and the joint projects undertaken to date. The submission and cover letter is attached.

## Report

As outlined in the submission provided by the Cockburn Wetland Precinct both the CWEC and NARC provide unique services to the City that protect and enhance the natural environment, care for sick and injured wildlife while also providing education, training and volunteering opportunities for the community.

The services the organisations provide are largely provided by volunteers. If similar services were to be provided by the City the costs incurred would be considerably higher than the funding request. As an example, it costs the City approximately \$145,000 to revegetate a hectare of bushland. CWEC have been revegetating approximately 1 hectare of the Beeliar Regional Park each year using volunteer labour and plants grown by volunteers using seeds collected by volunteers at minimum cost. Given that the City's support to CWEC in 2012/13 was \$75,569 also included administration, education the revegetation undertaken by CWEC has provided a considerable cost saving to Council and has reduced the amount of funding needing to be allocated to the implementation of the Bibra Lake Management Plan.

Other education, social and financial benefits provided by the CWEC to the City are gained through the school and community education programs, including the popular Wild About Wetlands Program.

Likewise, benefits are gained through the services provided by NARC and its volunteers. NARC and its volunteers rescued, admitted and cared for 1,458 native animals in 2012. The centre operates 365 days a year and many rescues are performed after hours. It is estimated that if this service alone was to be provided by the City, it would require a minimum of 2 additional staff and equipment and would be valued in excess of \$200,000. The City's contribution to NARC was only \$50,000 in 2012/13.

NARC also provides educational activities for primary, secondary and tertiary institutions, the benefits of which are difficult to quantify but the benefits this provides to the community cannot be overlooked.



The Piney Lakes Environmental Education Centre, operated by the City of Melville provides a valuable comparison. The focus for Piney Lakes is environmental education. Piney Lakes has an annual budget of more than \$200,000, which includes wages for two staff, funding for educational programs and maintenance. Piney Lakes does not provide care for sick or injured wildlife and nor does it undertake large scale rehabilitation. The services provided by the Cockburn Wetlands Precinct are far more extensive and are provided at considerably less cost.

The services provided by both CWEC and NARC are increasingly in demand and the wetlands precinct groups have sought ways to work together to enhance and rationalise the services they provide. The organisations have a need for administrative support and have decided to share the services of an administration assistant on a job share basis. The submission indicates that the organisations intend to continue to work together to seek other opportunities to reduce costs while maintaining the current high level of services.

The two organisations have already been working together on a number of projects, some of which are listed and described within the submission.

The City of Cockburn recognises the importance of the precinct and the services they provide as the Wetlands Precinct Project facilities development program is identified in the City's Long Term Financial Plan as a capital project in 2018/19 with \$2.5M allocated through the developer contribution fund. The support of these groups in the short term will provide a solid foundation for a future enhanced service from new facilities.

NARC leases a portion of reserve 46787 Progress Drive Bibra Lake from the City. The lease commenced on 14 June 2008 for a period of five years with the option for a further five year term. Having executed this option the lease is now due to expire on 14 June 2018.

The CWEC maintain the Wetlands Centre and have a management agreement which is renewed every three years. For consistency and to support the submission, CWEC has agreed, in principle, to negotiate a lease arrangement similar to that of NARC.

To further showcase the partnerships that have developed the Wetlands Precinct has commissioned a series of short films using grant funds made available by the City entitled "Be the Change". These films showcase the work of the Wetlands Precinct members and will be used to promote their services.



The City of Cockburn was awarded the Keep Australia Beautiful Council's State and National Sustainable City Award in 2012. One of the key components of the award application and of the judging panel tour was the Wetlands Precinct. The judging panel had nothing but praise for the precinct and the services provided by its volunteers. The Wetlands Precinct visit played an important role in the City's win. The City will be hosting the national awards in November 2013 and a tour of the Wetlands Precinct will again be included in the itinerary of those attending from interstate.

The recommendations of this report have the support of the City of Cockburn Environmental Officers on the basis that each organisation provides a valuable service to the environment and the community. The precinct members also provide valuable support for the work undertaken by Council staff and they now undertake many joint programs.

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

#### **Growing City**

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

#### **Infrastructure**

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

#### **Community & Lifestyle**

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

#### **A Prosperous City**

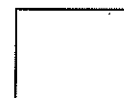
- A range of leading educational facilities and opportunities.

#### **Environment & Sustainability**

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

### **Budget/Financial Implications**

This report recommends that \$167,840 per annum for three years be recorded against Project Account 9239 (indexed annually according to the Perth consumer price index).



**Legal Implications**

N/A

**Community Consultation**

The groups have previously showcased their respective services and joint initiatives to the Grants and Donations Committee on 18 April 2013.

**Attachment(s)**

1. Cover letter and submission
2. 2013 Organisational Reports to the City of Cockburn

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

Both groups have been advised that their submission will be considered at the 16<sup>th</sup> July 2013 meeting of Grants and Donations committee and the then considered at the August 2013 ordinary meeting of Council.

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

Nil

AT THIS POINT THE ENVIRONMENT & WASTE EDUCATION OFFICER AND ENVIRONMENT MANAGER LEFT THE MEETING, THE TIME BEING 7:27PM, AND DID NOT RETURN.

**9.3 (MINUTE NO 68) (GAD 16/7/2013) - REVIEW OF SPONSORSHIP PROGRAM (162/003) (R AVARD)**

**RECOMMENDATION**

That Council adopt the revised guidelines for the City of Cockburn Sponsorship Program.

**COMMITTEE RECOMMENDATION**

MOVED Clr C Reeve-Fowkes SECONDED Clr T Romano that the recommendation be adopted.

**CARRIED 7/0**





## Background

The City's Sponsorship Program was initiated in 2008 to allow the City to take advantage of a number of opportunities to raise its profile and support local endeavours. The City's Sponsorship Program was successfully implemented in 2008/2009, 2009/2010, 2011/2012 and 2012/13. In 2010/2011 and 2011/12 a budget of \$40,000 was allocated towards this program. In 2012/2013 a budget of \$82,000 was allocated to this program.

A review of the City's Sponsorship Program was included as an agenda item in the Grants and Donations Committee meeting of 18 April 2013. The Committee recommended that the item be deferred to be reviewed at the next Grants and Donations Committee meeting of 16 July 2013. In accordance with the Council decision of 9 May 2013, the item is now being presented for review.

## Submission

N/A

## Report

The Sponsorship Program is currently open to community groups or organisations based in the City of Cockburn who primarily service residents of the City of Cockburn. Applications are invited from not for profit community managed groups, including sporting, welfare, education, arts/cultural, youth seniors, children, ethnic and related groups. The program is also available to individuals who are residents of the City of Cockburn who are involved in a significant state, national or international event or activity.

The uptake of the Sponsorship since the Program was initiated in 2008 is as follows:

### **September 2008/March 2009**

A total of 9 applications were received, 3 applications from individuals and 6 from groups. For the September 2008 and March 2009 rounds, 7 applications were approved totalling \$32,000, and 2 applications were declined.

### **September 2009/March 2010**

A total of 6 applications were received, 0 applications from individuals and 6 from groups. For the September 2009 and March 2010 rounds, 4



applications were approved totalling \$30,000, and 2 applications were declined.

**September 2010/March 2011**

A total of 12 applications were received, 6 applications from individuals and 6 from groups. For the September 2010 and March 2011 rounds, 10 applications were approved totalling \$39,800, and 2 applications were declined.

**September 2011/March 2012**

A total of 20 applications were received, 10 applications from individuals and 10 from groups. For the September 2011 and March 2012 rounds, 15 applications were approved totalling \$80,500, and 5 applications were declined.

**September 2012/March 2013**

A total of 19 applications were received, 13 applications from individuals and 6 from groups. For September 2012 and March 2013 rounds, 11 applications were approved totalling \$43,000 and 8 applications were declined.

It has become apparent that there are some aspects of the Sponsorship program that need to be reviewed in order to refine its effectiveness.

- 1) Currently there is only one Sponsorship Guidelines form and one Sponsorship Application form which means individual applicants and group applicants are required to use the same forms. This has proven confusing for individual applicants and the number of applications received from individuals has increased since the commencement of the Sponsorship Program. It is recommended to have separate forms for individual sponsorships and group sponsorships for both the guidelines and application form.

It is recommended to accept the following amended Sponsorship guidelines and application forms for the Sponsorship Program:

- Sponsorship Guidelines (*Individual Applicants*)
- Sponsorship Application Form (*Individual Applicants*)
- Sponsorship Guidelines (*Group Applicants*)
- Sponsorship Application Form (*Group Applicants*)

- 2) Currently individual applicants are not eligible for Sponsorship if their event or activity falls outside the City's funding rounds of March and September. Thus in the past worthy individual applicants have been declined for funding.



It is recommended that the possibility of opening the individual Sponsorship Program up to a year round rolling intake decided under Delegated Authority be put forward at the next Delegated Authority Policy Committee meeting.

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

#### **Community & Lifestyle**

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

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

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

In 2013/14 Council approved a budget for grants, donations and sponsorships for 2013/14 for \$1,013,164.

#### **Legal Implications**

N/A

#### **Community Consultation**

The availability of Sponsorship as with the availability of Grants and Donations has been advertised through the City's website, local media, Cockburn Soundings, Council networks and related means.

It is recommended that advertising continue following the Council decision to ensure a wide representation of applications.

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

1. Current Sponsorship Guidelines
2. Current Sponsorship Application form
3. Sponsorship Guidelines (Individual Applicants)
4. Sponsorship Application Form (Individual Applicants)
5. Sponsorship Guidelines (Group Applicants)
6. Sponsorship Application Form (Group Applicants)



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

N/A

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

Nil

**9.4 (MINUTE NO 69) (GAD 16/7/2013) - GRANTS AND DONATIONS COMMITTEE RECOMMENDED ALLOCATIONS 2013/14 (162/003) (R AVARD)**

**RECOMMENDATION**

That Council:

1. Adopt the grants, donations, and sponsorship allocations for 2013/14 as attached to the agenda.
2. Advertise the availability of the grants, donations and sponsorships in two instalments closing 30<sup>th</sup> September 2013 and 31<sup>st</sup> March 2014 respectively.

**COMMITTEE RECOMMENDATION**

MOVED Clr C Reeve-Fowkes SECONDED Clr B Houwen that the recommendation be adopted subject to the amendments as shown in the attachment to the minutes.

**CARRIED 7/0**

**Background**

Council approved a budget for grants and donations for 2013/14 of \$905,668. The Grants and Donations Committee is empowered to recommend to Council how these funds are to be distributed.

**Submission**

The City received a request dated 4 July 2013 for a one-off \$6,000 donation from Burdiya Aboriginal Corporation to cover rental costs at 8 Caffrey Place, Hamilton Hill.

**Report**

**Committed/Contractual Donations**



As can be seen in the attachment, a number of donations are deemed to be committed by legal agreements, such as leases, or by Council decision. There are 2 new proposed commitments for the 2013/14 financial year:

- A sponsorship to Cockburn Wetlands Precinct of \$167,837
- A Donation to Rotary Club of Cockburn for \$32,500
- A one-off allocation of \$6,000 to cover Burdiya Aboriginal Corporation's rental costs at 8 Caffrey Place. Burdiya Aboriginal Corporation has undergone significant unforeseen changes with both committee members and staff of late which have impacted on their ability to source funding from their regular funding bodies. The allocated funds will be paid as an internal transfer and no funds will be directly given to Burdiya Aboriginal Corporation.

The total for committed/contractual donations will be \$415,824.

### **Grants**

As can be seen in the attached spread sheet, there are a number of grants for which there are established criteria and processes in place.

The 2013/14 budget includes a small increase in the following allocations:

- Alcoa Cockburn Community Projects Fund,
- Community Grants Program
- Safety House/Walk to School Program to support 5 primary schools to attend Safety House Presentations in Safety House Month.

The 2013/14 budget includes a small decrease in the following allocations:

- Community Associations Hall Hire Subsidy,
- Bus Hire Subsidy,
- U Fund
- Sustainable Events Grant Program
- Cost of Health Permits for events
- Youth Incentive Program
- Len Packham Hall Subsidy (Burdiya Hall)

### **Toby Play Pad Subsidy**

In accordance with the Council decision of 8 November 2012, \$5000 from the Grants and Donations budget was allocated towards 50 TOBY



Playpad software applications (apps) for families who have a child or children with autism. Included in the decision was a requirement to provide a report to the 2013 Grants and Donation Committee meeting for budget allocation providing a review of the subsidy including survey results from recipients.

The TOBY Playpad apps were purchased by the applicants via their Apple itunes account and then an application for payment was submitted to the Disability Access and Inclusion Officer for payment.

Unfortunately to date this trial has been unsuccessful. Since November 2012 two people have chosen to accept the offer of a free TOBY Playpad app. In addition there have been very few requests (only 3 people) for information from the community regarding the TOBY Playpad application.

The City has adequately advertised the availability of the iPad application through varying methods.

- Newspaper article in the Gazette.
- Advertising on the external City of Cockburn website
- Meetings with the City's Disability Access and Inclusion Officer and Local Area Coordinators from the Disability Services Commission. The Local Area Coordinators have caseloads of 50 people/families who have disabilities and inform of such initiatives. There are 6 Local Area Coordinators at the South Lakes office.
- Emails sent to over 20 organisations that support people with disabilities within the City of Cockburn, followed up with a phone call from the City's Disability Access and Inclusion Officer.

Potential reasons for the limited success of the TOBY Playpad app grant include:

- The TOBY Playpad app is for exclusive use on the Apple iPad. Many families may not have the iPad.
- Application forms and visiting doctors is a constant grind for families who have children with a disability. The TOBY Playpad grant application requires a family member to visit their physician to prove their child has a disability. This may be seen as another hoop for the family to jump through for little return.
- The TOBY Playpad is for use by children within the age range 2-6 years. This limits the scope of people who may use the



application. According to data from the Disability Services Commission Local Area Coordination, there are 74 children who are eligible for the grant who they provide a service to.

- The TOBY Playpad targets children who are predominantly non-verbal: using behaviours, vocalisations, gestures or first words to communicate.

It is recommended to discontinue the availability of the Toby Playpad grant as there appears to be very little to no interest from the community. This recommendation is supported by the Cities Disability Access and Inclusion Officer.

There are no other significant changes from last financial year in the new allocations.

The total proposed for Grants is \$414,340.

### **Donations**

It is proposed that Council will seek applications for donations from not-for-profit organisations in two instalments. It is proposed for 2013/14 to have the first round closing on 30 September 2013 and the second closing on 31 March 2014.

Applications for donations will be assessed under policy ACS2, and a report presented to the committee for its deliberation. The committee will then consider the requests for donations and make a recommendation to Council.

Due to an increased demand for Donations in 2012/13, it is proposed to increase the allocation for Donations from \$120,000 to \$138,000 for 2013/14.

### **Sponsorship**

It is proposed to allocate \$45,000 of the 2013/14 grants and donations budget to the sponsorship program, to reflect the actual expenditure in 2012/13. It is proposed to seek applications for sponsorship in line with the other funding opportunities in September 2013 and March 2014.

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

#### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.



- Communities that take pride and aspire to a greater sense of community.
- Promotion of active and healthy communities.

### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

### **Budget/Financial Implications**

Council approved a budget for Grants and Donations for 2012/13 of \$905,636. Following is a summary of the proposed grants, donations and sponsorship allocations.

### **Summary of Proposed Allocations**

Committed/Contractual Donations	\$415,824
Specific Grant Programs	\$414,340
Donations	\$138,000
Sponsorship	\$45,000
<b>Total</b>	<b>\$1,013,164</b>
Total Funds Available	\$1,013,164
<u>Less Total of Proposed Allocations</u>	<u>\$1,013,164</u>
Balance	\$0

### **Legal Implications**

N/A

### **Community Consultation**

Council's grants are advertised widely in the local community through the City's website, local media, Cockburn Soundings, and Council networks. It is recommended that advertising start immediately following the Council decision to ensure a wider representation of applications.

### **Attachment(s)**

1. Burdiya Aboriginal Corporation proposal cover letter
2. Detailed Summary of the proposed grants, donations and sponsorship allocations for 2013/14.

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





N/A

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

Nil

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

Nil

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

Nil

**12. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS**

Nil

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

Nil

**14. CONFIDENTIAL BUSINESS**

Nil

**15. CLOSURE OF MEETING**

7:41pm.

**CONFIRMATION OF MINUTES**

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

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





**GRANTS, DONATIONS & SPONSORSHIP COMMITTEE RECOMMENDATION BUDGET 2013/2014**

Activity OP 315 Natural Account 6810	Description	Allocated 2012- 2013	Actual 2012- 2013	Proposed 2013/2014	Comments
<b>Donations</b>					
<b>Committed/Contractual</b>					
9310	Wetlands Education Centre Management Fee	75,569	75,569	0	Renewal of Management Agreement for three years to 30 June 2013 and Management Fee in accordance with Council decision on 13 May 2010 (plus Perth CPI)
9317	Pineview Preschool Maintenance Contribution	6,394	12,812	933	Annual contribution for maintenance of grounds and building (plus CPI) (overpaid by \$6,361.14 in 2012/13 - 2013/14 allocation is \$7,294.05, budget only includes difference)
9398	Cockburn Senior Citizens Building Donation	8,684	8,684	8,945	Assists with maintenance costs as per agreement (plus CPI)
9559	Cockburn Cricket Club Insurance	1,500	1,500	1,500	Commitment included in the lease
9574	Spearwood Dalmatinac Club	10,000	9,924	10,000	Reimbursement of 50% of the annual rates payable by Spearwood Dalmatinac Club for 41 Azelia Road, Spearwood as to Council decision on 14 May 2009
9242	Burdiya Aboriginal Corporation - Property Insurance	1,200	1,200	0	Property Insurance for 8 Caffrey Place, Hamilton Hill leased from the City by Burdiya Aboriginal Corporation
9237	Cockburn Basketball Association Building Insurance	7,745	6,318	7,745	50% contribution to the annual building insurance premium of the Wally Hagen Basketball Stadium
9239	Native ARC	50,000	50,000	0	Donation to progress the Native ARC to cover administrative employment, insurance, legal, accounting, auditing, corporate governance and utilities to bring them up to good
9245	Old Jandakot School Management Committee	3,000	3,000	3,000	Annual contribution to water and electricity charges included in the lease agreement and as to Council decision 8 December 2009
9109	Fremantle Australia Day Celebrations & Cracker Night	25,000	25,000	25,000	One-off donation towards the City of Fremantle Australia Day Celebrations and Cracker Night (Co-ownership of event to be negotiated)
9179	Senior Citizen Bus	10,000	10,000	0	Grant of \$10,000 to the Cockburn Senior Citizen's Association for the purchase bus, subject to a successful application to Lotterywest as per Council decision 14 June
9178	Spearwood Dalmatinac Club	59,300	53,909	0	Grant allocation to the Spearwood Dalmatinac Club for an amount of \$59,300 for the air conditioning upgrade as per Council decision 14 June 2012
9322	South Lake Leisure Fee Subsidy	104,364	123,235	107,496	Subsidised fees for swimming club
9188	Cockburn-Fremantle Pistol Club Upgrades	10,000	10,000	0	Contribution towards the clubs upgrades of the rifle ranges to meet OSH requirements
9189	Australian Marine Complex Owners Study	20,000	20,000	0	Contribution Australian Marine Complex Owners Study
9655	Cockburn Basketball Association	0	82,000	0	Council decision February 2013 funds for flooring of Cockburn Basketball Association
9334	Volunteer Home Support Inc	0	5,000	0	Request for funding to support Volunteer Home Support Inc
New	Interim Community Men's Shed	0	0	32,500	Council decision December 2012 to include budget request for Council consideration for 2013/14 and 2014/15 FY's
New	Cockburn Wetlands Education Centre			83,919	Request for funding to support the administration cost of the Cockburn Wetlands Education Centre
New	Native ARC			83,919	Request for funding to support the administration cost of Native ARC
New	Burdiya Aboriginal Corporation - Rental costs			6,000	Request for a donation to cover rental costs at 8 Caffrey Place
	Future Allocations			44,867	(To be allocated)
	<b>Sub Total</b>	<b>392,756</b>	<b>498,152</b>	<b>415,824</b>	
	<b>Donations to organisations</b>				
	Donations	120,000	153,160		
	<b>Donations to organisations Sub Total</b>	<b>120,000</b>	<b>153,160</b>	<b>138,000</b>	
<b>Sponsorships</b>					
	<b>Sponsorship</b>				
	Sponsorship	82,000	43,000		
	<b>Sponsorships Sub Total</b>	<b>82,000</b>	<b>43,000</b>	<b>45,000</b>	
<b>Grants</b>					
9004	Emergency Severe Personal Hardship Fund	20,000	16,070	20,000	For one off emergency and disaster situations (revised as per Council Decision 10 February 2011 and increased by \$10,000)
9015	Youth Academic Grants	1,500	0	1,500	Assists young people to attend academic programs as per DA ACS11
9031	Junior Travel Assistance - Sports	40,000	35,200	40,000	Assists young people in Cockburn representing WA or Australia in interstate or international team or individual sports by providing assistance for travel to competitions
9674	Grants to Schools	8,950	7,908	8,950	For small donations to schools for minor items as per DA ACS7 (increase by \$1950 for Graduation Awards specifically for Indigenous Students (\$600 for 6 high schools,
9312	Community Grants Program	139,688	138,312	141,208	Formal grant process for local organisations as per DA ACS2
9314	Provide Bins Sporting Events	1,500	1,342	1,500	Provide bins to schools for sports carnivals etc
9327	Community Associations Hall Hire Subsidy	2,500	850	1,500	Assists community groups to conduct monthly meetings and events
9329	Cultural Grants Program	18,000	18,010	18,000	Provide small grants to cultural and artistic groups
9331	Bus Hire Subsidy	3,000	650	1,000	Provides a small allocation towards the bus hire for community organisations
9335	Grants Welfare General	5,500	3,280	5,500	Miscellaneous requests for small donations
9341	Community Group Newsletter Subsidy	5,000	3,328	5,000	Assists community groups to disseminate information
9373	Sustainable Events Grants Program	14,500	1,500	6,000	Grants for community organisations to have events on the understanding that the event will become financially self sustainable over four years
9396	U Fund	1,200	0	1,200	Grants up to \$600 to youth for cultural/arts initiatives and events
9399	Youth Arts Scholarships	8,000	4,800	8,000	Assist young people to travel in order to participate in performing/arts events and also for further study
9475	Alcoa Cockburn Community Projects Fund	21,812	0	22,482	A partnership fund with Alcoa delivering community-driven projects
9490	Environmental Education Initiatives Program	12,000	0	12,000	Support for Environmental Services to assist schools to facilitate environmental education
9517	P & I Volunteer Accident Insurance	7,000	5,801	7,000	Cockburn Community Group Insurance Program
9535	Council/Staff Match Donation	5,000	2,957	5,000	Council to match staff fund raising effort
9536	Cost of Health Permits for Events	1,500	0	500	To provide free health permits for not-for-profit groups
9617	Youth Incentive Program	1,000	0	500	Awards for youth who report crime and anti social behaviour
9649	Safety House/Walk to School Program	1,500	573	2,000	Support to schools for safety programs for children getting to school (increase by \$500 to support 5 primary schools to attend Safety House shows in Safety House month
9688	Security Subsidy for Seniors	25,000	19,200	25,000	Subsidy for security devices for seniors
9240	Sustainability Grants Program	40,000	39,262	40,000	Grants program to replace Sustainability Awards, in accordance with Council decision on 13 May 2010
9241	Len Packham Hall Subsidy (Burdiya)	3,000	454	1,500	Subsidy program that will allow indigenous Cockburn families to access funds to assist with hall hire costs for hosting funerals and memorials
9596	SLLC Subsidy for Emergency Services Volunteers	1,000	1,000	1,000	South Lake Leisure Centre gym subsidy for Jandakot BFB, South Coogee BFB and SES volunteers
9673	Sport and Recreation Club Grant	38,000	26,213	38,000	Grants matched by local sporting clubs to engage in minor capital works on Council owned facilities and to purchase sporting equipment. New allocation made up from left
9100	Toby Play Pad Subsidy	0	200	0	Allocation to establish Toby Playpad Subsidy (See Agenda item 9.4)
9495	Donation and Grants General Account				
	<b>Sub Total</b>	<b>426,150</b>	<b>326,910</b>	<b>414,340</b>	
	<b>Totals</b>	<b>1,020,906</b>	<b>1,021,222</b>	<b>1,013,164</b>	(Allocated 2012-13 Total includes \$10,906 of Alcoa funds carried forward)
	<b>Budget</b>	<b>1,010,000</b>		<b>1,013,164</b>	
	<b>Balance</b>			<b>-</b>	



## CITY OF COCKBURN

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## CITY OF COCKBURN

### MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 18 JULY 2013 AT 6:00 PM

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#### PRESENT:

##### ELECTED MEMBERS

Mr T Romano	-	Councillor (Presiding Member)
Mr L Howlett	-	Mayor
Mr K Allen	-	Deputy Mayor
Mr Y Mubarakai	-	Councillor
Mrs C Reeve-Fowkes	-	Councillor
Ms L Smith	-	Councillor
Mr B Houwen	-	Councillor

##### IN ATTENDANCE

Mr M. Littleton	-	Acting Chief Executive Officer
Mr D. Green	-	Director, Administration & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development
Mrs B. Pinto	-	PA to Directors – Fin. & Corp. Services & Admin. & Comm. Services
Mr T. Mason	-	Consultant, RMRI Australia Pty Ltd

#### 1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.01 pm.

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

Nil.

#### 3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATION

Nil

#### 4. APOLOGIES & LEAVE OF ABSENCE

Mr Stephen Cain, CEO - Apology



**5. PUBLIC QUESTION TIME**

Nil

**6 (ASFC 18/07/2013) - DEPUTATIONS & PETITIONS**

The Presiding Member welcomed Tim Mason from RMRI Australia Pty Ltd who was present to give a brief to Committee Members in relation to the Enterprise Risk Management Policy and Strategy.

Tim thanked the Presiding Member for being given the opportunity to brief the Elected Members in relation to the program.

The Presiding Member thanked Mr Mason for his presentation.

MR TIM MASON LEFT THE MEETING THE TIME BEING 6.27 PM AND DID NOT RETURN

**7. CONFIRMATION OF MINUTES**

**7.1 (MINUTE NO 120) (ASFC 18/07/2013) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 21 MARCH 2013**

**RECOMMENDATION**

That Council adopt the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 21 March 2013, as a true and accurate record.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 7/0**

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

Nil



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

Nil

10. **COUNCIL MATTERS**

10.1 **(MINUTE NO 121) (ASFC 18/07/2013) - DELEGATED AUTHORITY AND AUTHORISED PERSONS MANAGEMENT PROCEDURE (086/003) (D GREEN) (ATTACH)**

**RECOMMENDATION**

That Council adopt the Draft Delegated Authority and Authorised Persons Management Procedure, as shown in the attachment to the Agenda.

**COMMITTEE RECOMMENDATION**

MOVED Clr C Reeve-Fowkes SECONDED Clr L Smith that the recommendation be adopted.

**CARRIED 7/0**

**COUNCIL DECISION**

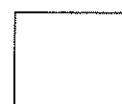
**Background**

As part of the City of Cockburn 2012 /13 Internal Audit activity, an assessment of the City's method of delegating Council powers and duties, together with the related system of central recording, is required.

Subsequently, a formal examination of the current systems and associated procedures has been undertaken and evaluated by an external provider (Deloitte).

The final Report from Deloitte has been received and is attached to the Agenda.

One of the recommendations of the Deloitte Report was to undertake a comprehensive review of Council's current Delegated Authority Register and the manner in which functions delegated to staff are effectively recorded, as required under the provisions of the Local Government Act, 1995.



Accordingly, a complete review of the functions delegated by Council has been undertaken and a Management Procedure produced to address internal systems utilised to effectively manage the process in a manner which is both logical and meets statutory requirements.

This document is shown in the attachment and is presented as the overarching document to guide Council employees in administering these requirements in the future.

### **Submission**

N/A

### **Report**

During the review of Delegated Authorities to staff, it was revealed that some functions treated as “delegated authorities” were, in fact, functions which were meant to be undertaken on behalf of Council by “authorised persons”.

This anomaly has come about as the result of different legislation having differing mechanisms by which tasks could be dealt with by local government.

The effect of the different “heads of power” established by various legislation is that the functions provided by some legislation are “delegated” to local government by different mechanisms.

For example, some functions are delegable only to the Chief Executive Officer (CEO), while others are able to be directly delegated to other officers of the City. In other circumstances, legislation only allows certain functions to be administered by “authorised persons” appointed by the local government.

Therefore, the variety of legislation for which local governments has responsibility (in full or part) to monitor can become confusing and now requires careful consideration in the management of the associated statutory provisions.

This has resulted in the complete review of all functions delegated by Council in relation to the powers allowed pursuant to the Local Government, 1995, and to other legislation.

This review has identified a number of amendments to the processes by which the functions previously “delegated” by Council are proposed to be addressed in future.

The specific extent of these amendments is covered by other reports in the May, 2013, DAPPS Agenda dealing with delegations and





authorisations, which were subsequently adopted by Council in June, 2013.

The primary purpose of this report is to consider the Management Procedure by which these functions are dealt with by Council to ensure a consistent approach is followed across the organisation.

The Procedure clearly identifies the processes required to initiate and amend Delegated Authority and Appointment of Authorised Persons from either the Council or the CEO.

In addition, the Management Procedure has incorporated a process by which recording compliance is effectively addressed.

This element of the Procedure will require some minor additions to Council's centralised Record System (ECM), which will ensure an efficient and user friendly mechanism is integrated to relevant staff workflows, together with appropriate explanatory notes and training, when necessary.

The Procedure also contains a monitoring regime which will ensure that all associated functions and outcomes are subject to adequate checks which maintain the integrity of the system.

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

#### **Leading & Listening**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

Secs. 5.42 – 5.46 (inc) of the Local Government Act, 1995, refer.

### **Community Consultation**

N/A

### **Attachment(s)**

1. Deloitte's Report
2. Draft Management Procedure

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

N/A



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

Nil.

**11. PLANNING & DEVELOPMENT DIVISION ISSUES**

Nil

**12. FINANCE & CORPORATE SERVICES DIVISION ISSUES**

**12.1 (MINUTE NO 122) (ASFC 18/07/2013) - INTERIM EXTERNAL AUDIT (067/004) (S DOWNING/N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council receive the Interim Financial External Audit Report for the year ended 30 June 2013.

**COMMITTEE RECOMMENDATION**

MOVED Deputy Mayor K Allen SECONDED Cllr C Reeve-Fowkes that the recommendation be adopted.

**CARRIED 7/0**

**COUNCIL DECISION**

**Background**

Council is required to examine the report prepared by the External Auditor and is to determine if any matters raised in the report require action to be taken by Council.

Council is also required to meet with the Auditor of the Local Government at least once in each year. This will be for the receipt of the final audit report as occurs each financial year.

The Terms of Reference of the Audit Committee was adopted by Council on 8 November 2007.

**Submission**

N/A



## Report

The Interim External Audit Report for the period ending 30 June 2013 was received from Council's Auditors, Macri Partners in July 2013. The Interim Report covered a review of the accounting and internal control procedures in operation, as well as testing of transactions in the following areas:

- Bank Reconciliations
- Purchases
- Payments and Creditors
- Rate Receipts and Rate Debtors
- Receipts and Sundry Debtors
- Payroll
- Investments
- General Accounting and IT Controls
- Registers (Tenders Register)
- Review of Council Minutes

The review also included an examination of some compliance matters required under the Local Government Act and Financial Management Regulations.

Internal controls were examined for audit purposes primarily for expressing an opinion on the financial statements of the City of Cockburn.

Below is a brief summary of the issues raised by the Auditor and the management responses:

<u>Issue</u>	<u>Comment</u>
<b>1. Bank Reconciliations</b>	
1a. Stale Cheques	Stale cheques will be written back as part of EOFY processing and won't be an issue for the end of year audit.
1b. Outstanding items on the bank reconciliation.	All items are reconciled monthly and only remain on the bank reconciliation due to timing issues and requirement for minor system adjustments. Will not be an issue for end of year audit.
<b>2. Purchasing and Payments</b>	
2a. Verbal quotes not recorded.	Council's procurement policy SC38 amended in June 2013 to require written records of verbal quotes obtained to be kept.
2b. Recommendation for two signatories/ authorisations for every single payment	Current Council delegation requires two signatories for cheque payments over \$50k and EFT files over \$500k.



<u>Issue</u>	<u>Comment</u>
made by the City.	Given segregation of duty controls in place, these are considered adequate and optimal for business efficiency.
2c. Recommendation for purchase order amendments to be authorised by delegated officer, rather than the requisitioning officer.	Following the Deloitte internal audit of procurement and since March 2013, all order amendments are now cross checked between revised contract value and delegated officer limits.
2d. Recommendation for a compliance review of suppliers requiring tenders to be called.	Management reviews are completed twice per year on blanket orders and identified suppliers are added to the tender development schedule for prioritisation and calling of future tenders.
<b>3. Creditors</b>	
3a. Recommendation for the monthly creditor's reconciliations to be initialled and dated by independent senior officer.	An electronic copy is independently reviewed each month. This will now also include a sign off.
<b>4. Rates</b>	
4a. Recommendation for monthly rates reconciliations to be signed by preparer and reviewer.	An electronic copy is independently reviewed each month. This will now also include a sign off.
<b>5. Sundry Debtors</b>	
5a. A list of ninety day debtors was identified for review and comment.	Management review indicated that all of the debts identified have since been paid, or are being collected. None are recommended for write off. The list and management responses are a confidential attachment to the agenda.
<b>6. Payroll</b>	
6a. Identified one instance where employee was being paid at an incorrect rate and recommended an investigation to determine if any others.	This was an isolated and minor error and HR officers have been instructed to cross check their instructions to payroll in future.
6b. Recommendation to regularly review excessive accumulation of leave entitlements and take appropriate action.	Both the number of employees with excessive leave and the value of has been markedly reduced over the past 12 months through HR staff efforts. The 'taking of leave' policy was amended by Council in June to further assist the management of leave



<u>Issue</u>	<u>Comment</u>
	balances.
6c. Recommendation for the generation of a fortnightly audit log report capturing all employee master file changes and for this to be reviewed by an independent senior officer.	An audit log report will be developed and reviewed by a yet to be determined senior officer.

The interim audit report attached to the agenda provides a more detailed commentary on the findings of the interim audit.

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

#### **Leading & Listening**

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

### **Budget/Financial Implications**

The cost for the interim audit is covered by the City's annual budget allocation for external audit activities.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Attachment(s)**

1. Interim Audit Report.
2. List of Debtors – Appendix A (Confidential attachment provided under separate cover)

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

N/A

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

Nil.



**12.2 (MINUTE NO 123) (ASFC 18/07/2013) - VARIOUS DEBTS - WRITE OFF (069/002) (N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council adopt the write-offs of the following bad debts:

- (1) Various sundry debts totalling \$8,429.12; and
- (2) Bushfire infringements totalling \$14,086;

as shown in the attachments to the Agenda.

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

**COMMITTEE RECOMMENDATION**

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

**CARRIED 7/0**

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

**COUNCIL DECISION**

**Background**

Section 6.12 (1)(c) of the Local Government Act allows local governments to write off any amount of money owing to it (other than rates and service charges). This action is required where debts become delinquent.

Council adopted the Debtors Management Policy AFCS9 at its meeting in June 2012. This states that bad debt write offs should only occur where all avenues for recovery have been exhausted or it has become unviable to keep pursuing the debt.

Unrecoverable debts (other than rates and service charges) up to the individual value of \$200 may be written off under Council delegation. However, those over \$200 are to be brought to Council for write off on an annual basis.



**Submission**

N/A

**Report**

Council last wrote off bad debts in February 2012 and July 2008 before that. Whilst the City has an excellent track record in managing and collecting its debts, there will always be some that become uncollectible for a variety of reasons.

Attached to the agenda are various listings of the debts and infringements requiring write off by Council. These have been categorised by their debt type and includes relevant commentary on their status and the recovery efforts made where applicable.

Sundry Debtors

These comprise a mix of landfill trade debtors, community service debtors and other sundry type debtors. Common causes of bad debts in these areas have been failing businesses and untraceable companies and individuals. Some are also too immaterial to apply formal debt recovery procedures. The write offs requested for a total of \$8,429.12 are summarised into the following categories:

- HWRP debtors – 2 debts totaling \$769.39
- Construction of Firebreak debtors – 2 debts totaling \$594.00
- Community halls & reserves debtors – 10 debts totaling \$7,065.73

Law & Order Infringements

The City's infringements have statute of limitations periods in order to effect the necessary legal action to enforce payment. For Bushfire Act infringements, this period is 12 months from date of issue. The infringements requested for write off summarised below, have fallen outside this period. Consequently, there are no more further legal avenues for the City to pursue in trying to enforce payment (including referral to the Fines Enforcement Registry).

- Bushfire infringements – 55 debts totaling \$14,086.00

**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**

A write off of bad debts totalling \$22,515.12 will be taken directly to the Income Statement.

**Legal Implications**

Debts which are irrecoverable require Council authorisation in order to be written off under the provisions of the Local Government Act, Section 6.12 (1)(c).

**Community Consultation**

N/A

**Attachment(s)**

List of outstanding debts.

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

N/A

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

Nil.

**13. ENGINEERING & WORKS DIVISION ISSUES**

Nil

**14. COMMUNITY SERVICES DIVISION ISSUES**

Nil

**15. EXECUTIVE SERVICES DIVISION ISSUES**

Nil

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

Nil

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

Nil





**18. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS**

Nil

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

Nil

**20. CONFIDENTIAL BUSINESS**

Nil

**21 (ASFC 18/07/2013) - CLOSURE OF MEETING**

7.04 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: ...../...../.....



# Cockburn Central Activity Centre Plan

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## PROJECT PLAN

City of Cockburn

July 2013



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# 1 Project Background

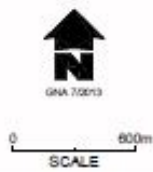
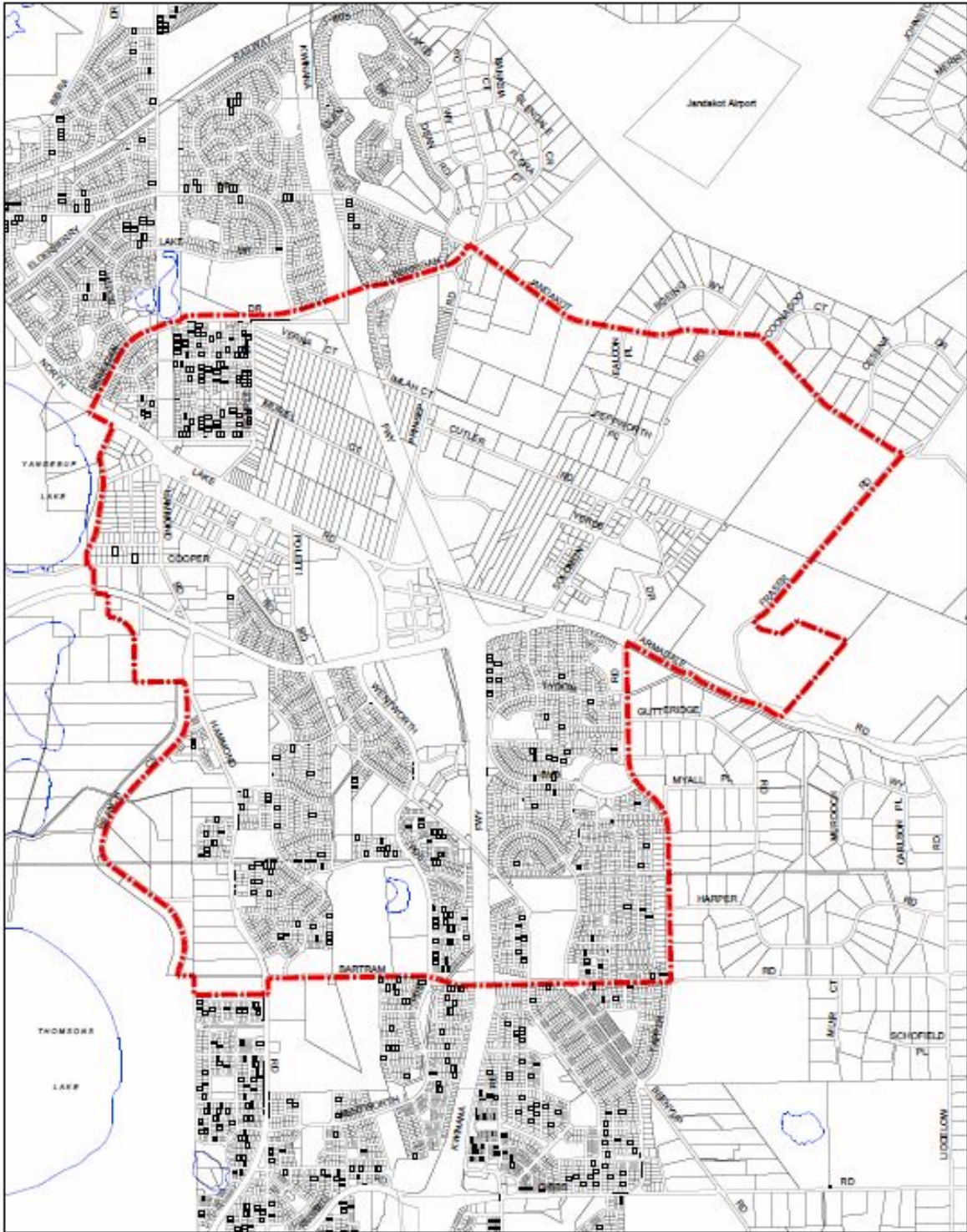
The Cockburn Central Activity Centre Plan ("The Plan") was identified in the City's Annual Business Plan 2013-14 as a key initiative. Moreover, the City's Strategic Plan identifies the desire for Cockburn Central to grow in a sustainable manner into a Strategic Regional Centre.

The Plan is being prepared to plan in a proper and orderly manner, with the cooperation of the community, the evolution of the Cockburn Central Activity Centre into a Primary Centre by 2031.

The need to identify and plan for a network and hierarchy of Activity Centres for Perth that provide for a more equitable distribution of jobs and amenity is a key Structural Element of "*Directions 2031 and Beyond*" – the Western Australian State Government's strategic plan for the Perth metropolitan and Peel regions ("Directions 2031").

Currently Cockburn Central is identified as a Secondary Centre by Directions 2031 and State Planning Policy 4.2 ("SPP 4.2"). Secondary Centres, being the third level of centre offer a wide range of services, facilities and employment opportunities.

Cockburn Central, unlike many of the 18 other Secondary Centres, is not a retail dominated centre. The centre currently features a broad mix of uses including: retail, high density residential, mixed use developments, offices and multiple community facilities. This coupled with the high quality public transport links sets Cockburn Central apart from the other Secondary Centres. This trend of diversification is expected to continue with projects such as Cockburn Central West.



## STRATEGY AREA

### COCKBURN CENTRAL ACTIVITY CENTRE STRATEGY

## 2 Purpose of the Strategy

The *Cockburn Central Activity Centre Plan* is being prepared to plan in a proper and orderly manner, with the cooperation of the community, the evolution of the Cockburn Central Activity Centre into a Primary Centre by 2031.

The Plan will assist in the creation of a connected, vibrant and responsive Activity Centre as desired in "*Directions 2031 and Beyond*" and "*State Planning Policy 4.2*".

The continued growth and development of Cockburn Central is vital to the positioning of the City of Cockburn within the metropolitan region.

The Strategy will draw on extensive and detailed background research and analysis of issues facing the Activity Centre. Both context and site analysis will be undertaken to ensure a comprehensive understanding of the CCACS area and surrounding catchment.

A key outcome sought is for the Plan to align with the City's *Community Strategic Plan*, the *Local Planning Strategy* and *Directions 2031*. The final key outcomes will be informed by the background/issues paper and community consultation and be centred on five 'key themes' that will permeate throughout the Plan; the key themes align directly with those of *Directions 2031*.

## 3 Planning framework: key planning documents.

### 3.1 *Directions 2031 and beyond: Metropolitan planning beyond the horizon*

"*Directions 2031 and Beyond*" is a high level strategic plan that establishes a vision for future growth of the Perth metropolitan and Peel regions, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate growth.

One of the key objectives of *Directions 2031 and Beyond* is to improve the relationship between where people live and work, to reduce commuting time and cost, and the associated impact on transport systems and the environment.

Further, the connected city scenario identifies the need to achieve an urban infill target of 47%, meaning that 154,000 of the 328,000 dwellings required by 2031 will be delivered through urban infill.

The 'connected city' model relies upon diverse Activity Centres such as Cockburn to deliver its objectives for the Perth metropolitan area.

### 3.2 *Outer Metropolitan Perth and Peel Sub Regional Strategy, August 2010*

As an implementation mechanism of *Directions 2031 and Beyond*, draft sub regional strategies have been prepared including the *Outer Metropolitan Perth and Peel Sub-regional Strategy* which focuses on providing an adequate supply of suitable urban land to support the strategic and sustainable growth of the city to 2031 and beyond.

Under the connected City scenario, the City of Cockburn is identified as requiring an estimated dwelling supply (infill developments) of approximately 11,100 dwellings by 2031.

*Primary Centres are critical in achieving long-term sub-regional employment objectives. They should house major institutions and become the preferred location for investment in high order public and employment generating infrastructure outside the central metropolitan sub-region.*

*To achieve this, existing centres must build on their existing assets and invest in their attributes that influence the locational decisions of these businesses, including accessibility, land availability, local amenity, communications and technology and the availability of skilled labour.*

The draft strategy identifies a declining trend in the average household occupancy in the south-west subregion and an aging population. This suggests it may be timely and appropriate to investigate opportunities to encourage diverse housing types when regenerating residential areas such as Coolbellup.

### 3.3 State Planning Strategy 2012 (draft)

The draft State Planning Strategy (draft SPS) provides the basis for long-term State and regional land use planning within Western Australia. It sets out the key principles, strategies and actions relating to the environment, community, economy, infrastructure and regional development, which should guide all future planning decisions.

The draft SPS identifies planning considerations and approaches that directly relate to the formulation of the Cockburn Central Activity Centre Plan and set the agenda for umore compact urban development in close proximity to public transport nodes as well as urban regeneration projects throughout Perth, those being:

- *Place based approaches* - that plan for the local economy, enhance and protect the identity of places, and provide for diverse, accessible and liveable communities.
- *Affordable Living* – Identifying opportunities for housing diversity, infill development opportunities in appropriate locations and sustainable developments.
- *Health and wellbeing* – Identifying opportunities for the built environment to encourage the wellbeing of communities such as through the design of environments, streets and open spaces that people want to be active within.
- *Land availability* – Providing diverse and affordable housing options.

### 3.4 City of Cockburn Planning Strategy

The City of Cockburn’s Local Planning Strategy (LPS) sets out the long-term planning directions for the municipality and provides the rationale for the zones and other provisions of the TPS3. The LPS sets out the City’s general aims and intentions for future long-term growth and change.

The following strategies from the LPS directly relate to the formulation of the Hamilton Hill Revitalisation Strategy:

	Strategy
Transport	• Maximise development near public transport routes.
	• Minimise trip lengths in order to maximise local convenience and minimise the environmental impacts of private care users.
	• Encourage cycling by defining and implementing cycle networks and promoting the provision of end-of-trip facilities.
Open Space	<ul style="list-style-type: none"> <li>• Maintain the amount of local open space per capita.</li> <li>• Improve the quality, amenity and accessibility of local and region open space.</li> </ul>



<b>Heritage</b>	<ul style="list-style-type: none"> <li>Enhance local identity and character by preserving buildings and places with historic, architectural, scientific or scenic value.</li> </ul>
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## 4 Key Themes and Objectives

The Plan is based around five key strategic themes; through which the shape, form and function of the future Cockburn Central Primary Centre will be drawn. These are outlined in the graphic below.



The five key themes are drawn from Directions 2031 and all future statutory planning instruments and initiatives of the City would be expected to justify how they consistent with the five key themes.

Each theme is supported by an overarching objective draw from the City's Strategic Plan and Directions 2031 and will be used, in conjunction with the overarching themes, to guide the formulation of the Activity Centre Plan and future decisions of the City within the Plan's area.

A Prosperous Centre	<ul style="list-style-type: none"> <li>The success of the Regional Centre will depend on the ability to build on the current prosperity</li> </ul>
A Responsible Centre	<ul style="list-style-type: none"> <li>Guide the Centre in a reasonable manner to manage urban growth and make the most efficient use of land and infrastructure</li> </ul>
A Liveable Centre	<ul style="list-style-type: none"> <li>Living in or visiting Cockburn Central should be a safe, comfortable and enjoyable experience</li> </ul>
An Accessible Centre	<ul style="list-style-type: none"> <li>Most people should be able to meet their education, employment, recreation, service and consumer needs within Cockburn Central by 2031</li> </ul>
A Sustainable Centre	<ul style="list-style-type: none"> <li>Cockburn Central should grow within the constraints placed on it by the environment.</li> </ul>



## 5 Outputs

The outputs of the Project will be:

Output	Summary	Application
Background and Issues Paper	<ul style="list-style-type: none"> <li>Documents findings of background studies</li> <li>Site analysis</li> <li>Contextual analysis</li> <li>Assessment of existing structure planning</li> <li>Discussion of issues affecting the Centre</li> </ul>	Used to inform Community engagement through the Discussion paper and forums
Discussion Paper	<ul style="list-style-type: none"> <li>Identify opportunities for the Cockburn Central Activity Centre to grow</li> <li>Stimulating discussion and encouraging ideas</li> <li>Identify new issues that are important to the future of the area</li> <li>To be supported by an interactive online mapping tool</li> </ul> <p>Summarises the major issues contained in the detailed Background and Issues Paper</p>	Used to inform Strategy.
Activity Centre Plan	<p>Strategy includes;</p> <ul style="list-style-type: none"> <li>Strategy Report</li> <li>Strategy Plan</li> </ul> <p>Bringing together the work of the Background and Issues Paper and the Discussion Paper.</p> <p>The plan will be strongly graphics based, using such methods to convey the information from the earlier stages of the Plan.</p>	<p>Consideration by Council.</p> <p>Provides the basis of future Scheme Amendments to TPS3, structure planning and establish priorities for Implementation Plan.</p>
Implementation Strategy	Implementation Plan	<p>Considered by Council with the Strategy.</p> <p>Informed by all previous outcomes, particularly the Plan.</p>

## 6 Project Staging

The staging for the preparation of the Cockburn Central Activity Centre Strategy is outlined in **Table One- Project Delivery Strategy**. The Table outlines the task involved in the preparation of the Strategy, including timing for tasks and associated project deliverables.

Table One- Project Delivery Strategy		
Task	Timing	Project Deliverables
<b>Research and Analysis</b>		
<p><i>Identify existing position</i></p> <ul style="list-style-type: none"> <li>Review work undertaken to date</li> <li>Planning policy review</li> </ul> <p><i>Site and Context Analysis</i></p> <ul style="list-style-type: none"> <li>Analysis of existing structure plans</li> <li>Ped-shed assessment to public transport and neighbourhood facilities</li> <li>Streetscape assessment</li> <li>POS provision and quality assessment</li> <li>Environmental Considerations</li> <li>Regional Context</li> <li>Local Context</li> <li>Constraints</li> <li>Heritage Items</li> <li>Review Existing Housing Stock</li> <li>Identify major land holders</li> <li>Audit movement network               <ul style="list-style-type: none"> <li>Public transport</li> <li>Car</li> <li>Pedestrian</li> <li>Cycle</li> </ul> </li> <li>Review key demographic of area</li> <li>Audit community services provision in area</li> <li>Review existing land uses</li> </ul> <p><i>Preparation and assessment of various 2031 Density and Land Use scenarios</i></p> <ul style="list-style-type: none"> <li>Develop various residential density and land use scenarios</li> <li>Calculate potential lot yield of various urban density scenarios</li> <li>Assess impacts, benefits and constrains to urban density scenarios</li> </ul>	July – Nov 2013	Background and issues paper (part 1 of Strategy)
<b>Discussion Paper</b>		
<p><b>Discussion Paper</b></p> <ul style="list-style-type: none"> <li>Broken into broad categories with a SWOT analysis,</li> </ul>	Nov – Dec 2013	Discussion Paper (standalone document)

opportunities for growth and questions for each.		
Business Survey		Consultation outcomes report (appendix to Strategy)
Online Participation Tool		
Community Forums		
<b>Activity Centre Plan. Finalisation</b>		
Preparation of Draft Strategy and action plan in consultation with all relevant City departments.	Dec 2013 - Apr 2014	Final Centre Plan and Implementation Strategy
Council consideration of Draft Plan	May 2014	
Advertising of Draft Plan	May – Jun 2014	
Consideration of submissions and amendments to Draft Plan	Jun - Jul 2014	
Consideration of Draft Plan by Council	Jul 2014	

## 6.1 Stakeholder and Community Engagement

The Cockburn Central Activity Centre Strategy will incorporate a comprehensive stakeholder and community engagement process, including a discussion paper, business survey, online mapping tool, community visioning forums, and formal community consultation phase.

## 7 Project Timing

The total estimated timeline for the Project is 12 months. This project has been funded through Council's annual budgeting process.

## 8 Project Governance

The Project will be managed by the Strategic Planning Services section of the City of Cockburn, under the coordination of Carol Catherwood, Coordinator Strategic Planning and Chris Hossen, Strategic Planner Officer.

A multi-disciplinary cross-functional team assisting the Strategy during its formulation, evaluation and implementation phases will be formed from the following senior staff and officer within their respective service units:

- Coordinator, Statutory Planning
- Manager, Environmental Health
- Manager, Parks and Environment
- Manager, Engineering
- Manager, Human Services
- Manager, Community Services

# **Coolbellup Revitalisation Strategy**

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## **PROJECT PLAN**



**City of Cockburn**

**August 2013**

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# 1 Background to the Project

The Coolbellup Revitalisation Strategy is the latest of the City of Cockburn's revitalisation projects. The Hamilton Hill Revitalisation Strategy is currently being finalised and the Phoenix Revitalisation Strategy was completed in 2009. Both strategies provide a comprehensive plan to guide future development including guidance as to how future urban infill will be delivered and works required to facilitate improvements in the urban environment.

The need to identify infill development opportunities is in part a response to "Directions 2031 and Beyond" - the Western Australian State Government's strategic plan for the Perth metropolitan and Peel regions. The plan anticipates a population increase to 2.2 million by 2031, which will translate directly into the need for another 328,000 houses and 353,000 jobs. The City has been actively addressing this challenge through providing innovative planning responses via revitalisation strategies for the suburbs of Spearwood, Hamilton Hill and now what is proposed for Coolbellup.

Coolbellup is considered a unique suburb in which to examine infill development opportunities and associated revitalisation work due to the following factors:

- Being a well-connected inner ring suburb and in proximity to the new Fiona Stanley Hospital, Murdoch University Precincts and close to the Fremantle city centre and Phoenix activity centre;
- Being well serviced by infrastructure;
- The physical age of built form within the suburb being such that decisions for redevelopment and/or renewal are expected to be made by landowners over the coming years, providing the opportunity to consider whether redevelopment to other forms of housing (grouped and multiple) should take place;
- Providing the opportunity to support further improvements in the town centre in conjunction with increasing residential densities in areas close to the town centre;
- A unique age demographic, which sees the opportunity to explore more diverse responses in housing variety and form through the suburb.

## 1.1 Study Area

The study area is bound by North Lake Road to the east, the City of Cockburn local government boundary to the north, the Roe Highway Primary Road Reserve to the south and Stock Road to the west. (Figure 1).

The study area is located immediately adjacent to the east of the Hamilton Hill Revitalisation Study Area.



Figure 1 – Study area and regional context.

## **2 Planning Context**

### **2.1 State Planning Strategy 2012 (draft)**

The draft State Planning Strategy (draft SPS) provides the basis for long-term State and regional land use planning within Western Australia. It sets out the key principles, strategies and actions relating to the environment, community, economy, infrastructure and regional development, which should guide all future planning decisions.

The draft SPS identifies planning considerations and approaches that directly relate to the formulation of the Coolbellup Revitalisation Strategy and set the agenda for urban infill and urban regeneration projects throughout Perth, those being:

- *Place based approaches* - that plan for the local economy, enhance and protect the identity of places, and provide for diverse, accessible and liveable communities.
- *Affordable Living* – Identifying opportunities for housing diversity, infill development opportunities in appropriate locations and sustainable developments.
- *Health and wellbeing* – Identifying opportunities for the built environment to encourage the wellbeing of communities such as through the design of environments, streets and open spaces that people want to be active within.
- *Land availability* – Providing diverse and affordable housing options.

### **2.2 Directions 2031 and beyond: Metropolitan planning beyond the horizon**

“*Directions 2031 and Beyond*” is a high level strategic plan that establishes a vision for future growth of the Perth metropolitan and Peel regions, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate growth.

One of the key objectives of *Directions 2031 and Beyond* is to improve the relationship between where people live and work, to reduce commuting time and cost, and the associated impact on transport systems and the environment.

Further, the connected city scenario identifies the need to achieve an urban infill target of 47%, meaning that 154,000 of the 328,000 dwellings required by 2031 will be delivered through urban infill.

The ‘connected city’ model relies upon projects like the Coolbellup Revitalisation Strategy to deliver its objectives for the Perth metropolitan area.

### **2.3 Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy**

As an implementation mechanism of *Directions 2031 and Beyond*, draft sub regional strategies have been prepared including the *Outer Metropolitan Perth and Peel Sub-regional Strategy* which focuses on providing an adequate supply of suitable urban land to support the strategic and sustainable growth of the city to 2031 and beyond.



Under the connected City scenario, the City of Cockburn is identified as requiring an estimated dwelling supply (infill developments) of approximately 11,100 dwellings by 2031.

The draft strategy identifies a declining trend in the average household occupancy in the south-west subregion and an aging population. This suggests it may be timely and appropriate to investigate opportunities to encourage diverse housing types when regenerating residential areas such as Coolbellup.

## **2.4 State Planning Policy No. 3 – Urban Growth and Settlement**

This Policy sets out the principles and considerations which apply to planning for sustainable urban growth and settlement patterns in Western Australia. The Policy is based on the premise that the spread of urban development intensifies pressures on valuable land and water resources, imposes costs in the provision of infrastructure and services, increases dependence on private cars and creates potential inequities for those living in the outer suburbs where job opportunities and services are not so readily available.

The objectives of the policy demonstrate the need for projects like the Coolbellup Revitalisation Strategy and identifies the objectives to guide such Strategies, including;

- Building on existing communities within established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- Promotion of the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.

## 2.5 City of Cockburn Planning Strategy

The City of Cockburn's Local Planning Strategy (LPS) sets out the long-term planning directions for the municipality and provides the rationale for the zones and other provisions of the TPS3. The LPS sets out the City's general aims and intentions for future long-term growth and change.

The following strategies from the LPS directly relate to the formulation of the Coolbellup Revitalisation Strategy:

	Strategy
<b>Transport</b>	<ul style="list-style-type: none"> <li>Maximise development near public transport routes.</li> </ul>
	<ul style="list-style-type: none"> <li>Minimise trip lengths in order to maximise local convenience and minimise the environmental impacts of private care users.</li> </ul>
	<ul style="list-style-type: none"> <li>Encourage cycling by defining and implementing cycle networks and promoting the provision of end-of-trip facilities.</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>Maintain the amount of local open space per capita.</li> <li>Improve the quality, amenity and accessibility of local and region open space.</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>Enhance local identity and character by preserving buildings and places with historic, architectural, scientific or scenic value.</li> </ul>

## 3 Project Description

The Coolbellup Revitalisation Strategy will guide the form of future development of Coolbellup, with a key aim to provide opportunities to enhance the qualities of this existing neighbourhood. The Strategy is seen as an important step for Coolbellup, considering how its strategic placement within the heart of the rapidly expanding south west corridor sees it as a highly desirable location in which to live and invest. At the same time, the lifecycle of the suburb presents unique demographic characteristics, which demand careful study and reflection in terms of ensuring that planning for the suburb is suitable to enhancing opportunities for current and future residents of Coolbellup.

Importantly the Strategy seeks to build on (and not simply ignore) the previous experiences associated with the first revitalisation strategy undertaken for the suburb over a decade ago. It is noted that this had a key focus on how social housing provision could be better managed for the suburb, and coincided with similar New Living initiatives which were popular through Perth during the 1990s.

The Strategy however will seek to take the previous work further – examining in totality how Coolbellup as a suburb can be assisted in its growth to achieve its aspirations. The Strategy will be developed through a comprehensive contextual analysis of the suburb, stakeholder and community consultation, and the identification of an effective infill development program, including:

- Identification of areas where infill development is desired;
- Development of guidelines and identification of appropriate dwelling types and densities to ensure compatibility with the existing character of the neighbourhood;
- Incentives for building new infill projects;

- Identification of possible community facilities and infrastructure required to support additional population growth.

### **3.1 Guiding principles**

The guiding principles of the Strategy are to:

- Preserve and enhance the unique character of Coolbellup by identifying context appropriate development;
- Provide opportunities for urban infill that meets the needs for the existing and future community of Coolbellup;
- Allow for a variety of housing types and designs, ensuring flexibility;
- Contribute to the urban infill aspirations of Directions 2031;
- Prioritise pedestrian orientated streetscapes and public spaces;
- Promote housing affordability broadly.

### **3.2 Outputs**

The outputs of the Coolbellup Revitalisation Strategy will include:

<b>Output</b>	<b>Summary</b>	<b>Application</b>
Contextual and background assessment.	<ul style="list-style-type: none"> <li>· Documents the findings of the information gathering stage and contextual analysis of the suburb. The information will be used to identify constraints and opportunities to inform various urban infill scenarios and revitalisation opportunities for future development within the Strategy area.</li> </ul>	<p>To be noted by Council.</p> <p>Used to inform community consultation process.</p>
Consultation Outcomes Report	Documents outcomes of community consultation process, including land owner survey and workshop.	Used to inform Strategy.
Coolbellup Revitalisation Strategy	<p>Strategy includes;</p> <ul style="list-style-type: none"> <li>· Strategy Report</li> <li>· Strategy Plan</li> </ul>	<p>Consideration by Council.</p> <p>Provides the basis of future Scheme Amendments to TPS3 and establishing priorities for potential revitalisation works.</p>

### 3.3 Project Staging

The staging for the preparation of the Coolbellup Revitalisation Strategy is outlined in Table One- Project Delivery Strategy. The Table outlines the task involved in the preparation of the Strategy, including timing for tasks and associated project deliverables.

<b>Table One- Project Delivery Strategy</b>		
<b>Task</b>	<b>Timing</b>	<b>Project Deliverables</b>
<b>Research and Analysis</b>		
<p><b>Identify existing position</b></p> <ul style="list-style-type: none"> <li>· Review work undertaken to date</li> <li>· Planning policy review</li> </ul> <p><b>Contextual Analysis</b></p> <ul style="list-style-type: none"> <li>· Regional context</li> <li>· Topography</li> <li>· Constraints</li> <li>· Heritage items</li> <li>· Movement analysis</li> <li>· Streetscape assessment</li> <li>· POS provision</li> <li>· Review existing housing stock</li> <li>· Lot size analysis</li> <li>· Tree and significant vegetation analysis</li> <li>· Review key demographic of area</li> <li>· Consider interface with Coolbellup neighbourhood centre Local Structure Plan and the three school sites.</li> <li>· Identify major land holders</li> </ul> <p><b>Preparation and assessment of various urban infill scenarios</b></p> <ul style="list-style-type: none"> <li>· Develop various urban infill scenarios</li> <li>· Calculate potential lot yield of various urban infill scenarios</li> <li>· Assess impacts, benefits and constrains to urban infill scenarios</li> </ul>	July - August 2013	Contextual and background assessment.
<b>Consultation</b>		
Undertake landowner survey	End of August 2013	Consultation Outcomes Report
Undertake community visioning forum	End of September 2013	
<b>Revitalisation Strategy Finalisation</b>		
Preparation of Draft Strategy in consultation with all relevant City departments.	December – January 2014	Draft Coolbellup Revitalisation Strategy

Council consideration of Draft Strategy	March 2014	
Advertising of Draft Strategy	April 2014	
Consideration of submissions and amendments to Draft Strategy	May 2014	Draft Coolbellup Revitalisation Strategy
Consideration of Draft Strategy by Council	June 2014	

## 4 Stakeholder and Community Engagement

The Coolbellup Revitalisation Strategy builds upon the community engagement work and responses already undertaken and documented within previous projects including: the 1999-2003 Coolbellup Revitalisation Strategy (which included the development of the 3 schools sites in Coolbellup), and surveys such as the Community Perceptions Survey undertaken annually by the City.

Complementing this information the plan incorporates a comprehensive stakeholder and community engagement process, including a landowner survey, community visioning forums, and formal community consultation phase.

## 5 Project timing

The total estimated timeline for the Project is 12 months. This project has been funded through Council's annual budgeting process.

## 6 Project Governance

The Project will be managed by the Strategic Planning Services section of the City of Cockburn, under the coordination of Rachel Pleasant, Senior Strategic Planner.

Additionally, a multi-disciplinary cross-functional team will assist the Strategy during its formulation, evaluation and implementation phases with the following senior staff and officer within their respective service units:

- Coordinator, Statutory Planning
- Manager, Environmental Health
- Manager, Parks and Environment
- Manager, Engineering
- Manager, Human Services
- Manager, Community Services
- Traffic Engineer

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# Housing Affordability and Diversity Strategy

## PROJECT PLAN



**City of Cockburn**

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June 2013

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## 1.0 BACKGROUND TO THE PROJECT

### 1.1 THE HOUSING AFFORDABILITY ISSUE

The City of Cockburn, like much of Western Australia, is facing a significant challenge in housing affordability.

The cost of land and housing grew dramatically in Western Australia between the December quarters of 2003 and 2007. The median price for housing in Perth doubled, while regional Western Australia experienced similar growth. This had a major impact on housing affordability in Western Australia, the effects of which are still being felt today.

Affordable living includes not only the cost of housing but also the basic household running costs of utilities such as water and energy as well as the transport costs associated with travelling to work, education, shopping and community facilities.

There has been a growing focus on the requirement for action and cooperation across all levels of government to address housing affordability issues, particularly evidenced by the Council of Australian Governments ("COAG") National Affordable Housing Agreement 2009. The National Affordable Housing Agreement aims to ensure that all Australians have access to affordable, safe and sustainable housing.

Local Government has an important role to play in facilitating affordable and diverse housing. The City has recognised the importance of this issue in the Strategic Community Plan which identified the provision of diverse housing to respond to changing needs and expectations as a key objective. The City recognises that access to secure, appropriate and affordable housing is a fundamental requirement and an essential component of an inclusive and sustainable city.

Housing choice requires the availability of an appropriate and diverse range of housing that is accessible to households from different socioeconomic groups within the community. An inclusive community is one that offers such choice and diversity.

### 1.2 WHAT IS A HOUSING AFFORDABILITY STRATEGY?

An Affordable Housing Strategy is often recommended as a supplement for a local housing strategy. It focuses on resourcing and directing planning actions, including policy formulation, to address the community's need for affordable housing.

According to Shelter WA's 'Local Government Guide to Developing an Affordable Housing Strategy' (2012) Affordable Housing Strategies should generally comprise the following:

- Housing needs analysis - research into current and future housing needs;
- Identification of key inhibitors and challenges to achieving affordable housing;
- A detailed range of practical responses, including initiatives specific to the local area;
- Identification of where current policies and strategies have failed or need amendment to facilitate better housing diversity;
- Identification of further opportunities for housing reforms;
- Consideration of partnerships with community organisations.



The 2009 Social Housing Taskforce report 'More than a Roof and Four Walls' identified a number of initiatives to deliver an additional 20,000 social and affordable housing units across Western Australia by 2020. One of these key initiatives is that Local Governments are to develop local housing strategies that identify the future affordable housing needs of their communities.

### 1.3 PROPOSED CITY OF COCKBURN APPROACH TO AFFORDABLE AND DIVERSE HOUSING

Local housing strategies generally comprise an analysis of local housing supply and demand, future oriented demographic and market trends, as well as policy statements and recommendations for planning processes, town planning schemes, and development controls.

The City's approach has been to develop urban revitalisation strategies which serve the function of a Local Housing Strategy. The City has adopted two urban revitalisation strategies - the Phoenix Central Revitalisation Strategy and Hamilton Hill Revitalisation Strategy, and project planning has commenced for the Coolbellup Revitalisation Strategy.

This approach has been successful in the City, and in accordance with the City's Strategic Community Plan this approach is proposed to continue, as follows:

*1.4.1 Ensure our strategic land use planning in the form of: the Local Planning Strategy, Town Planning Scheme, revitalisation strategies and structure plans, achieves a robust planning framework delivering adequate supply and diversity in housing choice.*

However, in addition to the preparation of urban revitalisation strategies, it is considered that the issue of housing affordability and diversity needs to be examined across the whole of the City. It is therefore proposed that a Housing Affordability and Diversity Strategy be prepared as part of the review of the Local Planning Strategy and Town Planning Scheme No. 3.

This Project Plan sets out the project vision, scope and content of the proposed Strategy.

### 1.4 PROJECT VISION

To support social inclusion and sustainability in the City of Cockburn by promoting housing that is appropriate to the needs of the community in terms of physical attributes and location, and is affordable to households of varying financial capacity.

## 2.0 BACKGROUND DOCUMENTS

### **More than a Roof and Four Walls (Social Housing Taskforce, 2009)**

The Social Housing Taskforce believes that an additional 20,000 social and affordable housing units can be created across Western Australia by 2020. To achieve this significant increase in housing units the following initiatives must be implemented:

1. Implementation of a whole of government approach to the provision of social and affordable housing through development of a State Affordable Housing Strategy.
2. Local Governments to develop local housing strategies that identify the future affordable housing needs of their communities.

## **Affordable Housing Strategy 2010-20 Opening Doors to Affordable Housing Opening Doors (Department of Housing)**

The Affordable Housing Strategy: Opening Doors 2010 – 2020 is the Department of Housing's mandate to lead vital changes in the housing system.

The Affordable Housing Strategy 2010-20 identifies a number of strategies for improving housing supply, including the following:

### *1. Implement Planning Reforms*

*Greater emphasis will be given to encouraging more diversity in the size, nature and choice of dwellings offered in the marketplace. Large homes in sprawling suburbs are not always affordable and often unsuited to the growing number of single-person households and childless couples. By providing more choice, better aligned to the needs of smaller households, the number of affordable entry points (and affordable living opportunities) can be increased for those on lower incomes.*

*Housing strategies will be developed by local government authorities and regional bodies to identify current and future housing needs. This will require Local Planning Schemes to include provisions that facilitate the development of affordable housing to meet the current and future needs of communities. Local governments will be encouraged to incorporate requirements and voluntary incentives for developers to include wider affordable housing components in developments above a specified size, offset by appropriate concessions and/or plot ratio bonuses. Formal inclusionary zoning<sup>25</sup> will not be supported.*

<sup>25</sup>Refers to mandatory quotas implemented through the zoning system.

## **National Affordable Housing Agreement**

There has been a growing focus on the requirement for action and cooperation across all levels of government to address housing affordability issues, particularly evidenced by the COAG National Affordable Housing Agreement 2009 which commenced in January 2009.

The National Affordable Housing Agreement aims to ensure that all Australians have access to affordable, safe and sustainable housing that contributes to social and economic participation.

Under the terms of the National Affordable Housing Agreement, all parties to the Agreement (including local government) are accountable to the community for their performance against agreed objectives and outcomes in respect of their allocated roles and responsibilities.

Local governments are responsible for:

- building approval processes;
- local urban planning and development approval processes; and
- rates and charges that influence housing affordability.

## **3.0 CORPORATE STRATEGIC PLANS**

The issue of housing affordability and diversity is identified in a number of the City's strategic plans, as follows:

## CITY OF COCKBURN STRATEGIC COMMUNITY PLAN 2012-2022

One of the key objectives of the City's Strategic Community Plan is:

*Diversity of housing to respond to changing needs and expectations (1.1.4).*

*Ensure our strategic land use planning in the form of: the Local Planning Strategy, Town Planning Scheme, revitalisation strategies and structure plans, achieves a robust planning framework delivering adequate supply and diversity in housing choice.*

## CITY OF COCKBURN AGE FRIENDLY CITY STRATEGIC PLAN

One of the key outcomes of the City's Age friendly City Strategic Plan is that the ageing population in the City of Cockburn has access to affordable suitable housing options that allow them to age safely and be socially supported within the community to which they belong.

## THE CITY OF COCKBURN YOUTH SERVICES STRATEGIC PLAN

The City's Youth Services Strategic Plan identifies that there is insufficient crisis and transitional housing options for young people in Cockburn with Anglicare operating the only service. The Housing Affordability and Diversity Strategy will provide the opportunity to examine crisis and transitional housing, and housing requirements for young people generally.

## 4.0 PLANNING CONTEXT

### State Planning Strategy (1997) & Draft State Planning Strategy (2012)

The State Planning Strategy ("SPS") was first published in 1997 and provides the basis for long-term State and regional land use planning within Western Australia. It sets out the key principles, strategies and actions relating to environment, community, economy, infrastructure and regional development which should guide all future planning decisions.

The following strategies and actions from the SPS directly relate to the formulation of the Strategy:

- Maximise the potential for development near public transport routes.
- Encourage mixed use development.
- Encourage a range of housing densities.
- Encourage the solar design of buildings.

In December 2012 a draft State Planning Strategy was advertised for public comment. It presents a vision for Western Australia to 2050 and beyond based on a framework of planning principles, strategic goals and State strategic directions.

A key difference between the current State Planning Strategy and the draft is the inclusion of affordable housing as a key issue, as outlined in the table below:

ELEMENT	2050	MEASUREMENT	ASPIRATIONS
---------	------	-------------	-------------

<b>Housing diversity</b>	Communities provide diverse housing opportunities for different income levels, lifestyle choices and household types	Diversity of housing in new and existing communities	<ul style="list-style-type: none"> <li>• All development provides a variety of housing styles, types and sizes to accommodate changes in demographics and market demand</li> <li>• Incentives and requirements for affordable housing are enabled through the planning system.</li> <li>• Innovative housing tenures such as housing cooperatives and community titling are introduced into the market</li> </ul>
<b>Compact settlement structures</b>	Compact and diverse settlement structures	Density and diversity of communities	<ul style="list-style-type: none"> <li>• Land for multi-purpose infrastructure corridors secured</li> <li>• Increased density and diversity of housing through mixed use and transit orientated developments</li> <li>• Communities are well connected by cycling infrastructure and public transport</li> <li>• Reduced travel time and costs to access social services, employment and amenities</li> <li>• Availability of affordable housing in areas well serviced by infrastructure</li> </ul>
<b>Resource efficient design</b>	Development conserves consumption of natural resources	Housing and community design that minimises consumption of natural resources	<ul style="list-style-type: none"> <li>• Conservation and adaptive re-use of existing homes in a way that minimises housing running costs</li> <li>• Demonstration projects showcasing resource efficient design that minimise housing construction and running costs</li> <li>• Sustainable building techniques that minimise natural resource consumption to relieve pressures on housing construction and running costs</li> </ul>

### Directions 2031 and beyond: Metropolitan planning beyond the horizon

Directions 2031 is the latest spatial planning framework for Perth and Peel, outlining the planning vision and direction which will guide the planning of the City to 2031 and beyond.

Directions 2031 identifies the connected city model as the preferred medium-density future growth scenario for the metropolitan Perth and Peel region. This pattern of urban growth is characterised by:

- planning for an adequate supply of housing and land in response to population growth and changing community needs;
- facilitating increased housing diversity, adaptability, affordability and choice;
- planning and developing key public transport corridors, urban corridors and transit oriented developments to accommodate increased housing needs and encourage reduced vehicle use.

To achieve a connected city pattern of growth, Directions 2031 has set targets for infill and increases to residential densities as medium to long-term aspirations and to ensure growth of the city can be sustained beyond 2031.

### State Planning Policy No. 4.2 Activity Centres Policy

State Planning Policy No. 4.2 ("SPP 4.2") Activity Centres Policy is a state planning policy for the planning and development of activity centres throughout Perth and Peel.

The main purpose of SPP 4.2 is to specify broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with the coordination of their land use and infrastructure planning.

SPP 4.2 focuses on optimising higher density residential development within walkable catchments of activity centres, as follows:

#### *5.2.2 Residential density*

*(1) Commercial and residential growth should be optimised through appropriately-scaled buildings and higher-density development in walkable catchments of centres.*

*(2) Higher-density housing should be incorporated within and immediately adjacent to activity centres to establish a sense of community and increase activity outside normal business hours. Performance targets for residential density are in Table 3.*

#### *6.2.3 Housing density targets*

*(1) Activity centres should be coded under the Residential Design Codes, applying activity centre and built form-based controls to enable housing development that complements the desired scale and intensity of other development in the centre.*

*(2) Local planning strategies and schemes and activity centre structure plans should optimise housing potential in walkable catchments and meet density targets (Table 3).*

### **State Planning Policy 3.1 Residential Design Codes**

The Residential Design Codes ("R-Codes") provide a comprehensive basis for the control of the siting and design of residential development throughout Western Australia, and guide assessment of subdivisions by the Western Australian Planning Commission ("WAPC").

The R-Codes therefore play a key role in the control of residential density, and in facilitating housing diversity by setting out minimum and average lot sizes and other design requirements.

The R-Codes offer density incentives for single bedroom dwellings, ancillary accommodation and aged and dependent dwellings.

### **State Planning Policy No. 3 Urban Growth and Settlements**

State Planning Policy No. 3 Urban Growth and Settlements ("SPP No. 3") sets out the principles and considerations which apply to planning for sustainable urban growth in Western Australia.

SPP No. 3 recognises that the State is undoing rapid growth and change which is expected to continue. It acknowledges that the spread of urban development intensifies pressures on valuable land and water resources; imposes costs in the provision of infrastructure and services; increases dependence on private cars; and creates potential inequities for those living in the outer suburbs where job opportunities and services are not so readily available.

### **Liveable Neighbourhoods**

Liveable Neighbourhoods is a WAPC operational policy for the design and assessment of structure plans and subdivision for new urban areas.

The fundamental principle of Liveable Neighbourhoods is walkable mixed-use neighbourhoods which reduce car dependence; facilitate safe, efficient and pleasant walking, cycling and driving; and foster a sense of community and strong local identity in neighbourhoods.

Two key principles of Liveable Neighbourhoods are:

- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.
- To promote cost-effective and resource-efficient development to promote affordable housing.

Liveable Neighbourhoods outlines that residential densities and diversity of dwelling types should be achieved by providing a wide range of lot sizes and building forms. This provides for greater housing and lifestyle choice.

### **Development Control Policy 1.6 Planning to Support Transit Use and Transit Oriented Development**

The Policy encourages the integration of land use and transport planning, through the promotion of higher residential densities and mixed use developments within the walkable catchments of transit facilities. Transport orientated development provides an alternative to car-based suburban and urban fringe development. The purpose of this type of development is to reduce car dependence; to increase accessibility for those without access to private cars; to reduce congestion on the road network and the demand for new road space; to reduce fuel consumption and air pollution; and to provide quality diverse and affordable forms of housing and development. The policy applies to all areas of the state, within transit precincts.

### **City of Cockburn Local Planning Strategy**

The City's Local Planning Strategy was adopted in 1999 and sets out actions to address the strategies and actions included in the State Planning Strategy. It sets out the long-term planning directions for the municipality and provides the rationale for zoning and other provisions of City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The Local Planning Strategy sets out the City's general aims and intentions for future long-term growth and change.

The following strategies from the Local Planning Strategy directly relate to the formulation of the Housing Diversity and Affordability Strategy:

*Strategy (k) - Respond to the changing needs of the population.*

*Actions - (2) Ensuring that there is an appropriate housing and density mix to fulfil existing and potential demand from aged people, Aboriginal people, people with disabilities, non-traditional families and different ethnic groups.*

*Strategy (m) - Provide a range of housing opportunities.*

*Actions - (1) Encourage the provision of a range of lots and housing types in large comprehensively planned development projects or smaller redevelopments to reflect the diverse needs of the community.*

## 5.0 PROJECT DESCRIPTION

### 5.1 OBJECTIVES

The key objective of this Project is to produce a Housing Affordability and Diversity Strategy which identifies current and projected housing needs in the City of Cockburn, establishes roles and responsibilities in relation to affordable and diverse housing, and outlines a range of actions the Council will pursue to improve housing affordability and diversity.

The key objectives of the Housing Affordability and Diversity Strategy are:

- To provide residents with access to housing that is appropriate to their needs in terms of size, physical attributes, and location.
- To promote a range of housing that is affordable and appropriate to households of varying financial capacity, including an adequate supply of housing that is affordable for very low, low and moderate-income households.
- To facilitate a variety of housing types in locations that are accessible to public transport, employment, essential services, and social/support networks.
- To promote affordable living, taking into consideration the total cost of living in a dwelling, including energy and water consumption, ongoing maintenance, the price of transport to access employment and essential services, and other daily needs impacted by location.

### 5.2 SCOPE AND CONTENT

It is proposed that the Housing Affordability and Diversity Strategy comprise the following key components, noting that development of the draft strategy may identify other components for inclusion:

#### **1. Housing Needs and Market Analysis**

Comprehensive housing needs analysis which takes into account areas beyond the City's boundary, as appropriate, and includes the future population and its socio-economic characteristics:

- Age
- Household Structure
- Employment
- Special Needs Groups

This will include an examination of the drivers of housing stress (eg. is it increasing costs of energy, household expenses that are the primary drivers of current and future housing stress, or the cost of housing itself).

Identification of current and projected housing needs, including the need for the following housing types:

- Single Bedroom Housing
- Family Housing
- Short Stay Accommodation
- Student Housing
- Housing for Young People
- Aged Persons Housing
- Key worker accommodation
- Special Needs Housing
- Emergency/temporary accommodation

Identification of key physical attributes and locational criteria for each housing type (eg. family housing close to schools etc.).

## **2. Identifying Barriers to Affordable and Diverse Housing**

### *Planning Framework Assessment*

Assessment of the planning framework against the key outcomes of the housing needs and market analysis to identify any potential barriers and opportunities for improvements.

- Identify the key outcomes of the housing needs and market and undertake an assessment of the planning framework for each outcome, including the Scheme, and Local Planning Policies to determine whether they will facilitate delivery of projected housing need and diversity in appropriate locations.
- Identify whether there are new, alternative or non-traditional housing models which the planning framework does not accommodate.

## **3. Overview and Assessment of Planning Mechanisms for Delivering Affordable Housing**

There are a number of different planning mechanisms available to assist in the provision of affordable and diverse housing. An assessment will be undertaken of the available mechanisms, and their appropriateness within the City of Cockburn. This will include the following possible mechanisms:

- Barrier Reduction Strategies
- Protective Affordable Housing Policies
- Planning Incentives
- Mandatory Inclusionary Zoning
- Planning Process Incentives
- Encouraging mixed use development in commercial zones.

## **4. Partnerships, Leadership and Advocacy**

Identifying partnership opportunities for affordable housing, including strategies for Council owned land. Leadership and advocacy roles and opportunities will also be explored.



## 5. Local Government and Key Stakeholder Roles and Responsibilities

## 6. Implementation

### 6.0 STAKEHOLDER AND COMMUNITY ENGAGEMENT

Preparation of the draft Housing Affordability and Diversity Strategy will involve liaison with key stakeholders, including the following:

- Cockburn Disability Reference Group
- Cockburn Youth Advisory Committee
- Cockburn Aboriginal Reference Group
- Seniors' Housing Centre
- Department of Housing
- Homeless Service Providers
- Community housing providers
- Shelter WA

A Draft Housing Affordability and Diversity Strategy will be presented to Council for adoption for community consultation.

The City will subsequently undertake a 30 day period of community consultation once the final draft of the Housing Affordability and Diversity Strategy and associated works have been produced. This consultation will inform the preparation of the final Housing Affordability and Diversity Strategy.

### 7.0 PROJECT TIMING AND BUDGET

The total estimated timeline for the Project is 12 months. The project will be funded from municipal funds.

### 8.0 PROJECT GOVERNANCE

The lead division for the Housing Affordability and Diversity Strategy will be strategic planning, however there will be a multi-disciplinary cross-functional team assisting with the Strategy during its formulation, evaluation and implementation phases. This will include the following staff:

- Manager, Human Services
- Coordinator, Statutory Planning
- Manager, Community Services
- Sustainability and Environment Education Officer
- Disability Access and Inclusion Officer

Table One- Project Delivery Strategy	Estimated Timing
<b>1. PREPARATION OF DRAFT STRATEGY</b>	
<b>Background Information</b> Overview of local and state policy context. Review relevant objectives and actions from the City's strategic plans.	Aug-Sep 2013
<b>Housing Needs and Market Analysis</b> Comprehensive housing needs analysis which takes into account areas beyond the City's boundary, as appropriate, and includes the future population and its socio-economic characteristics: <ol style="list-style-type: none"> <li>I. Age</li> <li>II. Household Structure</li> <li>III. Employment</li> <li>IV. Special Needs Groups</li> </ol> <p><i>Examine drivers of housing stress.</i></p> <p><i>Summarise Current and Projected Housing Needs, including:</i></p> <ol style="list-style-type: none"> <li>I. Single Bedroom Housing</li> <li>II. Family Housing</li> <li>III. Short Stay Accommodation</li> <li>IV. Student Housing</li> <li>V. Housing for Young People</li> <li>VI. Aged Persons Housing</li> <li>VII. Key worker accommodation</li> <li>VIII. Special Needs Housing</li> <li>IX. Emergency/temporary accommodation</li> </ol> <p><i>Identify physical attributes and locational criteria for each housing type.</i></p>	
<b>Identifying Barriers to Affordable and Diverse Housing</b>  <i>Assessment of the Planning Framework</i> <ol style="list-style-type: none"> <li>I. Identify the key outcomes of the housing needs and market and undertake an assessment of the planning framework for each outcome, including TPS 3, and Local Planning Policies to determine whether they will facilitate delivery of projected housing need and diversity in appropriate locations.</li> <li>II. Identify whether there are new, alternative or non-traditional housing models which the planning framework does not accommodate.</li> </ol>	
<b>Overview and Assessment of Planning Mechanisms for Delivering Affordable and Diverse Housing</b>  Identify and discuss potential planning mechanisms to facilitate delivery of affordable and diverse housing in the City of Cockburn, including the following: <ul style="list-style-type: none"> <li>• Barrier Reduction Strategies</li> <li>• Protective Affordable Housing Policies</li> <li>• Planning Incentives</li> <li>• Mandatory Inclusionary Zoning</li> <li>• Planning Process Incentives</li> <li>• Encouraging mixed use development in commercial zones.</li> </ul>	
<b>Partnerships, Leadership and Advocacy</b> <ul style="list-style-type: none"> <li>• Partnerships</li> <li>• Strategies for Council owned land</li> </ul>	

• Leaderships and advocacy	
<b>Local Government and Stakeholder Roles and Responsibilities</b>	
<b>Implementation Plan</b>	
<b>2. DRAFT STRATEGY PRESENTED TO COUNCIL FOR ADOPTION FOR COMMUNITY CONSULTATION</b>	<b>14 Nov 2013</b>
<b>3. ADVERTISING FOR COMMUNITY CONSULTATION</b>	<b>Until Feb 2014</b>
<b>4. PRESENT TO COUNCIL FOR FINAL ADOPTION</b>	<b>May 2014</b>



**CITY OF COCKBURN**  
**TOWN PLANNING SCHEME NO. 3**

**AMENDMENT NO. 98**

NOVEMBER 2012



# CITY OF COCKBURN

## TOWN PLANNING SCHEME NO.3

### AMENDMENT NO.98

NOVEMBER 2012

**Prepared for:** **Stockland Pty Ltd**  
Suite 1 / 2 Victoria Avenue, Perth WA 6000

**Prepared by:** **Development Planning Strategies**  
Suite 2, 257 York Street  
SUBIACO WA 6008

T: 9388 9588 F: 9388 9599 E: [dpswa@dpswa.com.au](mailto:dpswa@dpswa.com.au)

#### Document Status

VERSION	COMMENT	PREPARED BY	REVIEWED BY	REVIEW DATE	APPROVED BY	ISSUE DATE
Revision 0		DPS	KB	121115	FA	

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PLANNING AND DEVELOPMENT ACT, 2005  
 RESOLUTION TO AMEND A TOWN PLANNING SCHEME  
 CITY OF COCKBURN  
 TOWN PLANNING SCHEME NO. 3  
 AMENDMENT NO. 98

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No.3 by:

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

Infrastructure and administrative items to be funded	<p>Regional</p> <ul style="list-style-type: none"> <li>Coogee Surf Club</li> <li>Wetland Education Centre/Native Ark</li> <li>Cockburn Central Recreation and Aquatic Centre</li> <li>Cockburn Central Community Facilities</li> <li>Visko Park Bowling and Recreation Club</li> <li>Coogee Golf Complex (excluding the pro shop and restaurant components)</li> <li>Bibra Lake Management Plan Proposals</li> <li>Atwell Oval</li> </ul> <p>Sub Regional—East</p> <ul style="list-style-type: none"> <li>Cockburn Central Library and Community Facilities</li> <li>Cockburn Central Playing Fields</li> <li>Anning Park Tennis</li> <li>Cockburn Central Heritage Park</li> <li>Bicycle Network—East</li> </ul> <p>Sub Regional—West</p> <ul style="list-style-type: none"> <li>North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne)</li> <li>Phoenix Seniors and Lifelong Learning Centre</li> <li>Beale Park Sports Facilities</li> <li>Western Suburbs Skate Park</li> <li>Bicycle Network—West</li> <li>Dixon Reserve/Wally Hagen Facility Development (excluding the café component)</li> </ul> <p>Local</p> <ul style="list-style-type: none"> <li>Lakelands Reserve</li> </ul>
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# AMENDING SCHEME REPORT

1.	LOCAL AUTHORITY	City of Cockburn
2.	DESCRIPTION OF TOWN PLANNING SCHEME:	Town Planning Scheme No. 3
3.	TYPE OF SCHEME:	District Zoning Scheme
4.	SERIAL NO. OF AMENDMENT:	Amendment No. 98
5.	PROPOSAL:	<p>The specific elements of the Scheme Amendment are as follows;</p> <ol style="list-style-type: none"> <li>1. Amend Schedule 12 of the Scheme text by inserting the following items in 'Development Contribution Area 13; Community Infrastructure', under 'Infrastructure and Administrative Items to be Funded': <ul style="list-style-type: none"> <li>• Banjup Playing Field</li> <li>• Banjup Community Centre</li> </ul> </li> </ol> <p>and</p> <ul style="list-style-type: none"> <li>• Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.</li> </ul>



# SCHEME AMENDMENT REPORT

## INTRODUCTION

The purpose of this Amendment is to amend the City of Cockburn Town Planning Scheme No 3 (TPS No 3) to modify existing Development Contribution Area 13 (DCA 13) provisions in the Scheme text to add additional items as a result of the urbanisation of the Banjup Quarry site.

## BACKGROUND

A draft structure plan has been prepared for Lot 9004 Armadale Road, Lot 9002 Jandakot Road and Lot 132 Fraser Road and lodged with the City of Cockburn (see Figures 1 and 2). The urbanisation of this development cell was not known about at the time DCA13 was originally prepared. It had previously been assumed this area would be ultimately developed for Rural Residential purposes.

This new structure planning area will transform an old quarry site and provide a home for an estimated 4,770 people living close to the heart of the city and adjacent to Cockburn Central, the freeway and rail line, the Gateways shopping complex and a variety of regional facilities. The (Draft) Structure Plan provides for residential development, retirement living, public open space, a town centre and a private school. With this additional development comes a proportional increase in the community facilities which are needed to service this community.

Figure 1: Location and extent of the Banjup Quarry proposed development

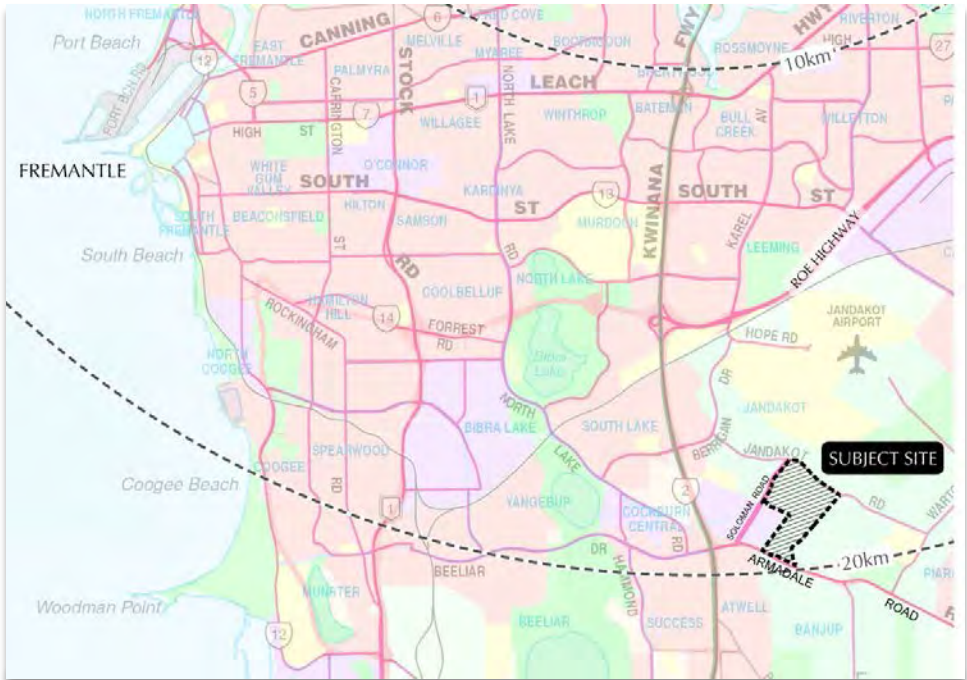
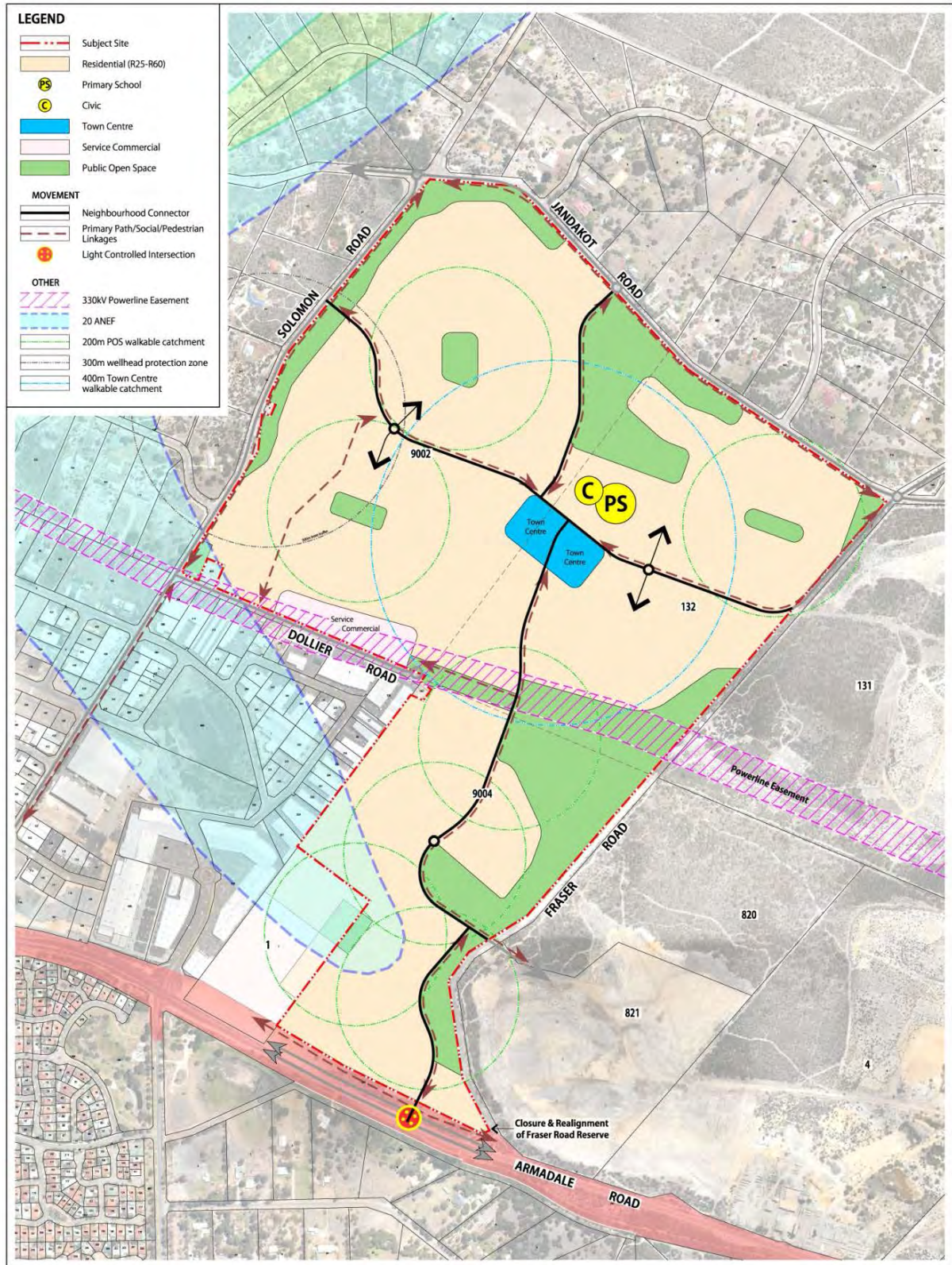


Figure 2: Indicative Structure Plan – Banjup Quarry site proposed development





# City of Cockburn Town Planning Scheme No. 3 - Development Contribution Plan 13

In accordance with the *State Planning Policy 3.6 Developer Contributions for Infrastructure* (SPP 3.6), the City of Cockburn has introduced a Development Contributions Plan (DCP 13) for community infrastructure items. The DCP 13 applies to all land within the City to be subdivided and/or developed for residential, rural residential or resource zone purposes and applies in addition to any other DCP requirements applying to an area. DCP 13 describes the following infrastructure items that have been agreed by the City of Cockburn for inclusion in the calculations of developer costs.

## *Regional*

Coogee Surf Club  
Wetland Education Centre/Native Ark  
Cockburn Central Recreation and Aquatic Centre  
Cockburn Central Community Facilities  
Visko Park Bowling and Recreation Club  
Coogee Golf Complex (excluding the pro shop and restaurant components)  
Bibra Lake Management Plan Proposals  
Atwell Oval

## *Sub Regional—East*

Cockburn Central Library and Community Facilities  
Cockburn Central Playing Fields  
Anning Park Tennis  
Cockburn Central Heritage Park  
Bicycle Network—East

## *Sub Regional—West*

North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne)  
Phoenix Seniors and Lifelong Learning Centre  
Beale Park Sports Facilities  
Western Suburbs Skate Park  
Bicycle Network—West  
Dixon Reserve/Wally Hagen Facility Development (excluding the café component)

## *Local*

Lakelands Reserve  
Southwell Community Centre  
Hammond Park Recreation Facility  
Frankland Reserve Recreation and Community Facility  
Munster Recreation Facility

The City of Cockburn through its town planning and strategic community planning processes has clearly articulated the requirements for community facilities and services at the local, subregional and regional level. These were based on a forecast number of dwellings and did not include the forecast dwellings resulting from the Banjup Quarry project, given that they were prepared prior to the proposal for urbanisation of this area. Accordingly these needs will require appropriate review and adjustment in light of the (approximately) 1800 dwellings likely to be accommodated at the Banjup Quarry development. It is proposed to add two infrastructure items to DCA13 (Banjup Playing Field and Banjup Community Centre) as well as the ability for the City to recover costs for any loans it needs to raise in order to deliver any of the works associated with DCA13.

## PROPOSED AMENDMENT

### Amendment Scope and Content

The specific elements of the Scheme Amendment are to amend Schedule 12 of the Scheme text by inserting the following items in 'Development Contribution Area 13; Community Infrastructure', under 'Infrastructure and Administrative Items to be Funded':

- Banjup Playing Field (including land cost)
  - Banjup Community Centre (including land cost)
- and
- Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.

### Development Contributions - Needs Identification

The Development Contribution Plan Report which accompanied Amendment 81 to the Scheme (introducing DCA 13 into the Scheme), and specifically Appendix 3 of the report, provided a forecast of dwellings, the basis on which development contributions are calculated. It did not include the dwelling forecasts resulting from the Banjup Quarry project, given that it was prepared prior to the proposals for urbanisation of this area.

The addition of Banjup (Draft) Structure Plan area (Lots 9002, 9004 and 132) will add in the vicinity of additional 1,800 dwellings.

In the same way that the Banjup dwelling forecasts will need to be added to the City's overall housing inventory, so too will an agreed list of community facilities required in the estate need to be added to the calculations, particularly those that will service residents outside of the estate.

An analysis of community facilities and services requirements for the Banjup ((Draft) Structure Plan area has been undertaken by CCS Strategic. These have been identified as contribution items in a Development Contribution Plan ([Appendix 1](#) refers). Those community infrastructure items proposed to be provided within the Banjup Estate and subsequently added to the schedule in DCA 13 are detailed in sections below.

The size and scale of the Banjup Project will not increase the overall number of dwellings to a level that would warrant additional regional or subregional facilities to be provided. They have been designated as 'Local'. It is not intended that any facilities in the Banjup Estate will serve a regional function.

Catchment area for the additional DCA 13 items (suburbs that will be contributing to the new items) includes Banjup Quarry Site (the subject land), the remainder of Banjup North and Jandakot areas. This represents a logical catchment bounded to the west by the Kwinana Freeway, Farrington Rd to the north, Armadale Road to the south and Warton Rd to the east. There is an existing population within this area and that proportion of the demand for these facilities will need to be sourced from other funds (such as municipal) and the proportion of new development in Banjup North (including the Banjup Quarry proposal) and Jandakot area will be funded through DCP13. The apportionment of these costs is shown in the Cost Contribution/Cost Apportionment Schedule.

## Development Contribution Plan

A comprehensive Development Contribution Plan (DCP) Report has been prepared for DCA 13 modifications ([Appendix 1](#)). The DCP specifies additional community facilities items to be added to Council's DCA 13. Cost Contribution/Cost Apportionment Schedule is enclosed as an Appendix to the DCP Report.

## CONCLUSION

The proposed Scheme amendment is consistent with the planning objectives for this area from both the local and State planning perspectives. Approval of the proposed Development Contribution Area provisions is consistent with orderly and proper planning and will enable residential and associated development to capitalise from the existing urban services and infrastructure. On that basis, support for the proposed Amendment is being sought

# SCHEME AMENDMENT

PLANNING AND DEVELOPMENT ACT, 2005

CITY OF COCKBURN

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 98

The City of Cockburn under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme by:

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

<p>Infrastructure and administrative items to be funded</p>	<p>Regional</p> <ul style="list-style-type: none"> <li>Coogee Surf Club</li> <li>Wetland Education Centre/Native Ark</li> <li>Cockburn Central Recreation and Aquatic Centre</li> <li>Cockburn Central Community Facilities</li> <li>Visko Park Bowling and Recreation Club</li> <li>Coogee Golf Complex (excluding the pro shop and restaurant components)</li> <li>Bibra Lake Management Plan Proposals</li> <li>Atwell Oval</li> </ul> <p>Sub Regional—East</p> <ul style="list-style-type: none"> <li>Cockburn Central Library and Community Facilities</li> <li>Cockburn Central Playing Fields</li> <li>Anning Park Tennis</li> <li>Cockburn Central Heritage Park</li> <li>Bicycle Network—East</li> </ul> <p>Sub Regional—West</p> <ul style="list-style-type: none"> <li>North Coogee Foreshore Management Plan Proposals (excluding rebuilding of the groyne)</li> <li>Phoenix Seniors and Lifelong Learning Centre</li> <li>Beale Park Sports Facilities</li> <li>Western Suburbs Skate Park</li> <li>Bicycle Network—West</li> <li>Dixon Reserve/Wally Hagen Facility Development (excluding the café component)</li> </ul> <p>Local</p>
---	--



	<p>Lakelands Reserve</p> <p>Southwell Community Centre</p> <p>Hammond Park Recreation Facility</p> <p>Frankland Reserve Recreation and Community Facility</p> <p>Munster Recreation Facility</p> <p><b>Banjup Playing Field (including land cost)</b></p> <p><b>Banjup Community Centre (including land cost)</b></p> <p><i>Administrative costs including –</i></p> <p>Costs to prepare and administer the Contribution Plan during the period of operation (including legal expenses, valuation fees, cost of design and cost estimates, proportion of staff salaries, computer software or hardware required for the purpose of administering the plan).</p> <p>Cost to prepare and review estimates including the costs for appropriately qualified independent persons.</p> <p>Costs to prepare and update the Community Infrastructure Cost Contribution Schedule.</p> <p><b>Costs including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA13.</b></p>
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# ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on the .....day of ..... 2012.

---

MAYOR

---

CHIEF EXECUTIVE OFFICER





# FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the ordinary meeting of Council held on the ..... day of ..... 2013, and the Common Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

(Seal)

-----  
MAYOR

-----  
DATE

-----  
CHIEF EXECUTIVE OFFICER

-----  
DATE

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING  
COMMISSION

-----  
DELEGATED UNDER s16 PLANNING AND DEVELOPMENT ACT 2005

\_\_\_\_\_ DATE

FINAL APPROVAL GRANTED

-----  
MINISTER FOR PLANNING

-----  
DATE



27 June 2012  
Our Ref: 96758

City of Cockburn  
PO Box 1215  
BIBRA LAKE WA 6965

Attention: Lee Gatt

RECEIVED at: CITY OF COCKBURN	
File #:	000
x-ref:	
Action Officer	CC
L. GATT	03 JUL 2012
Retention	DAYBOX
	Manual File
	Archive FILE
LOOSE / ATTACHED	File please:

Dear Lee

**RE: MIDGEGOROO AVENUE RE-ALIGNMENT AND ROAD CLOSURE**

I write to request the closure and amalgamation of the portion of road reserve for North Lake Road/Midgegoroo Avenue, Cockburn Central. Attached is a cheque for \$750 being the fee incurred.

Our client, Ben McCarthy at Landcorp, seeks formal resolution from the City of Cockburn to close and amalgamate the road as part of the existing Cockburn Central development currently in place.

The resultant closure will be amalgamated into Lot 9504 on DP 57009. The portion of road to be closed is an existing road that was created during the original subdivision and is no longer required due to the re-alignment of Midgegoroo Avenue for Cockburn Central Stage 2 works. I have begun negotiations with Matt Pestall at State Land Services to have the portion of road reserve closed and amalgamated into Lot 9504.

State Land Services have advised that we need formal resolution to continue the process. Our client will pay all costs associated with the closure and amalgamation process. Attached for your information is a copy of the Aerial Photo and sketch detailing the road closure and amalgamation site.

Should you require further information please call our office on 6436 1599.

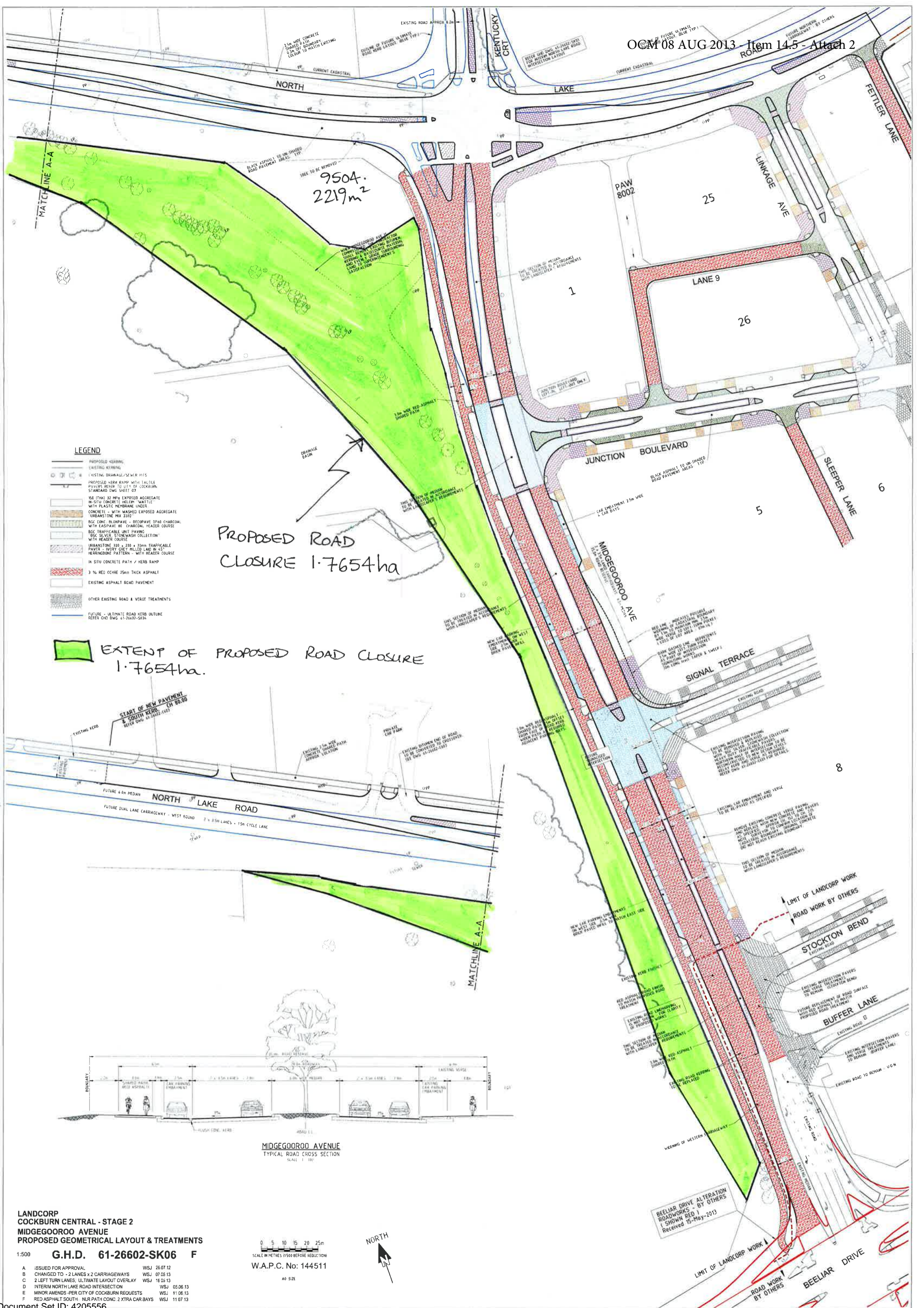
Kind Regards,

**Matthew Webb**  
Licensed Surveyor  
001.mbw.mbw/man

\$750.00  
**RECEIVED WITH PAYMENT...**





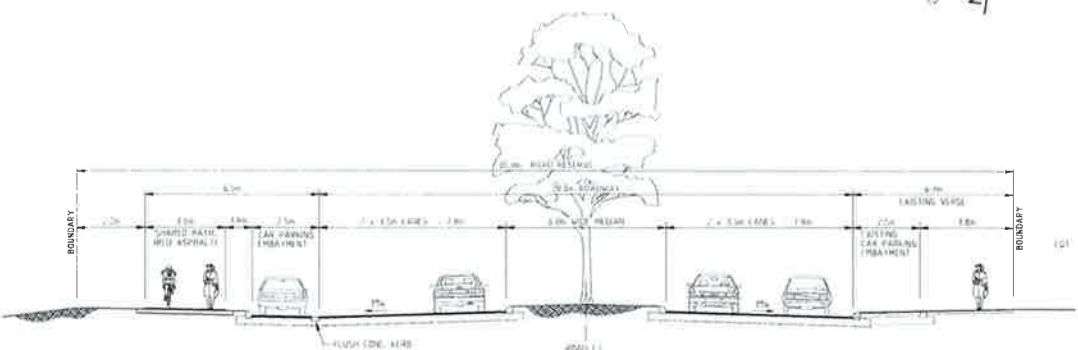
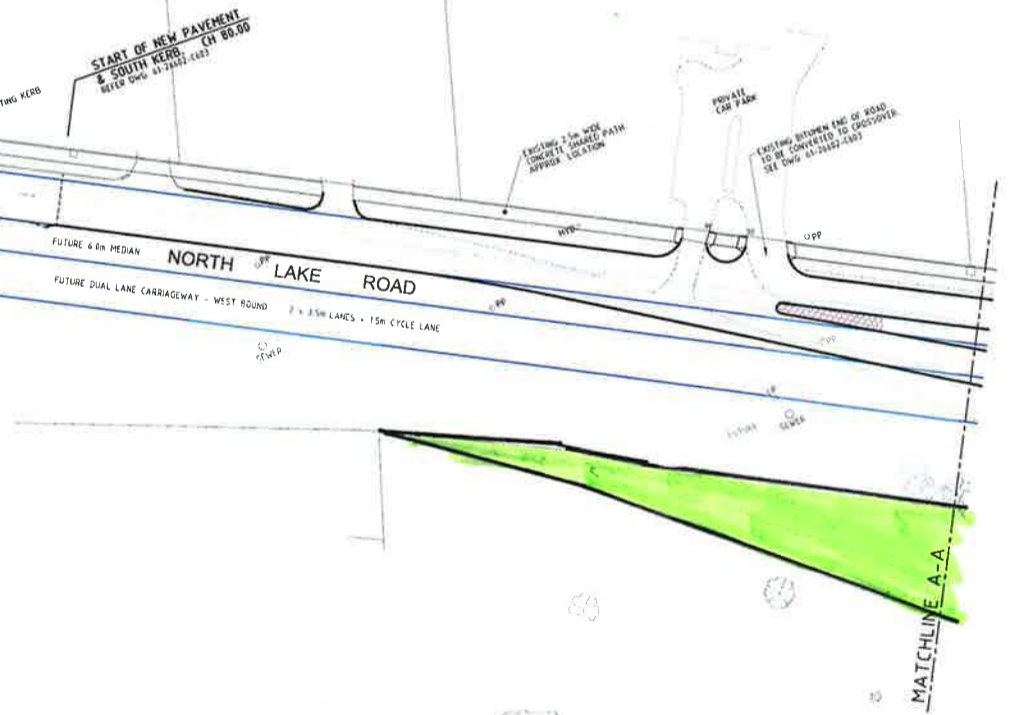


**LEGEND**

- PROPOSED KERBING
- EXISTING KERBING
- EXISTING DRAINAGE/SWIRP PITS
- PROPOSED HERB RAMP WITH TALLIE POLYUR REPAIR TO CITY OF COCKBURN STANDARD DWG SHEET 07
- 150 (100) 30 MPa EXPOSED AGGREGATE IN-SITU CONCRETE W/HERB MATTE WITH PLASTIC MEMBRANE UNDER
- CONCRETE - WITH WASHED EXPOSED AGGREGATE URBANSTONE MK 2200
- BGC CONC. BLOCKPAVE - DEGRAVE DRAG CHARCOAL WITH ASPHALT 80 CHARCOAL HEADER COURSE
- BGC TRAFFICABLE UNIT PAVING
- BGC SILVER STONEWASH COLLECTION WITH HEADER COURSE
- URBANSTONE 230 x 230 x 30mm TRAFFICABLE PAVEMENT - IVORY GREY FILLED LAM IN 45° HERRINGBONE PATTERN - WITH HEADER COURSE
- IN-SITU CONCRETE PATH / HERB RAMP
- 3% RED OCHE 25mm THICK ASPHALT
- EXISTING ASPHALT ROAD PAVEMENT
- OTHER EXISTING ROAD & VERGE TREATMENTS
- FUTURE - ULTIMATE ROAD KERB OUTLINE REFER CHD DWG 41-7447-503X

PROPOSED ROAD CLOSURE 1.7654ha

EXTENT OF PROPOSED ROAD CLOSURE 1.7654ha.



MIDGEGOOROO AVENUE  
TYPICAL ROAD CROSS SECTION  
SCALE 1:100

LANDCORP  
COCKBURN CENTRAL - STAGE 2  
MIDGEGOOROO AVENUE  
PROPOSED GEOMETRICAL LAYOUT & TREATMENTS  
1:500 G.H.D. 61-26602-SK06 F

0 5 10 15 20 25m  
SCALE IN METRES (1:500 BEFORE REDUCTION)  
W.A.P.C. No: 144511  
A0 SIZE

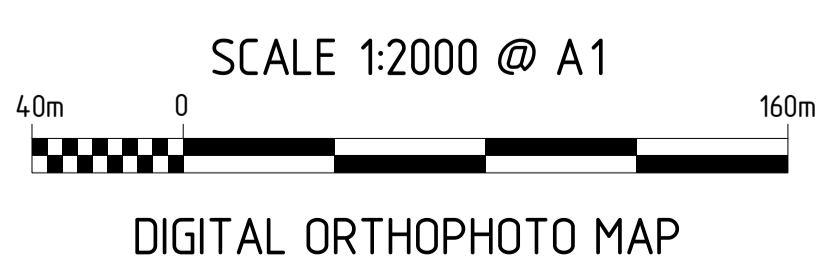


- A ISSUED FOR APPROVAL WSJ 26.07.12
- B CHANGED TO - 2 LANES x 2 CARRIAGEWAYS WSJ 07.05.13
- C 2 LEFT TURN LANES, ULTIMATE LAYOUT OVERLAY WSJ 16.05.13
- D INTERIM NORTH LAKE ROAD INTERSECTION WSJ 05.06.13
- E MINOR AMENDS. PER CITY OF COCKBURN REQUESTS WSJ 11.06.13
- F RED ASPHALT SOUTH - NLR PATH CONC. 2 XTRA CAR BAYS WSJ 11.07.13



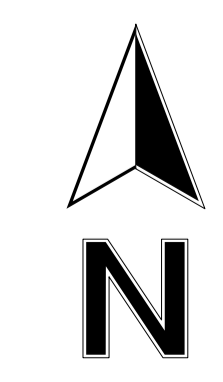


**McMULLENOLAN**  
[www.mapsurvey.com.au](http://www.mapsurvey.com.au)  
 ABN: 90 009 363 311  
 PO Box 3526, Success W.A. 6964. Phone: 6436 1599, Fax: 6436 1500  
 E-mail: info@mapsurvey.com.au Website: www.mapsurvey.com.au



# COCKBURN CENTRAL

## COCKBURN



SOURCE DATA	SOURCE	DATE	SCALE	EXPECTED ACCURACY*
AERIAL PHOTOGRAPHY	LANDGATE	02.11.10	50CM	+/-2.0m
MOSAIC	96758m-017b.ECW			
CADASTRAL DATA	LANDGATE	2010	N/A	+/-0.02m
PRECAL	MNG	12/10/11	N/A	N/A
DATUM: PCG94	ZONE: N/A		CONTOUR INTERVAL: N/A	
PLAN: 96758-012	REV: B	DATE: 28/06/12	DRAWN: CCH	CHEK: MBW





Our Ref: A432341  
Enquiries: Matthew Pears - 9 482 7553

Lee Gatt  
City of Cockburn  
9 Coleville Crescent  
SPEARWOOD WA 6163

Dear Lee

### **MIDGEGOROO AVE, ROAD CLOSURE AND REALIGNMENT**

Please be advised that LandCorp accepts responsibility for the payment of all costs associated with the closure and realignment of Midgegoroo Ave Cockburn Central.

I confirm these works are to be carried out as part of our forthcoming Stage 2 civil works programme.

Yours sincerely

A handwritten signature in black ink, appearing to read "Matthew Pears".

Matthew Pears  
**PROJECT MANAGER**  
**Metropolitan**

9 August 2012

Your ref:  
Our ref: 807/02/23/0291 & 330  
Enquiries: Tim Hillyard (Tel: 6551 9044)



Mr Stephen Cain  
Chief Executive Officer  
City of Cockburn  
PO Box 1215  
BIBRA LAKE WA 6965

Dear Stephen

### COCKBURN CENTRAL WEST – PROPOSED LAND TENURE ARRANGEMENTS

I refer to your letter dated 5 April 2013 regarding clarification on the future tenure arrangements for the regional sporting campus being planned by the City of Cockburn within the Cockburn Central West precinct.

LandCorp has commenced structure planning and subsequently sought to leverage the structure planning work they were undertaking to the acquisition of the Cockburn Central West precinct in order to continue development at Cockburn Central as the Town Centre final stage is completed. In response, the WAPC has indicated that it is prepared to enter a joint venture arrangement for the development of Cockburn Central West with LandCorp.

A report is to be presented to the next WAPC Board meeting on April 23, 2013 recommending the establishment of a joint venture. However it is also possible that the land may be sold to LandCorp for development if the WAPC's budget priorities change in the forthcoming State budget in August.

As advised on December 21, 2012 the WAPC supports the City of Cockburn's proposal to develop a regional recreation campus and notes the Fremantle Dockers Football Club has entered into a Heads of Agreement to collocate at Cockburn Central as part of the regional recreation campus.

The WAPC does not however support transfer of any land for the regional recreation campus as freehold without the payment of a full purchase price consideration. It remains the intention of the WAPC that land will be made available to the City of Cockburn by way of a Crown reserve with power to lease in one or more land parcels in accordance with the final structure plan for Cockburn Central West once approved by the City of Cockburn and the WAPC. I trust this satisfies your requirements for security of tenure to be assured in support of the grant application for Round Four of the Regional development Australia Fund.

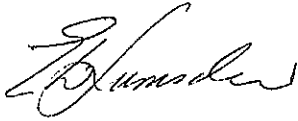
The need for parking to support the regional recreation campus is recognised and that the transmission corridor is the logical location. The Department of Planning has indicated the transmission corridor may also present an opportunity for the WAPC to provide additional sustainability elements to Cockburn Central such as community gardens (allotments). The

Postal address: Locked Bag 2506 Perth WA 6001 / Street address: 140 William Street Perth WA 6000  
Tel: (08) 6551 9000 / Fax: (08) 6551 9001 / corporate@planning.wa.gov.au / www.planning.wa.gov.au  
ABN 79 051 750 680  
wa.gov.au

WAPC would want to consider innovative options for the transmission corridor in addition to the car parking requirements before making final decisions.

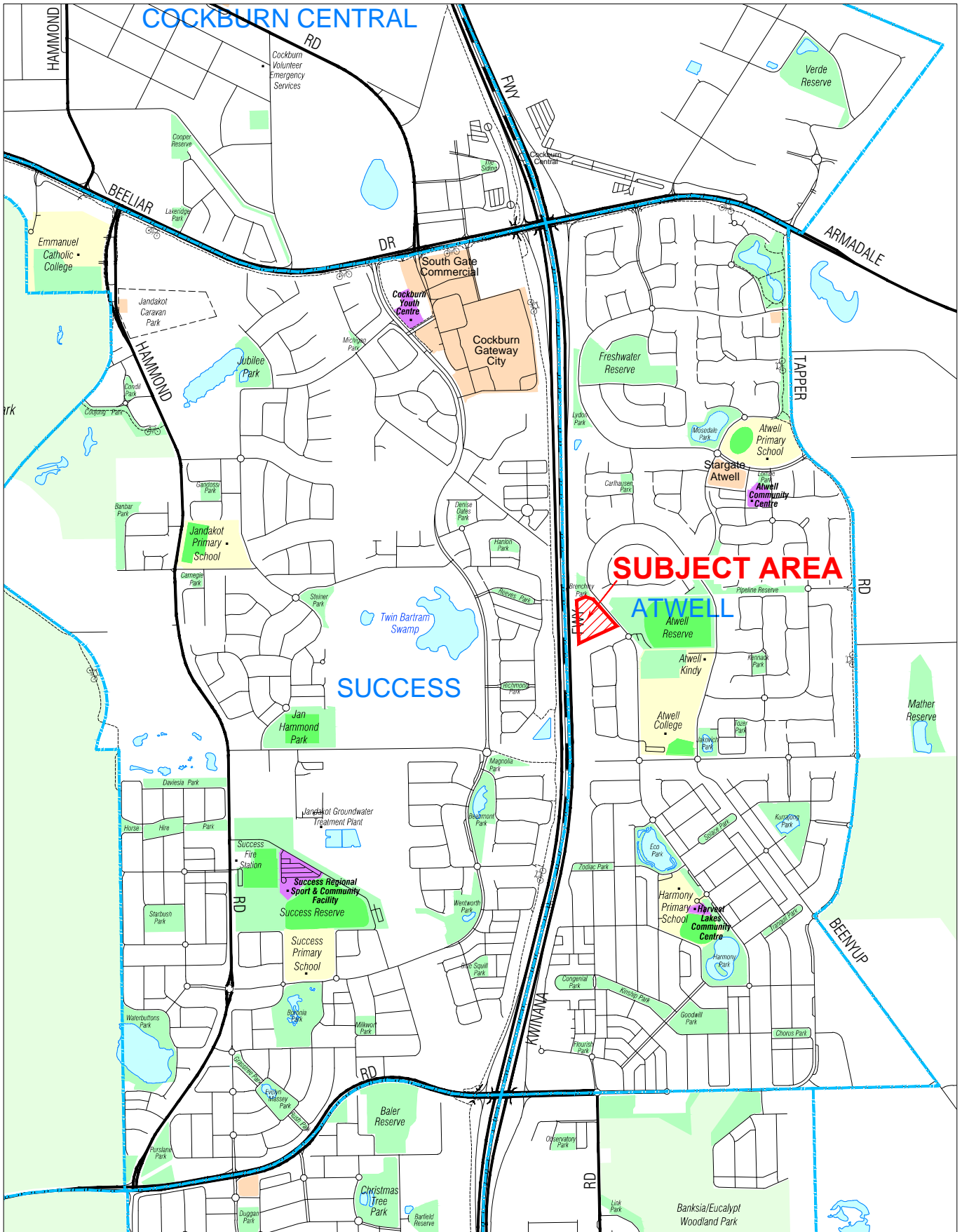
I trust this clarifies the current situation and the continuing support for land to be available for the regional recreation campus within Cockburn Central West.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Eric Lumsden', written in a cursive style.

Eric Lumsden PSM  
Chairman

21 June 2013 ?



GNA 7/2013

0 400m  
SCALE 1:20,000

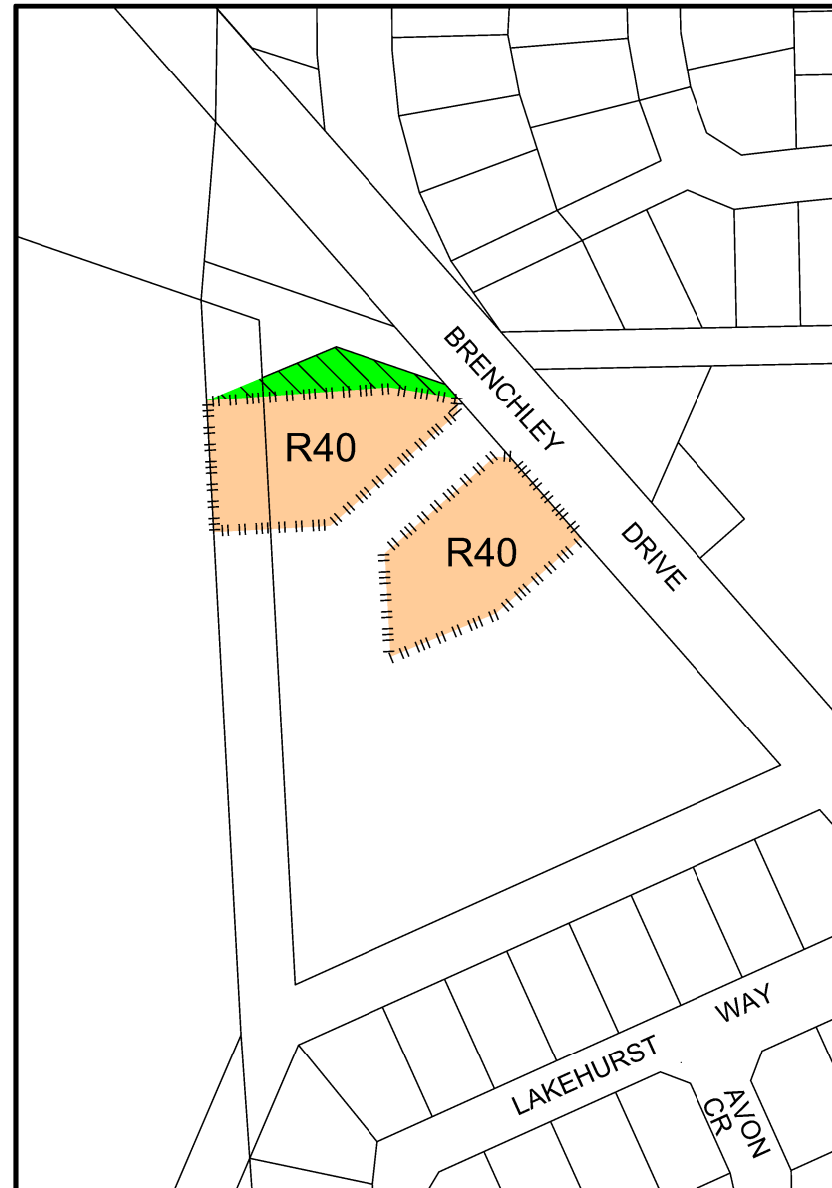
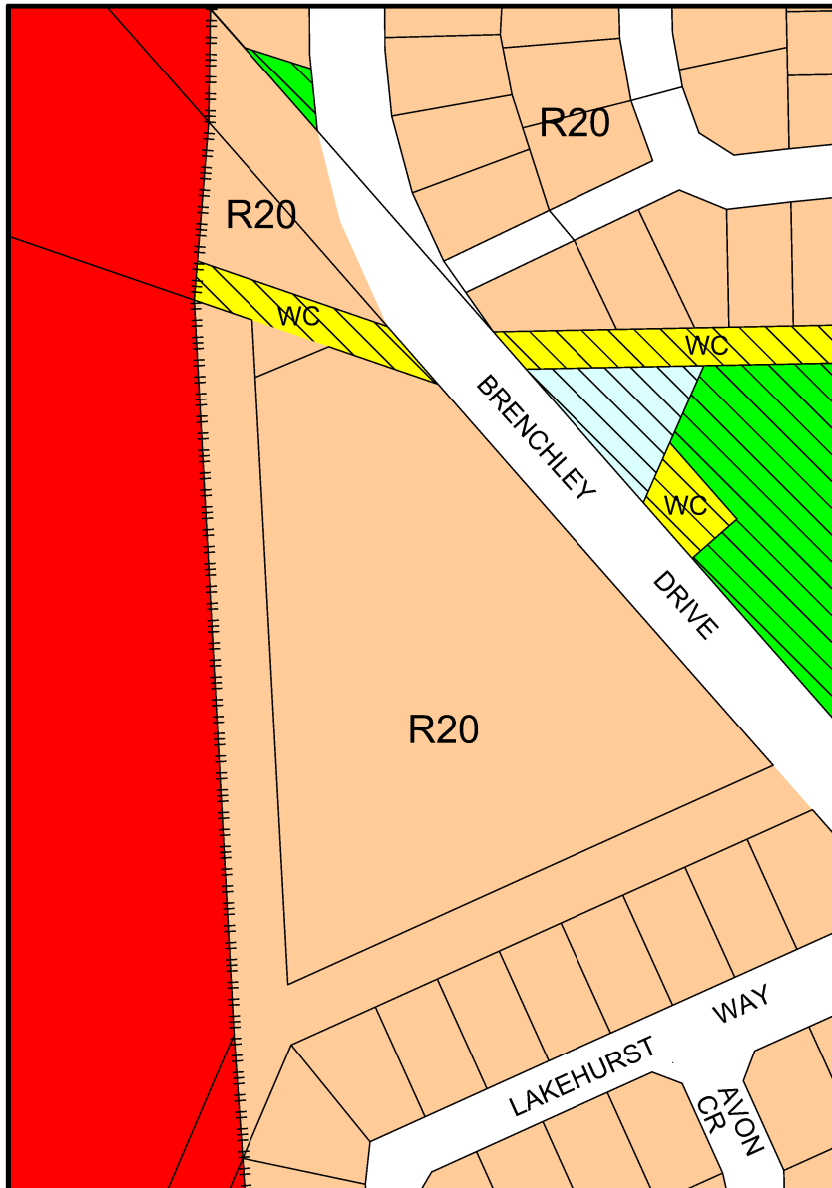
# LOCATION MAP

TOWN PLANNING SCHEME NO.3  
AMENDMENT No.101



CITY OF COCKBURN  
TOWN PLANNING SCHEME No. 3

-Amendment No. 101



LEGEND

- METROPOLITAN REGION SCHEME RESERVE
- Primary Regional Roads
- LOCAL SCHEME RESERVES
- Lakes & Drainage
  - Local Road
  - Public Purposes
- Denoted as Follows:
- WC Water Corporation
  - Parks & Recreation
- ZONES
- Residential
- OTHER
- R40 R Codes

EXISTING ZONING

SCHEME (AMENDMENT) MAP

SCALE 1:2000

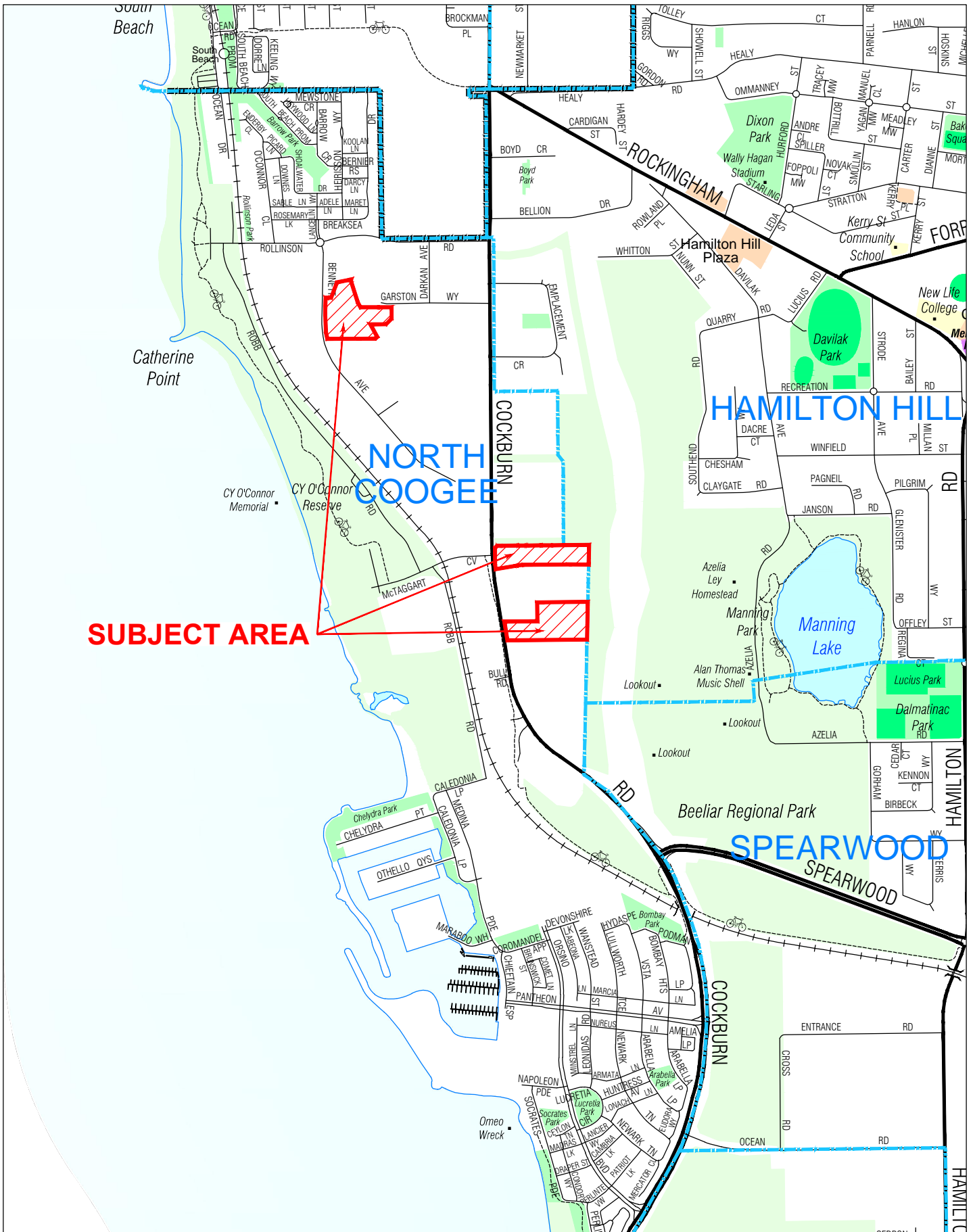
File No. 109/032

**SCHEDULE OF SUBMISSIONS  
PROPOSED SCHEME AMENDMENT – LOTS 10 & 11 BRENCHLEY DRIVE ATWELL**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Fatima Al Ghanimi, Main Roads W A PO BOX 6202 EAST PERTH WA 6892	<p>NO OBJECTION</p> <p>Thank you for your letter dated 11 June 2013, requesting Main Roads comments on the above proposed town planning scheme amendment. Main Roads has no objections to the proposed amendment. However, please note that no access is permitted onto Kwinana Freeway, and any future development adjacent to the freeway must comply with WAPC Policy 5.4. If you require any further information please contact Fatima Al Ghanimi on 9323 5482. In reply please quote file 04/11588-09 (D13#324422)</p>	Noted.
2	Brett Coombes, Water Corporation PO BOX 100 LEEDERVILLE WA 6902	<p>NO OBJECTION</p> <p>Thank you for your letter of 11 June 2013 inviting comments from the Water Corporation regarding the above proposed amendment. The up-coding of these sites is minor in nature and is unlikely to require any changes to the Corporation's water and sewer planning. Water and sewer reticulation is currently being laid by the developer as part of the recently approved subdivision over this land, which includes the provision of services to these proposed grouped dwelling sites.</p> <p>If you have any further queries in this regard please contact me on Tel. 9420-3165. Please quote our reference number on any return correspondence.</p>	Noted.
3	Brett Dunn, Department of Water PO BOX 332 MANDURAH WA 6210	<p>Thank you for the above referral to rezone part of Lot 10 and 11 Branchley Drive Atwell dated 11 June 2013. The Department of Water (DoW) has reviewed the information and offers the following advice: Groundwater</p> <p>The subject area is located within the Jandakot Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer is subject to licensing by the Department of Water.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee. If you have any further enquires please contact Patrick Ridley at the DoW's Mandurah Office on 95504237.</p>	
4	<p>Grant Coble-Neal, Western Power GPO Box L921 PERTH WA 6842</p>	<p>Thank you for taking the time to provide us with this information.</p> <p>The planning advice you have provided has been noted in our planning database in advance of our next review of network capacity requirements. During this time, one of our planning officers may contact you to clarify development details.</p> <p>A key planning consideration is to determine whether forecast demand for network capacity, which is comprised mainly of firm network connection applications, is in line with long-term trends or represents a significant change to trend. Relatively large changes in forecast demand will receive close attention.</p> <p>Western Power strives to continually improve the accuracy and timeliness of its planning information. Toward this objective, Western Power presents its plans via the Annual Planning Report (APR) and the Network Capacity Mapping Tool (NCMT)</p> <p>In addition Western Power supplies its NCMT data to the Department of Planning for integration into cross-agency publications and planning tools.</p> <p>I invite you to review the information provided via the APR and the NCMT for your area. Once again, thank you for assisting us in delivering quality information to our customers and the broader community.</p>	Noted.
5	<p>Jim Dodd Department of Health PO Box 8172 Perth Business Centre WA 6849</p>	<p>PROPOSED SCHEME AMENDMENT NO.1 01 - TOWN PLANNING SCHEME NO. 3</p> <p>Thank you for your letter dated 11 June 2013 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage</p> <p>No objection to rezoning proposal subject to proposed R40 developments being connected to reticulated sewerage and scheme water in order to comply with the provisions of the Government Sewerage Policy - Perth Metropolitan Region.</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>2. Public Health Impacts</p> <p>The City of Cockburn should also use this opportunity to minimise potential negative impacts of increased density development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues and they should be appropriately and adequately addressed at this stage.</p> <p>Ways to incorporate additional sound proofing/insulation, double glazing on windows, or design aspects related to location of air conditioning units and other appropriate building/construction measures should be considered during deliberations.</p> <p>Should you have queries or require further information please contact Vie Andrich on 93884978 or <a href="mailto:victor.andrich@health.wa.gov.au">victor.andrich@health.wa.gov.au</a>.</p>	



**SUBJECT AREA**

**NORTH COOGEE**

**HAMILTON HILL**

**SPEARWOOD**



0 300m  
SCALE 1:15,000

**LOCATION MAP  
TOWN PLANNING SCHEME No.3  
AMENDMENT No.102**



MapXtreme 2008 © SDK Developer License © 2009 Pitney Bowes Software Inc.




**City of Cockburn**  
G.I.S Services Department

**1 Dionysus Terrace, Atwell**

PRINTED ON:  
Tuesday, 23 July 2013

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

SCALE = 1:1000





LOT No: 400

AREA : 654m<sup>2</sup>

LOCATION REF (MSD) 493 B-6

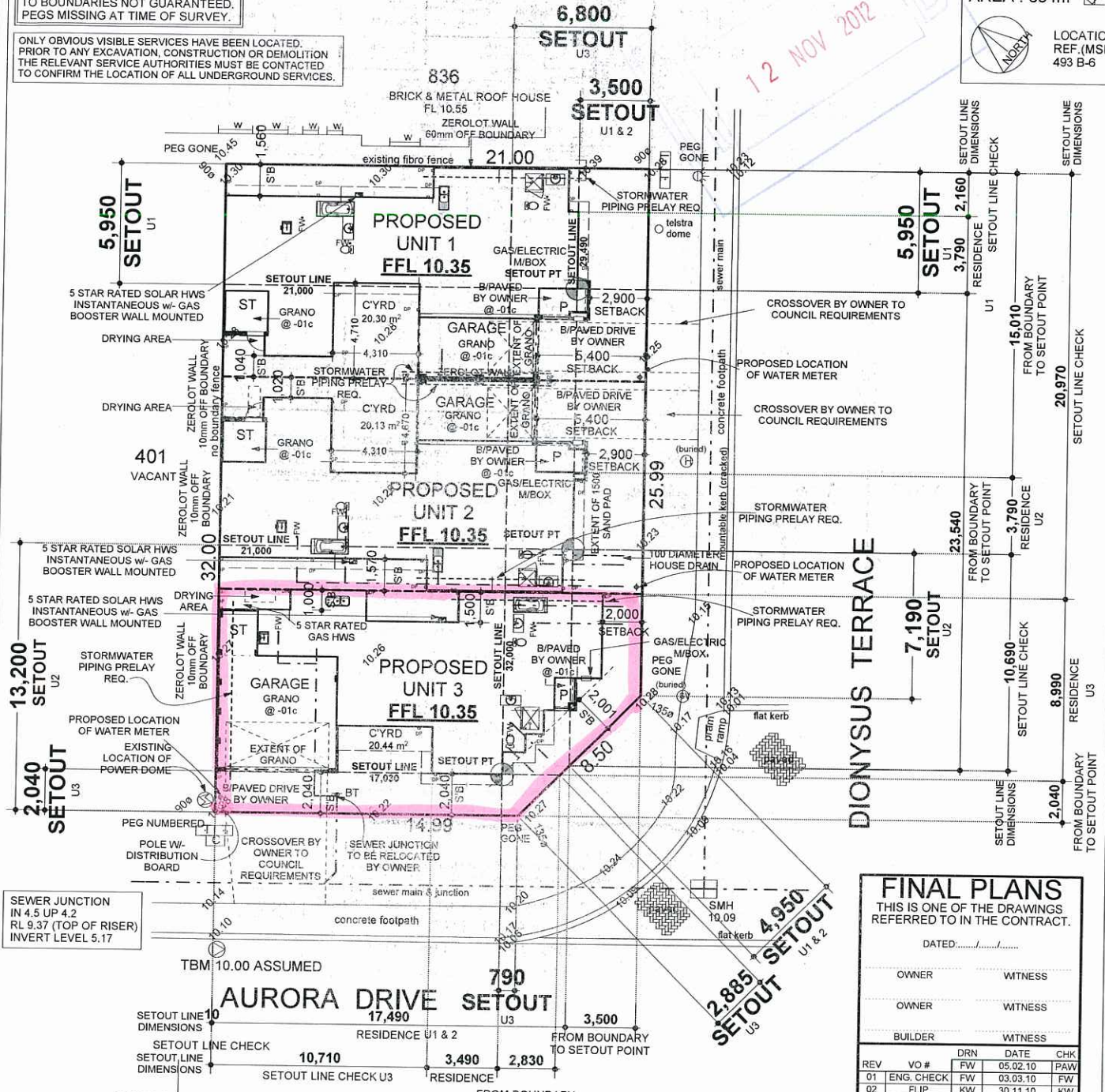


POSITION OF FENCES & WALLS IN RELATION TO BOUNDARIES NOT GUARANTEED UNLESS REPEG CARRIED OUT AT TIME OF SURVEY.

POSITION OF FEATURES IN RESPECT TO BOUNDARIES NOT GUARANTEED. PEGS MISSING AT TIME OF SURVEY.

ONLY OBVIOUS VISIBLE SERVICES HAVE BEEN LOCATED. PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DEMOLITION THE RELEVANT SERVICE AUTHORITIES MUST BE CONTACTED TO CONFIRM THE LOCATION OF ALL UNDERGROUND SERVICES.

12 NOV 2012



SEWER JUNCTION IN 4.5 UP 4.2 RL 9.37 (TOP OF RISER) INVERT LEVEL 5.17

TBM 10.00 ASSUMED

POLE W/ DISTRIBUTION BOARD

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

SETOUT LINE CHECK U3

SETOUT LINE DIMENSIONS

**UNIT 1**

LOCATION	GRANO m <sup>2</sup>	B'PAVED m <sup>2</sup>
V'dahs, Porches, Patio's & Paths	3.38	00.00
Carport & Drive	22.20	19.52

**UNIT 2**

LOCATION	GRANO m <sup>2</sup>	B'PAVED m <sup>2</sup>
V'dahs, Porches, Patio's & Paths	3.38	00.00
Carport & Drive	16.60	19.32

**UNIT 3**

LOCATION	GRANO m <sup>2</sup>	B'PAVED m <sup>2</sup>
V'dahs, Porches, Patio's & Paths	1.74	00.00
Carport & Drive	53.64	10.17

**FINAL PLANS**

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: .....

OWNER: ..... WITNESS: .....

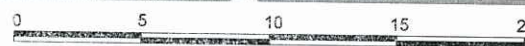
OWNER: ..... WITNESS: .....

BUILDER: ..... WITNESS: .....

REV	VO #	DRN	DATE	CHK
01	ENG. CHECK	FW	05.02.10	PAW
02	FLIP	KW	30.11.10	KW
03	VO'S	JR	08.12.10	JR
04	FINAL PLANS	JR	08.12.10	JR
05A	GARAGE AMEND	LY	06.01.11	LY
06	VO-06 & 09	HP	07.02.11	HP
07	ADD ITEM	HP	17.03.11	HP
08	VO 14 (U1)	GD	08.06.11	GD
09	VO 11 (U2 & 3)	GD	08.06.11	GD

Sub-contractors to verify all dimensions on site.

SCALE 1:200 at A2



**SURVEYOR SITE INSPECTION REPORT**

IMPORTANT NOTE: LOCATION OF BOUNDARY PEGS & IMPROVEMENTS NOT GUARANTEED UNLESS BOUNDARIES ARE REPEGGED AT TIME OF SURVEY. CHECK TITLE FOR EASEMENTS, CAVEATS & COVENANTS. PLUMBING CONTRACTORS TO CONFIRM SEWER DEPTHS BEFORE PIPE LAYING.

REF NO. MSS4785 FILE NO. 62 DATE: 09.12.09 DRAWN: AC

ELECTRICITY: UNDERGROUND      GAS: NOT SIGHTED

PHONE: YES      WATER: YES (deferred)

SEWERAGE: YES, ABOUT 0.9m DEEP (TOP OF RISER)

ROAD: HOTMIX / PAVED

KERB: MOUNTABLE (cracked)

FOOTPATH: CONCRETE

VEGETATION: LIGHT GRASS & WEEDS

SOIL: SAND

VIEWS: PARK

REPEG: REQUIRED

REPEG TYPE: NEW SURVEY AREA

**NOTES**

All sewer details plotted from information supplied by Water Corporation Spatial Information Management. Refer to the disclaimer note on Water Corp E PLAN. Block located more than 1 kilometre from the ocean.

**TITLE DETAILS**

LOT Nos: 400      C/T VOL: 2569

D.PLAN: 40147      FOL: 114

**LEGEND**

T.B.M.      STREET LAMP      HYDRANT

POWER DOME      WATER METER      STOP VALVE

PHONE      DRAINAGE MANHOLE      SEWERAGE MANHOLE

Communication Pit      GRATED DRAIN      SEWERAGE MANHOLE

SIDE ENTRY PIT      POWER POLE      Sewerage Inspection Lid

TREE STUMP      FENCE END      WATER TAP

PILLAR      TREE      PRE-LAID WATER PIPE

**R. G. LESTER & ASSOCIATES**  
 LICENCED LAND & ENGINEERING SURVEYORS  
 SHOP 7, NORTH BEACH PLAZA  
 1 NORTH BEACH ROAD  
 NORTH BEACH, WA 6020  
 PH: 9448 5009 - FX: 9203 6722  
 admin@lestersurveys.com.au

(BUILDER)

**SIGNED CLIENT / S**

**WITNESS**

**SIGNED BUILDER**

**WITNESS**

DATE

**Metrostyle**

CLIENT / S: **FRANCIS**

LOT / STREET ADDRESS: **LOT 400 (#65) AURORA DRIVE, ATWELL**

Local Authority: **CITY OF COCKBURN**

VARIATIONS (all sheets)

DWN.	DATE	CHK.

SHEET No: **8 OF 10**

JOB No: **21956-58**





## Attach 3

Planning and Development Department

City of Cockburn

9 Coleville Crescent

Spearwood

6163

11 November 2012

**RE: Application for Retrospective Change of use as office – 1A Dionysus Terrace, Atwell, 6164**

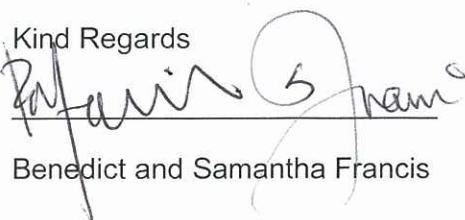
Dear Sir / Madam

After consultation with both Chris Durant and Rohan Sim from the Planning and development department we hereby make this application for a retrospective change of use as office for the above property.

Our proposed office setup is as follows:

1. Currently specializing in residential sales only, reviewing the viability to open a residential property management department within the next 12 months. Note, our Harcourt's franchise agreement does not allow for commercial property sales.
2. Currently only 2 staff onsite (Samantha Francis and Sales Administrator). Dependant on your approval we could potentially grow to a maximum of 5-6 staff in total in the next 12 months.
3. No clients meetings to be scheduled onsite between the hours of 8:00am to 9:00am and 2:30pm to 3:30pm during school terms to avoid and accommodate the school traffic.
4. Office business hours are Monday to Friday 9:00am To 5:00pm and closed on Saturday and Sundays.
5. We also seek approval for Adhoc pre-arranged meetings with clients on a Saturday or Sunday should they request to sign an offer on a property at our office.
6. Street parking available on Aurora drive to accommodate client visits out of the restricted hours defined and may be available onsite if proposed site plan approved.
7. We consider ourselves socially responsible and good neighbours with no direct complaints to us. In the short time we have been operating, we have created a working relationship with the Lions club of Atwell and have supported the community and Harmony primary school via the lions club.

Kind Regards



Samantha Francis

Benedict and Samantha Francis







- R60 MEDIUM DENSITY RESIDENTIAL
- R50 MEDIUM DENSITY RESIDENTIAL
- R40 MIXED USE LOTS
- R30 COTTAGE LOTS
- R20 TRADITIONAL LOTS
- R20 TRADITIONAL LANEWAY LOTS
- R12.5 RIDGE TOP LOTS
- R12.5 SPECIAL CHARACTER LOTS
- RURAL RESIDENTIAL
- PRIMARY SCHOOL
- SUBJECT TO CENTRE PLAN

Community focal point incorporating bus stop, public telephone and post box

**CITY OF COCKBURN  
STRUCTURE PLAN**

This Structure Plan was adopted by Council on 14/07/2005

Signed [Signature]  
**DIRECTOR OF PLANNING & DEVELOPMENT**

File No: 9644A

This Structure Plan was endorsed by the Western Australian Planning Commission on 03/01/2006

Signed [Signature]  
**DIRECTOR OF PLANNING & DEVELOPMENT**

**RECEIVED**  
**25 AUG 2005**

**HARVEST LAKES STRUCTURE PLAN**  
ATWELL, CITY OF COCKBURN

roberts day

scale: 1:5000 @ A3  
drawn: LH  
checked: ER  
approved: ER  
date: 09.10.05  
desig: LANDCORP



## MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF071519	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	4/06/2013	60,725.00
EF071520	10888	LJ CATERERS CATERING SERVICES	4/06/2013	1,689.50
EF071521	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	4/06/2013	40.45
EF071522	22487	AMANDA SYMONS EXPENSES REIMBURSEMENT	4/06/2013	180.00
EF071523	23351	COCKBURN GP SUPER CLINIC PTY LTD OPERATING FUNDS	4/06/2013	55,000.00
EF071524	23737	CAVERSHAM WILDLIFE PARK & ZOO WILDLIFE ATTRACTION - ENTRY FEES	4/06/2013	324.00
EF071525	24044	SARAH LORD TAFE FEES REIMBURSEMENT	4/06/2013	174.38
EF071526	11865	VALMA LUCY OLIVER MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071527	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE - LESS REIMBURSEMENT	7/06/2013	814.13
EF071528	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	6,166.67
EF071529	15883	TONY ROMANO - COUNCILLOR MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071530	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071531	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071532	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071533	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071534	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071535	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	7/06/2013	583.33
EF071536	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	10/06/2013	198,566.00
EF071537	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	10/06/2013	21,880.29
EF071538	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	10/06/2013	3,309.60
EF071539	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	10/06/2013	6,727.66
EF071540	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	10/06/2013	2,170.60
EF071541	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	10/06/2013	931.20
EF071542	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	10/06/2013	305,983.29
EF071543	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	10/06/2013	1,096.80
EF071544	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	10/06/2013	57.20
EF071545	11860	45S CLUB PAYROLL DEDUCTIONS	10/06/2013	48.00



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF071546	18005	<b>COLONIAL FIRST STATE</b> PAYROLL DEDUCTIONS	10/06/2013	360.05
EF071547	18432	<b>HESTA SUPER FUND</b> PAYROLL DEDUCTIONS	10/06/2013	2,330.84
EF071548	18718	<b>FIRST STATE SUPER</b> PAYROLL DEDUCTIONS	10/06/2013	971.99
EF071549	19010	<b>SUMMIT PERSONAL SUPER PLAN</b> PAYROLL DEDUCTIONS	10/06/2013	369.01
EF071550	19193	<b>REST SUPERANNUATION</b> PAYROLL DEDUCTIONS	10/06/2013	43.02
EF071551	19706	<b>ING MASTERFUND</b> PAYROLL DEDUCTIONS	10/06/2013	17.28
EF071552	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	10/06/2013	3,011.90
EF071553	19727	<b>MTAA SUPER FUND</b> PAYROLL DEDUCTIONS	10/06/2013	359.27
EF071554	19997	<b>AUSTRALIANSUPER</b> PAYROLL DEDUCTIONS	10/06/2013	11,592.43
EF071555	20056	<b>CBUS</b> PAYROLL DEDUCTIONS	10/06/2013	811.95
EF071556	20300	<b>CATHOLIC SUPER &amp; RETIREMENT FUND</b> PAYROLL DEDUCTIONS	10/06/2013	623.24
EF071557	20337	<b>THE LLOYDS SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	10/06/2013	1,505.82
EF071558	20755	<b>COLONIAL FIRST STATE - ROBERT GRAEME WATSON</b> PAYROLL DEDUCTIONS	10/06/2013	88.58
EF071559	20929	<b>AUSTRALIAN ETHICAL RETAIL SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	10/06/2013	220.28
EF071560	21365	<b>ING LIFE - ONEANSWER PERSONAL SUPER</b> PAYROLL DEDUCTIONS	10/06/2013	104.93
EF071561	21526	<b>TASPLAN SUPER</b> PAYROLL DEDUCTIONS	10/06/2013	54.58
EF071562	21921	<b>MAURICIO FAMILY SELF MANAGED SUPER FUND</b> PAYROLL DEDUCTIONS	10/06/2013	1,747.38
EF071563	21996	<b>ANZ ONEANSWER PERSONAL SUPER</b> PAYROLL DEDUCTIONS	10/06/2013	368.11
EF071564	22067	<b>STEPHENS SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	10/06/2013	736.13
EF071565	22901	<b>FONTANA SUPER PLAN</b> PAYROLL DEDUCTIONS	10/06/2013	1,178.48
EF071566	23695	<b>NETWEALTH INVESTMENT &amp; SUPERANNUATION</b> PAYROLL DEDUCTIONS	10/06/2013	1,023.91
EF071567	23993	<b>ONEPATH LIFE LIMITED</b> PAYROLL DEDUCTIONS	10/06/2013	964.85
EF071568	24620	<b>E &amp; B PINTO SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	10/06/2013	1,051.97
EF071569	24642	<b>TWUSUPER</b> PAYROLL DEDUCTIONS	10/06/2013	20.42
EF071570	24813	<b>RECRUITMENT SUPER</b> PAYROLL DEDUCTIONS	10/06/2013	407.06
EF071571	24709	<b>WILMARI NEL</b> UNIVERSITY FEES REIMBURSEMENT	12/06/2013	2,620.00
EF071572	24963	<b>CHANTELLE MCLOED</b> SALARY PACKAGED LAPTOP REIMBURSEMENT	12/06/2013	284.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF071573	24964	<b>BRUCE MOORMAN</b> SALARY PACKAGED LAPTOP REIMBURSEMENT	12/06/2013	1,999.00
EF071574	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	17/06/2013	66,937.00
EF071575	10176	<b>BEELIAR PRIMARY SCHOOL</b> COMMUNITY/SUSTAINABILITY GRANT	17/06/2013	3,300.00
EF071576	10244	<b>BUILDING &amp; CONST INDUSTRY TRAINING FUND</b> LEVY PAYMENT	17/06/2013	120,670.92
EF071577	10354	<b>COCKBURN COMMUNITY AND CULTURAL COUNCIL</b> DONATION / YOUTH ART SCHOLARSHIP	17/06/2013	1,000.00
EF071578	10402	<b>COOGEE PRIMARY SCHOOL</b> COMMUNITY GRANT	17/06/2013	552.75
EF071579	11030	<b>NEWTON PRIMARY SCHOOL</b> TRAVEL SMART PROGRAM	17/06/2013	1,320.00
EF071580	11396	<b>SOUTH COOGEE PRIMARY SCHOOL</b> COMMUNITY GRANT	17/06/2013	1,100.00
EF071581	11408	<b>SOUTH LAKE PRIMARY SCHOOL</b> COMMUNITY/SUSTAINABILITY GRANT	17/06/2013	2,200.00
EF071582	11481	<b>ST JEROME'S PRIMARY SCHOOL</b> COMMUNITY GRANT	17/06/2013	825.00
EF071583	11722	<b>WA HINO SALES &amp; SERVICE</b> REPAIRS/MAINTENANCE SERVICES	17/06/2013	1,299.90
EF071584	12630	<b>LIAM GREEN</b> YOUTH ART TRAVEL SCHOLARSHIP	17/06/2013	500.00
EF071585	12656	<b>COOGEE BEACH SURF LIFESAVING CLUB INC</b> POOR GROVE SLSC DEVELOPMENT COSTS	17/06/2013	318,780.64
EF071586	13609	<b>COOLBELLUP COMMUNITY SCHOOL</b> COMMUNITY GRANT	17/06/2013	569.36
EF071587	13860	<b>KRS CONTRACTING</b> VERGE COLLECTION SERVICES	17/06/2013	3,245.00
EF071588	16409	<b>GUNTHER SCHLOMER</b> EXPENSES REIMBURSEMENT	17/06/2013	462.00
EF071589	16700	<b>GATEWAYS COMMUNITY CHURCH INC</b> COMMUNITY GRANT	17/06/2013	2,956.80
EF071590	18389	<b>GAVIN CONSTRUCTION</b> BUILDING CONSTRUCTION SERVICES	17/06/2013	56,957.63
EF071591	18884	<b>SILICH ENTERPRISES PTY LTD</b> BOLLARDS	17/06/2013	7,826.50
EF071592	19416	<b>BILJANA GASPAR</b> SALARY PACKAGED LAPTOP REIMBURSEMENT	17/06/2013	491.16
EF071593	21045	<b>FRIENDS OF CLONTARF HILL &amp; ADJACENT BUSHLAND</b> SUSTAINABILITY GRANT	17/06/2013	5,500.00
EF071594	21143	<b>ATWELL COLLEGE</b> SPONSORSHIP	17/06/2013	1,000.00
EF071595	21358	<b>ANTONINETTE PRIDEAUX</b> YOUTH ART SCHOLARSHIP	17/06/2013	500.00
EF071596	21403	<b>ROBERTA BUNCE</b> COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	17/06/2013	47.65
EF071597	24202	<b>AUSTRALIAN SPORTS COMMISSION</b> RESIDUAL FUNDS	17/06/2013	973.17
EF071598	24968	<b>KATHERINE JAMES</b> YOUTH ART SCHOLARSHIP	17/06/2013	500.00
EF071599	24969	<b>BORONIA ESTATE RESIDENTS GROUP</b> COMMUNITY GRANT	17/06/2013	1,210.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF071600	24971	<b>BEATRICE MASTERTON</b> REFUND - OVERCHARGE OF FEES	17/06/2013	12.00
EF071601	24972	<b>JOHN ROTONDELLA</b> INSURANCE CLAIM REIMBURSEMENT	17/06/2013	467.50
EF071602	10590	<b>DEPARTMENT OF FIRE AND EMERGENCY SERVICES</b> COST SHARING - COMMUNITY FIRE MANAGER	21/06/2013	997,964.91
EF071603	12565	<b>SOUTHERN METRO REGIONAL COUNCIL -LOANS</b> LOAN REPAYMENT	21/06/2013	391,922.47
EF071604	23302	<b>BUILDING SERVICES BOARD</b> BUILDING SERVICES LEVIES	21/06/2013	578,797.16
EF071605	10118	<b>AUSTRALIA POST</b> POSTAGE CHARGES	24/06/2013	15,110.33
EF071606	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	24/06/2013	202,461.22
EF071607	10196	<b>BIBRA LAKE RESIDENTS ASSOCIATION</b> COMMUNITY GRANT	24/06/2013	4,630.00
EF071608	10365	<b>COC VOLUNTARY SES</b> EXPENSE REIMBURSEMENTS	24/06/2013	6,131.52
EF071609	10641	<b>GALVINS PLUMBING PLUS</b> PLUMBING SERVICES	24/06/2013	5,162.32
EF071610	10787	<b>JANDAKOT ACCIDENT REPAIR CENTRE</b> PANEL BEATING SERVICES	24/06/2013	1,000.00
EF071611	10788	<b>JANDAKOT VOLUNTEER BUSH FIRE BRIGADE</b> EXPENSE REIMBURSEMENTS	24/06/2013	221.80
EF071612	12676	<b>VANDA BACICH</b> EXPENSES REIMBURSEMENT	24/06/2013	473.27
EF071613	13860	<b>KRS CONTRACTING</b> VERGE COLLECTION SERVICES	24/06/2013	13,798.40
EF071614	14831	<b>ANGLICARE WA</b> TRAINING SERVICES	24/06/2013	1,760.00
EF071615	18389	<b>GAVIN CONSTRUCTION</b> CONSTRUCTION SERVICES - GP SUPER CLINIC	24/06/2013	2,238,437.48
EF071616	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	24/06/2013	11,730.37
EF071617	19540	<b>THE CANCER COUNCIL WA</b> DONATION - BIGGEST MORNING TEA	24/06/2013	677.30
EF071618	22737	<b>CJS LIMESTONE CONTRACTORS PTY LTD</b> LIMESTONE WORKS	24/06/2013	33,990.00
EF071619	24676	<b>JASON HOGGAN</b> EXPENSES REIMBURSEMENT	24/06/2013	142.45
EF071620	24985	<b>LAUGHING HORSE PRODUCTIONS</b> CULTURAL GRANT	24/06/2013	4,000.00
EF071621	24999	<b>GLEN WILLIAMSON</b> SALARY PACKAGED IPAD REIMBURSEMENT	24/06/2013	640.00
EF071622	25000	<b>BRANKA BLAGOJEVIC</b> SALARY PACKAGED LAPTOP REIMBURSEMENT	24/06/2013	1,076.00
EF071623	10010	<b>AAC ID SOLUTIONS</b> SECURITY & PROMOTIONAL PRODUCTS	28/06/2013	216.50
EF071624	10042	<b>FRANKLIN OFFSHORE AUSTRALIA PTY LTD</b> LIFTING EQUIPMENT	28/06/2013	360.80
EF071625	10051	<b>ALL LINES</b> LINE MARKING SERVICES	28/06/2013	330.00
EF071626	10058	<b>ALSCO PTY LTD</b> HYGIENE SERVICES/SUPPLIES	28/06/2013	1,067.72

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EF071627	10085	<b>ARROW SCIENTIFIC PTY LTD</b> COMPUTER SOFTWARE	28/06/2013	132.00
EF071628	10086	<b>ARTEIL WA PTY LTD</b> ERGONOMIC CHAIRS	28/06/2013	1,757.80
EF071629	10091	<b>ASLAB PTY LTD</b> ASPHALTING SERVICES/SUPPLIES	28/06/2013	2,361.16
EF071630	10110	<b>AUSRECORD</b> STATIONERY SUPPLIES	28/06/2013	137.30
EF071631	10143	<b>AUST LIBRARY &amp; INFORMATION ASSOC</b> SUBSCRIPTION	28/06/2013	1,093.00
EF071632	10160	<b>DORMA AUTOMATICS</b> AUTOMATIC DOOR SERVICES	28/06/2013	1,124.59
EF071633	10207	<b>BOC GASES</b> GAS SUPPLIES	28/06/2013	2,206.67
EF071634	10212	<b>BOSS BOLLARDS</b> SECURITY PRODUCTS	28/06/2013	375.10
EF071635	10219	<b>BOUSFIELDS MENSWEAR</b> CLOTHING SUPPLIES	28/06/2013	545.00
EF071636	10221	<b>BP AUSTRALIA LIMITED</b> DIESEL/PETROL SUPPLIES	28/06/2013	10,008.26
EF071637	10226	<b>BRIDGESTONE AUSTRALIA LTD</b> TYRE SERVICES	28/06/2013	66,079.65
EF071638	10236	<b>BG &amp; E PTY LTD</b> CONSULTANCY SERVICES	28/06/2013	1,590.00
EF071639	10246	<b>BUNNINGS BUILDING SUPPLIES PTY LTD</b> HARDWARE SUPPLIES	28/06/2013	1,802.94
EF071640	10247	<b>BUNZL AUSTRALIA LTD</b> PAPER/PLASTIC/CLEANING SUPPLIES	28/06/2013	2,050.27
EF071641	10255	<b>CABCHARGE AUSTRALIA PTY LTD</b> CABCHARGES	28/06/2013	704.40
EF071642	10279	<b>CASTROL AUSTRALIA PTY LTD</b> GREASE/LUBRICANTS	28/06/2013	1,590.38
EF071643	10283	<b>CENTRAL INSTITUTE OF TECHNOLOGY</b> TRAINING SERVICES	28/06/2013	8,000.00
EF071644	10333	<b>CJD EQUIPMENT PTY LTD</b> HARDWARE SUPPLIES	28/06/2013	2,034.12
EF071645	10335	<b>CLASSIC HIRE</b> EQUIPMENT HIRING SERVICES	28/06/2013	1,122.00
EF071646	10338	<b>TRANSPACIFIC CLEANAWAY</b> WASTE DISPOSAL SERVICES	28/06/2013	510.40
EF071647	10346	<b>COATES HIRE OPERATIONS PTY LTD</b> EQUIPMENT HIRING SERVICES	28/06/2013	184.91
EF071648	10348	<b>COCA COLA AMATIL</b> SOFT DRINK SUPPLIES	28/06/2013	1,380.48
EF071649	10349	<b>COCKBURN BASKETBALL ASSOC INC</b> ELECTRICITY REIMBURSEMENTS	28/06/2013	2,200.00
EF071650	10353	<b>COCKBURN CEMENT LTD</b> RATES REFUND	28/06/2013	1,962.05
EF071651	10358	<b>COCKBURN LIQUOR CENTRE</b> LIQUOR SUPPLIES	28/06/2013	1,122.14
EF071652	10359	<b>COCKBURN PAINTING SERVICE</b> PAINTING SUPPLIES/SERVICES	28/06/2013	11,698.50
EF071653	10360	<b>COCKBURN PARTY HIRE</b> HIRE OF PARTY EQUIPMENT	28/06/2013	7,685.40

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EF071654	10368	<b>COCKBURN WETLANDS EDUCATION CENTRE</b> COMMUNITY GRANT	28/06/2013	6,780.00
EF071655	10375	<b>VEOLIA ENVIRONMENTAL SERVICES</b> WASTE SERVICES	28/06/2013	4,696.01
EF071656	10380	<b>COLQUHOUNS FREMANTLE BAG COMPANY</b> WOVEN BAGS	28/06/2013	462.00
EF071657	10384	<b>COMMUNICATIONS AUSTRALIA PTY LTD</b> COMMUNICATION SERVICES	28/06/2013	104.50
EF071658	10386	<b>COMMUNITY NEWSPAPER GROUP</b> ADVERTISING SERVICES	28/06/2013	12,549.92
EF071659	10394	<b>CD'S CONFECTIONERY WHOLESALERS</b> CONFECTIONERY	28/06/2013	1,150.57
EF071660	10408	<b>COOLBELLUP NEWSAGENCY</b> NEWSPAPER SUPPLIES	28/06/2013	537.30
EF071661	10422	<b>REITSEMA PACKAGING</b> ROAD LITTER BAGS	28/06/2013	670.56
EF071662	10443	<b>CUSTOM PICTURE FRAMERS</b> FRAMING SERVICES	28/06/2013	910.00
EF071663	10459	<b>DAVID GRAY &amp; CO PTY LTD</b> MOBILE GARBAGE BINS	28/06/2013	1,398.98
EF071664	10460	<b>DAVID WILLS &amp; ASSOCIATES</b> CONSULTANCY SERVICES	28/06/2013	1,980.00
EF071665	10483	<b>LANDGATE</b> MAPPING/LAND TITLE SEARCHES	28/06/2013	7,342.34
EF071666	10498	<b>DIGITAL MAPPING SOLUTIONS</b> COMPUTER SOFTWARE	28/06/2013	10,560.00
EF071667	10526	<b>E &amp; MJ ROSHER PTY LTD</b> MOWER PARTS	28/06/2013	378.05
EF071668	10535	<b>ECOSYSTEM MANAGEMENT SERVICES</b> PLANTS	28/06/2013	13,468.40
EF071669	10537	<b>EDUCATIONAL ART SUPPLIES CO</b> ART/CRAFT SUPPLIES	28/06/2013	199.83
EF071670	10557	<b>ENVAR SERVICE PTY LTD</b> PREVENTATIVE MAINTENANCE SERVICES	28/06/2013	5,454.55
EF071671	10566	<b>ESPLANADE HOTEL FREMANTLE</b> CATERING SERVICES	28/06/2013	4,779.00
EF071672	10580	<b>FC COURIERS</b> COURIER SERVICES	28/06/2013	2,315.21
EF071673	10597	<b>FLEXI STAFF PTY LTD</b> EMPLOYMENT SERVICES	28/06/2013	63,213.32
EF071674	10608	<b>FORESHORE REHABILITATION &amp; LANDSCAPING</b> FENCING/LANDSCAPING SERVICES	28/06/2013	4,944.50
EF071675	10609	<b>FORESTVALE TREES P/L</b> PLANTS - TREES/SHRUBS	28/06/2013	8,448.00
EF071676	10636	<b>FUJI XEROX AUSTRALIA PTY LTD</b> PHOTOCOPY CHARGES	28/06/2013	34,266.20
EF071677	10641	<b>GALVINS PLUMBING PLUS</b> PLUMBING SERVICES	28/06/2013	6,612.39
EF071678	10655	<b>GHD PTY LTD</b> CONSULTANCY SERVICES	28/06/2013	65,409.03
EF071679	10666	<b>GOLDNET SECURITY</b> SECURITY SERVICES/PRODUCTS	28/06/2013	100.00
EF071680	10683	<b>GRONBEK SECURITY</b> LOCKSMITH SERVICES	28/06/2013	15,167.68

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EF071681	10692	<b>AECOM AUSTRALIA PTY LTD</b> CONSULTANCY SERVICES	28/06/2013	9,240.00
EF071682	10706	<b>HEATLEY SALES PTY LTD</b> PROTECTIVE CLOTHING/EQUIPMENT	28/06/2013	372.79
EF071683	10708	<b>HEAVY AUTOMATICS PTY LTD</b> EQUIPMENT MAINTENANCE SERVICES	28/06/2013	4,050.21
EF071684	10709	<b>HECS FIRE</b> FIRE SYSTEM MAINTENANCE	28/06/2013	489.50
EF071685	10711	<b>HERALD PUBLISHING COMPANY PTY LTD</b> ADVERTISING SERVICES	28/06/2013	704.33
EF071686	10726	<b>HOLTON CONNOR ARCHITECTS &amp; PLANNERS</b> ARCHITECTURAL SERVICES	28/06/2013	24,200.00
EF071687	10732	<b>HORIZONS WEST BUS &amp; COACHLINES</b> TRANSPORTATION SERVICES	28/06/2013	1,210.00
EF071688	10743	<b>ICON-SEPTECH PTY LTD</b> DRAINAGE PRODUCTS	28/06/2013	13,058.86
EF071689	10757	<b>INDOOR KART HIRE O'CONNOR</b> ENTERTAINMENT SERVICES	28/06/2013	1,600.00
EF071690	10762	<b>INDUSTRIAL PROTECTIVE PRODUCTS WA</b> PROTECTIVE SUPPLIES	28/06/2013	255.64
EF071691	10768	<b>INST OF PUBLIC WORKS ENG AUST - WA</b> MEMBERSHIP FEES	28/06/2013	7,420.00
EF071692	10771	<b>INTERLEC PTY LTD</b> ELECTRICAL SERVICES	28/06/2013	2,662.17
EF071693	10774	<b>IT VISION</b> ANNUAL SOFTWARE SUPPORT FEE	28/06/2013	6,618.70
EF071694	10778	<b>IWF FENCING</b> FENCING REPAIRS/MAINTENANCE	28/06/2013	27,504.40
EF071695	10779	<b>J F COVICH &amp; CO PTY LTD</b> ELECTRICAL SERVICES	28/06/2013	82,856.75
EF071696	10780	<b>JACKSONS DRAWING SUPPLIES PTY LTD</b> DRAWING SUPPLIES	28/06/2013	1,600.02
EF071697	10781	<b>JANDAKOT EARTHMOVING &amp; RURAL CONTRACTORS</b> FIREBREAK CONSTRUCTION	28/06/2013	40,835.00
EF071698	10783	<b>JANDAKOT METAL INDUSTRIES</b> METAL SUPPLIES	28/06/2013	1,748.45
EF071699	10791	<b>JASMAN ENTERPRISES PTY LTD</b> HIGH PRESSURE CLEANING	28/06/2013	14,850.00
EF071700	10794	<b>JASON SIGNMAKERS</b> SIGNS	28/06/2013	247.50
EF071701	10803	<b>GECKO CONTRACTING TURF &amp; LANDSCAPE MTNCE</b> MOWING/LANDSCAPING SERVICES	28/06/2013	22,165.00
EF071702	10811	<b>JOHN PAPAS TRAILERS (AUST) PTY LTD</b> TRAILER SUPPLIES	28/06/2013	4,220.00
EF071703	10814	<b>JR &amp; A HERSEY PTY LTD</b> SAFETY CLOTHING SUPPLIES	28/06/2013	744.70
EF071704	10817	<b>JUST A BUNCH</b> FLOWER DELIVERIES	28/06/2013	2,300.00
EF071705	10878	<b>ABNOTE AUSTRALASIA PTY LTD</b> PRINTING SERVICES	28/06/2013	759.00
EF071706	10879	<b>LES MILLS AEROBICS</b> INSTRUCTION/TRAINING SERVICES	28/06/2013	1,046.49
EF071707	10897	<b>LOCK JOINT AUSTRALIA</b> ROAD CONSTRUCTION MATERIALS	28/06/2013	3,168.00



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EF071708	10903	<b>LOVEGROVE TURF SERVICES PTY LTD</b> TURF MAINTENANCE SERVICES	28/06/2013	13,212.10
EF071709	10913	<b>MACDONALD JOHNSTON ENGINEERING CORP</b> REPAIR SERVICES	28/06/2013	9,701.75
EF071710	10918	<b>MAIN ROADS WA</b> REPAIRS/MAINTENANCE SERVICES	28/06/2013	24,744.40
EF071711	10923	<b>MAJOR MOTORS PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/06/2013	1,347.50
EF071712	10938	<b>MAXWELL ROBINSON &amp; PHELPS</b> PEST & WEED MANAGEMENT	28/06/2013	2,272.00
EF071713	10939	<b>LINFOX ARMAGUARD</b> BANKING SECURITY SERVICES	28/06/2013	1,977.01
EF071714	10942	<b>MCGEES PROPERTY</b> PROPERTY CONSULTANCY SERVICES	28/06/2013	6,600.00
EF071715	10944	<b>MCLEODS</b> LEGAL SERVICES	28/06/2013	20,055.12
EF071716	10946	<b>MEDIA ON MARS</b> GRAPHIC DESIGN SERVICES	28/06/2013	4,009.50
EF071717	10950	<b>MELVILLE MITSUBISHI</b> MOTOR VEHICLES & PARTS	28/06/2013	11,649.00
EF071718	10954	<b>MEN OF THE TREES ROCKINGHAM</b> VARIOUS PLANTS	28/06/2013	6,861.00
EF071719	10972	<b>MIRACLE RECREATION EQUIPMENT</b> PLAYGROUND/PARK EQUIPMENT	28/06/2013	3,547.50
EF071720	10990	<b>MOWER CITY SALES &amp; SERVICES PTY LTD</b> LAWN MOWING EQUIPMENT	28/06/2013	7,417.70
EF071721	10997	<b>WILSON PARKING AUSTRALIA</b> SECURITY SERVICES	28/06/2013	304,616.07
EF071722	11022	<b>NATIVE ARC</b> DONATION	28/06/2013	200.00
EF071723	11028	<b>NEVERFAIL SPRINGWATER LIMITED</b> BOTTLED WATER SUPPLIES	28/06/2013	380.00
EF071724	11036	<b>NORTH LAKE ELECTRICAL</b> ELECTRICAL SERVICES	28/06/2013	5,991.99
EF071725	11039	<b>NOVUS AUTO GLASS</b> WINDSCREEN REPAIR SERVICES	28/06/2013	290.00
EF071726	11068	<b>VODAFONE HUTCHISON AUSTRALIA PTY LTD</b> PAGING SERVICES	28/06/2013	665.50
EF071727	11070	<b>OTIS ELEVATOR COMPANY</b> ELEVATOR REPAIRS/MAINTENANCE	28/06/2013	1,832.00
EF071728	11077	<b>P &amp; G BODY BUILDERS PTY LTD</b> PLANT BODY BUILDING SERVICES	28/06/2013	660.00
EF071729	11152	<b>FULTON HOGAN INDUSTRIES PTY LTD</b> ROAD MAINTENANCE	28/06/2013	4,070.00
EF071730	11164	<b>PMP PRINT PTY LTD</b> PRINTING SERVICES	28/06/2013	275.00
EF071731	11182	<b>PREMIUM BRAKE &amp; CLUTCH SERVICE</b> BRAKE SERVICES	28/06/2013	1,716.11
EF071732	11208	<b>QUICK CORPORATE AUSTRALIA PTY LTD</b> STATIONERY/CONSUMABLES	28/06/2013	9,107.35
EF071733	11214	<b>RAECO INTERNATIONAL PTY LTD</b> STATIONERY SUPPLIES	28/06/2013	2,190.01
EF071734	11235	<b>REINFORCED CONCRETE PIPES PTY LTD</b> CONCRETE PIPE SUPPLIES	28/06/2013	1,755.60

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EF071735	11240	<b>PINK HYGIENE SOLUTIONS</b> SANITARY SERVICES	28/06/2013	1,120.22
EF071736	11257	<b>RNR CONTRACTING PTY LTD</b> SUPPLY & DELIVER EMULSION	28/06/2013	11,568.70
EF071737	11264	<b>ROCLA PIPELINE PRODUCTS</b> CONCRETE LINER SUPPLIES	28/06/2013	25,140.52
EF071738	11268	<b>TASKERS PTY LTD</b> REPAIRS/MAINTENANCE TO SAILS	28/06/2013	283.01
EF071739	11294	<b>SAFEMAN (WA) PTY LTD</b> PROTECTIVE CLOTHING/EQUIPMENT	28/06/2013	279.29
EF071740	11304	<b>SANAX MEDICAL &amp; FIRST AID SUPPLIES</b> MEDICAL SUPPLIES	28/06/2013	173.45
EF071741	11307	<b>SATELLITE SECURITY SERVICES PTY LTD</b> SECURITY SERVICES	28/06/2013	3,606.10
EF071742	11308	<b>SBA SUPPLIES</b> HARDWARE SUPPLIES	28/06/2013	3,095.96
EF071743	11318	<b>SELECT SECURITY WA PTY LTD</b> SECURITY SERVICES	28/06/2013	293.70
EF071744	11329	<b>SHADE &amp; SAIL INNOVATIONS</b> SHADE STRUCTURES	28/06/2013	15,290.00
EF071745	11337	<b>SHERIDANS FOR BADGES</b> NAME BADGES & ENGRAVING	28/06/2013	232.60
EF071746	11361	<b>SIGMA CHEMICALS PTY LTD</b> CHEMICAL SUPPLIES	28/06/2013	2,243.77
EF071747	11380	<b>SNAP PRINTING FREMANTLE</b> PRINTING SERVICES	28/06/2013	1,140.50
EF071748	11382	<b>SNAP PRINTING SUBIACO</b> PRINTING SERVICES	28/06/2013	1,675.00
EF071749	11387	<b>BIBRA LAKE SOILS</b> SOIL & LIMESTONE SUPPLIES	28/06/2013	791.00
EF071750	11392	<b>SOLVER PAINTS WA</b> PAINT SUPPLIES	28/06/2013	1,379.95
EF071751	11425	<b>SOUTHERN METROPOLITAN REGIONAL COUNCIL</b> WASTE DISPOSAL GATE FEES	28/06/2013	787,911.40
EF071752	11447	<b>SPEARWOOD DALMATINAC CLUB INC</b> COMMUNITY GRANT	28/06/2013	16,209.80
EF071753	11453	<b>SPEARWOOD NEWSROUND</b> NEWSPAPER SUPPLIES	28/06/2013	1,184.90
EF071754	11459	<b>SPEARWOOD VETERINARY HOSPITAL</b> VETERINARY SERVICES	28/06/2013	1,093.20
EF071755	11463	<b>SPECTRUM CABINETS</b> CABINET SUPPLIES	28/06/2013	110.00
EF071756	11469	<b>SPORTS TURF TECHNOLOGY</b> TURF CONSULTANCY SERVICES	28/06/2013	5,692.50
EF071757	11505	<b>STATE LIBRARY OF WESTERN AUSTRALIA</b> BOOK SUPPLIES	28/06/2013	3,224.35
EF071758	11511	<b>STATEWIDE BEARINGS</b> BEARING SUPPLIES	28/06/2013	516.10
EF071759	11521	<b>DOWNER ELECTRICAL PTY LTD</b> ELECTRICAL SERVICES	28/06/2013	1,410.00
EF071760	11531	<b>SUNNY INDUSTRIAL BRUSHWARE PTY LTD</b> BRUSH/ROAD BROOM SUPPLIES	28/06/2013	2,173.60
EF071761	11546	<b>T FAULKNER &amp; CO</b> INSTALLATIONS/SUPPLY OF HAND RAILS	28/06/2013	15,211.90

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EF071762	11557	<b>TECHNOLOGY ONE LTD</b> IT CONSULTANCY SERVICES	28/06/2013	308,178.00
EF071763	11611	<b>THRIFTY CAR RENTAL</b> RENTAL SERVICES - MOTOR VEHICLES	28/06/2013	788.19
EF071764	11613	<b>TIMEZONE FREMANTLE</b> ENTERTAINMENT SERVICES	28/06/2013	608.00
EF071765	11625	<b>TOTAL EDEN PTY LTD</b> RETICULATION SUPPLIES	28/06/2013	104,517.18
EF071766	11642	<b>TRAILER PARTS PTY LTD</b> TRAILER PARTS	28/06/2013	152.12
EF071767	11651	<b>TREE WATERING SERVICES</b> TREE WATERING SERVICES	28/06/2013	16,794.00
EF071768	11652	<b>TRENCHBUSTERS</b> HIRING SERVICES	28/06/2013	818.40
EF071769	11657	<b>TRUCKLINE PARTS CENTRES</b> AUTOMOTIVE SPARE PARTS	28/06/2013	4,496.32
EF071770	11659	<b>TRUGRADE MEDICAL SUPPLIES</b> MEDICAL SUPPLIES	28/06/2013	671.90
EF071771	11665	<b>TUNNEL VISION</b> PLUMBING SERVICES	28/06/2013	2,695.00
EF071772	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	28/06/2013	67,405.07
EF071773	11669	<b>TYCO SERVICES</b> FIRE ALARM SYSTEM REPAIRS	28/06/2013	702.08
EF071774	11690	<b>URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA WA</b> CONSULTANCY SERVICES - PLANNING	28/06/2013	1,880.00
EF071775	11697	<b>VAT MAN-FAT FILTERING SYSTEMS</b> FILTER CLEANING SERVICES	28/06/2013	346.40
EF071776	11701	<b>VIBRA INDUSTRIAL FILTRATION A/ASIA</b> FILTER SUPPLIES	28/06/2013	1,074.37
EF071777	11715	<b>WA BLUEMETAL</b> ROADBASE SUPPLIES	28/06/2013	22,753.90
EF071778	11722	<b>WA HINO SALES &amp; SERVICE</b> REPAIRS/MAINTENANCE SERVICES	28/06/2013	2,145.98
EF071779	11726	<b>WA LIMESTONE</b> LIMESTONE SUPPLIES	28/06/2013	8,694.93
EF071780	11739	<b>WA SPIT ROAST COMPANY</b> CATERING SERVICES	28/06/2013	1,517.45
EF071781	11743	<b>WA COUNCIL OF SOCIAL SERVICE INC</b> TRAINING SERVICES	28/06/2013	2,662.00
EF071782	11749	<b>WARRENS EARTHMOVING CONTRACTORS</b> EARTHMOVING SERVICES	28/06/2013	2,464.00
EF071783	11773	<b>WESFARMERS LANDMARK LIMITED</b> CHEMICAL SUPPLIES	28/06/2013	4,630.91
EF071784	11789	<b>WALGA</b> ADVERTISING/TRAINING SERVICES	28/06/2013	1,325.05
EF071785	11793	<b>WESTERN IRRIGATION PTY LTD</b> IRRIGATION SERVICES/SUPPLIES	28/06/2013	188,513.40
EF071786	11795	<b>WESTERN POWER</b> ELECTRICAL SERVICES	28/06/2013	15,333.83
EF071787	11807	<b>WESTRAL</b> BLINDS & CURTAINS	28/06/2013	100.00
EF071788	11822	<b>WOOD &amp; GRIEVE ENGINEERS</b> ENGINEERING CONSULTANCY SERVICES	28/06/2013	18,920.00

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<b>Cheque/ EFT</b>	<b>Account No.</b>	<b>Account/Payee</b>	<b>Date</b>	<b>Value</b>
EF071789	11824	<b>WORK CLOBBER</b> SAFETY CLOTHING	28/06/2013	423.95
EF071790	11828	<b>WORLDWIDE ONLINE PRINTING - O'CONNOR</b> PRINTING SERVICES	28/06/2013	1,290.12
EF071791	11841	<b>YANGEBUP FAMILY CENTRE INC</b> DONATION	28/06/2013	1,637.00
EF071792	11987	<b>SAFETY ZONE AUSTRALIA PTY LTD</b> SAFETY EQUIPMENT	28/06/2013	347.71
EF071793	11990	<b>EARTHCARE (AUSTRALIA) P/L</b> LANDSCAPING SERVICES	28/06/2013	2,904.00
EF071794	12007	<b>SHANE MCMASTER SURVEYS</b> SURVEYING SERVICES	28/06/2013	6,490.00
EF071795	12014	<b>TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS</b> EXCAVATING/EARTHMOVING EQUIPMENT	28/06/2013	9,929.04
EF071796	12018	<b>O'CONNOR LAWNMOWER &amp; CHAINSAW CENTRE</b> MOWING EQUIPMENT/PARTS/SERVICES	28/06/2013	920.00
EF071797	12065	<b>ROMERI MOTOR TRIMMERS</b> AUTOMOTIVE UPHOLSTERY SERVICES	28/06/2013	440.00
EF071798	12153	<b>HAYS PERSONNEL SERVICES PTY LTD</b> EMPLOYMENT SERVICES	28/06/2013	39,947.71
EF071799	12193	<b>SAGE CONSULTING ENGINEERS P/L</b> CONSULTANCY SERVICES - LIGHTING	28/06/2013	10,230.00
EF071800	12207	<b>CIVICA PTY LTD</b> SOFTWARE SUPPORT/LICENCE FEES	28/06/2013	22,415.97
EF071801	12394	<b>MP ROGERS &amp; ASSOCIATES PTY LTD</b> CONSULTANCY SERVICES - MARINE	28/06/2013	3,300.31
EF071802	12447	<b>BORDER EDGE KERBING</b> KERBING SERVICES	28/06/2013	6,504.96
EF071803	12539	<b>COCKBURN JUNIOR FOOTBALL CLUB INC.</b> SPORTS SERVICES	28/06/2013	1,800.00
EF071804	12541	<b>COCKBURN JUNIOR CRICKET CLUB</b> SPORTING EQUIPMENT GRANT	28/06/2013	85.00
EF071805	12542	<b>SEALIN GARLETT</b> CEREMONIAL SERVICES	28/06/2013	400.00
EF071806	12589	<b>AUSTRALIAN INSTITUTE OF MANAGEMENT</b> TRAINING SERVICES	28/06/2013	6,488.47
EF071807	12672	<b>NORMAN DISNEY &amp; YOUNG</b> CONSULTANCY SERVICES	28/06/2013	2,200.00
EF071808	12712	<b>MISS MAUD</b> CATERING SERVICES	28/06/2013	337.35
EF071809	12779	<b>WESTERN RESOURCE RECOVERY PTY LTD</b> WASTE DISPOSAL SERVICES	28/06/2013	2,227.88
EF071810	12791	<b>ALCHEMY TECHNOLOGY</b> COMPUTER SOFTWARE SERVICES	28/06/2013	7,273.20
EF071811	12796	<b>ISENTIA PTY LIMITED</b> MEDIA MONITORING SERVICES	28/06/2013	1,186.36
EF071812	12803	<b>ASSUREX ESCROW PTY LTD</b> ANNUAL SOFTWARE FEE	28/06/2013	1,061.50
EF071813	12820	<b>MONTELEONE FENCING</b> FENCING SERVICES/MAINTENANCE	28/06/2013	3,168.00
EF071814	12914	<b>DANIEL STRICKLAND</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF071815	12983	<b>IFAP- INDUSTRIAL FOUNDATION FOR ACCIDENT PREVENTION</b> SAFETY COURSES	28/06/2013	225.00

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EF071816	13000	<b>BORAL ASPHALT WA</b> SUPPLY OF ASPHALT	28/06/2013	114,319.92
EF071817	13037	<b>PPCA LTD</b> LICENCE FEE - SOUND & MUSIC	28/06/2013	154.22
EF071818	13111	<b>OCE-AUSTRALIA LIMITED</b> COPIERS/PRINTERS	28/06/2013	529.77
EF071819	13170	<b>COUNTRYWIDE PUBLICATIONS</b> BOOK SUPPLIES	28/06/2013	2,000.00
EF071820	13373	<b>THE HIRE GUYS</b> HIRING SERVICES	28/06/2013	1,548.00
EF071821	13409	<b>KLEENIT</b> CLEANING SERVICES	28/06/2013	26,806.50
EF071822	13462	<b>ATI-MIRAGE PTY LTD</b> TRAINING SERVICES	28/06/2013	1,028.99
EF071823	13476	<b>THE HISTORICAL SOCIETY OF COCKBURN</b> EXPENSES REIMBURSEMENT	28/06/2013	3,000.00
EF071824	13563	<b>ECOJOBS ENVIRONMENTAL PERSONNEL</b> EMPLOYMENT SERVICES	28/06/2013	3,311.69
EF071825	13582	<b>DBS FENCING</b> FENCING SERVICES	28/06/2013	2,376.00
EF071826	13608	<b>ALLFLOORS SANDING</b> SANDING/POLISHING SERVICES	28/06/2013	6,000.00
EF071827	13670	<b>HISCO PTY LTD</b> HOSPITALITY SUPPLIES	28/06/2013	210.56
EF071828	13690	<b>PORT COMMUNITY HIGH SCHOOL</b> DONATION	28/06/2013	1,536.65
EF071829	13779	<b>PORTER CONSULTING ENGINEERS</b> ENGINEERING CONSULTANCY SERVICES	28/06/2013	3,520.00
EF071830	13812	<b>ROTARY CLUB OF COCKBURN</b> SPRING FAIR MANAGEMENT	28/06/2013	4,500.00
EF071831	13832	<b>INSIGHT CALL CENTRE SERVICES</b> COMMUNICATION SERVICES	28/06/2013	8,908.69
EF071832	13943	<b>ARTSOURCE</b> SUBSCRIPTION FEES	28/06/2013	180.00
EF071833	14027	<b>DESIGN FARM</b> OFFICE FURNITURE	28/06/2013	11,511.50
EF071834	14035	<b>EXPO DOCUMENT COPY CENTRE (WA) PTY LTD</b> PORTABLE DISPLAY SYSTEMS	28/06/2013	370.26
EF071835	14195	<b>PIONEER CREDIT MANAGEMENT SERVICES</b> DEBT COLLECTION SERVICES	28/06/2013	15,042.93
EF071836	14435	<b>LAKES JUNIOR FOOTBALL CLUB</b> YOUTH ACTIVE PROGRAM REGISTRATION FEES	28/06/2013	3,275.00
EF071837	14447	<b>ANDOVER DETAILERS</b> DETAILING SERVICES	28/06/2013	892.00
EF071838	14459	<b>BIDVEST (WA) PTY LTD</b> FOOD/CATERING SUPPLIES	28/06/2013	310.34
EF071839	14593	<b>AUSTREND INTERNATIONAL PTY LTD</b> ALUMINIUM SUPPLIES	28/06/2013	7,044.40
EF071840	14632	<b>UHY HAINES NORTON</b> ACCOUNTANCY SERVICES/PRODUCTS	28/06/2013	1,705.00
EF071841	14640	<b>LANDMARK ENGINEERING &amp; DESIGN</b> OUTDOOR FURNITURE - PARKS/RESERVES	28/06/2013	43,881.20
EF071842	14667	<b>APPEALING SIGNS</b> SIGNS	28/06/2013	88.00

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EF071843	14779	<b>THE JAFFA ROOM</b> COPYRIGHT SCREENING 2012	28/06/2013	990.00
EF071844	14908	<b>OAKVALE CAPITAL LIMITED</b> CONSULTANCY SERVICES	28/06/2013	4,274.14
EF071845	15072	<b>DRUM PRINT &amp; PUBLICATIONS</b> PRINTING SERVICES	28/06/2013	412.50
EF071846	15079	<b>COCKBURN SHEET METAL PTY LTD</b> FABRICATION SERVICES	28/06/2013	2,255.00
EF071847	15114	<b>WEST AUSTRALIAN NEWSPAPERS LTD</b> ADVERTISING SERVICES	28/06/2013	600.00
EF071848	15327	<b>LKL CONTRACTING</b> BOBCAT HIRE / LANDSCAPING SERVICES	28/06/2013	3,300.00
EF071849	15337	<b>CHUBB SECURITY SERVICES LTD</b> SECURITY SERVICES	28/06/2013	1,173.00
EF071850	15393	<b>GREENWAY ENTERPRISES</b> HARDWARE SUPPLIES	28/06/2013	1,225.73
EF071851	15541	<b>JANDAKOT NEWS</b> NEWSPAPER SUPPLIERS	28/06/2013	390.10
EF071852	15550	<b>APACE AID</b> PLANTS & LANDSCAPING SERVICES	28/06/2013	27,276.43
EF071853	15588	<b>NATURAL AREA MANAGEMENT &amp; SERVICES</b> WEED SPRAYING	28/06/2013	11,044.00
EF071854	15609	<b>CATALYSE PTY LTD</b> CONSULTANCY SERVICES	28/06/2013	7,920.00
EF071855	15625	<b>OPUS INTERNATIONAL CONSULTANTS (PCA) LTD</b> CONSULTANCY SERVICES	28/06/2013	4,125.00
EF071856	15746	<b>WESTERN AUSTRALIA POLICE SERVICE</b> POLICE CLEARANCES	28/06/2013	52.00
EF071857	15760	<b>FREMANTLE HOCKEY CLUB INC</b> REGISTRATION FEES	28/06/2013	360.00
EF071858	15786	<b>AD ENGINEERING INTERNATIONAL PTY LTD</b> SIGNS - ELECTRONIC	28/06/2013	132.00
EF071859	15862	<b>FREMANTLE MILK DISTRIBUTORS</b> MILK DELIVERY	28/06/2013	1,211.85
EF071860	15914	<b>T-QUIP</b> MOWING EQUIPMENT	28/06/2013	465.25
EF071861	16064	<b>CMS ENGINEERING PTY LTD</b> AIRCONDITIONING SERVICES	28/06/2013	5,883.90
EF071862	16386	<b>LITTLE RED APPLE PUBLISHING</b> BOOK SUPPLIES	28/06/2013	59.95
EF071863	16396	<b>MAYDAY EARTHMOVING</b> GRADER HIRE	28/06/2013	53,983.60
EF071864	16403	<b>ROBINSON BUILDTECH</b> BUILDING SERVICES - ALTERATIONS	28/06/2013	1,546.49
EF071865	16431	<b>SPYDER DISPLAYS</b> DISPLAYS & BANNERS	28/06/2013	1,309.00
EF071866	16505	<b>ANCHOR PAINT PLACE - O'CONNOR</b> PAINT SUPPLIES	28/06/2013	469.96
EF071867	16533	<b>TOTAL PACKAGING</b> PACKAGING	28/06/2013	278.03
EF071868	16558	<b>SUSSEX INDUSTRIES</b> TIMBER SUPPLIES	28/06/2013	1,482.05
EF071869	16568	<b>BIOWISE</b> SOIL SUPPLIES	28/06/2013	1,298.00



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EF071870	16572	<b>CUMMINS ENGINE COMPANY</b> MOTOR PARTS	28/06/2013	3,869.16
EF071871	16663	<b>WATSONS GAS &amp; OIL SERVICES PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/06/2013	440.00
EF071872	16704	<b>ACCIDENTAL FIRST AID SUPPLIES</b> MEDICAL SUPPLIES	28/06/2013	343.89
EF071873	16894	<b>TREBLEX INDUSTRIAL PTY LTD</b> CHEMICALS - AUTOMOTIVE	28/06/2013	1,614.80
EF071874	16985	<b>WA PREMIX</b> CONCRETE SUPPLIES	28/06/2013	26,822.84
EF071875	17092	<b>CENTRAL SCREENS</b> SECURITY SYSTEMS/PRODUCTS	28/06/2013	300.00
EF071876	17213	<b>COCKBURN CITY SOCCER CLUB INC</b> SPORT EQUIPMENT GRANT	28/06/2013	1,600.00
EF071877	17214	<b>FLAMES NETBALL CLUB</b> SPORTS CLUB	28/06/2013	645.00
EF071878	17268	<b>FREMANTLE SOCCER CLUB INC</b> YOUTH ACTIVE PROGRAM REGISTRATION FEES	28/06/2013	2,200.00
EF071879	17272	<b>SOUTH COOGEE JUNIOR FOOTBALL CLUB</b> REGISTRATION FEES	28/06/2013	5,200.00
EF071880	17275	<b>MAGIC TOUCH LANDSCAPING</b> LANDSCAPING	28/06/2013	24,825.41
EF071881	17301	<b>GOOD READING MAGAZINE</b> SUBSCRIPTION	28/06/2013	1,353.00
EF071882	17305	<b>NOEL MORRISON</b> ARTIST	28/06/2013	500.00
EF071883	17316	<b>RICHARD L HILL</b> CONSULTANCY SERVICES	28/06/2013	308.40
EF071884	17362	<b>JOHN EARLEY</b> TRAINING	28/06/2013	240.00
EF071885	17471	<b>PIRTEK (FREMANTLE) PTY LTD</b> HOSES & FITTINGS	28/06/2013	5,668.63
EF071886	17481	<b>ADS AUTOMATION PTY LTD</b> DOOR/GATE REPAIRS	28/06/2013	1,232.00
EF071887	17587	<b>WEST COAST SHADE</b> SHADE STRUCTURES	28/06/2013	9,339.00
EF071888	17600	<b>ERLECTIONS (WA)</b> GUARD RAILS	28/06/2013	8,445.80
EF071889	17798	<b>WESTERN DIAGNOSTIC PATHOLOGY</b> ANALYTICAL SERVICES	28/06/2013	210.21
EF071890	17825	<b>INFOMASTER</b> COMPUTER SOFTWARE	28/06/2013	22,973.53
EF071891	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	28/06/2013	386.75
EF071892	18017	<b>INSTANT PRODUCTS GROUP</b> HIRE OF PORTABLE TOILETS	28/06/2013	365.81
EF071893	18073	<b>PARAMOUNT SECURITY SERVICES</b> SECURITY SERVICES	28/06/2013	2,899.60
EF071894	18086	<b>DONALD CANT WATTS CORKE (WA) P/L</b> PROJECT MANAGEMENT SERVICES	28/06/2013	4,950.00
EF071895	18100	<b>DAVIS LANGDON AUSTRALIA</b> COST MANAGEMENT SERVICES	28/06/2013	7,672.50
EF071896	18114	<b>BOLLIG DESIGN GROUP P/L</b> ARCHITECTURAL SERVICES	28/06/2013	21,681.00

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EF071897	18126	<b>DELL AUSTRALIA PTY LTD</b> COMPUTER HARDWARE	28/06/2013	4,378.00
EF071898	18128	<b>BESAM AUSTRALIA PTY LTD</b> REPAIRS/MAINTENANCE SERVICES	28/06/2013	4,720.10
EF071899	18161	<b>MATERA 3 PTY LTD</b> LANDFILL OPERATION SERVICES	28/06/2013	380.00
EF071900	18217	<b>METROPOLITAN OMNIBUS COMPANY</b> BUS HIRE	28/06/2013	1,716.00
EF071901	18265	<b>FREMANTLE CITY DOCKERS</b> FOOTBALL CLUB	28/06/2013	1,170.00
EF071902	18272	<b>AUSTRACLEAR LIMITED</b> INVESTMENT SERVICES	28/06/2013	59.26
EF071903	18295	<b>FREMANTLE UNITED SOCCER &amp; RECREATIONAL CLUB INC</b> REGISTRATION FEES	28/06/2013	600.00
EF071904	18297	<b>OLYMPIC FUN AND FITNESS</b> SPORTS CLUB	28/06/2013	400.00
EF071905	18298	<b>COOGEE BASKETBALL CLUB</b> SPORTS CLUB	28/06/2013	600.00
EF071906	18303	<b>BIBRA LAKE JUNIOR FOOTBALL CLUB</b> REGISTRATION FEES	28/06/2013	800.00
EF071907	18304	<b>JANDAKOT JETS JUNIOR FOOTBALL CLUB</b> SPORTING EQUIPMENT GRANT	28/06/2013	3,714.00
EF071908	18425	<b>SUCCESS STRIKERS NETBALL CLUB</b> REGISTRATION FEES	28/06/2013	200.00
EF071909	18427	<b>ATWELL NETBALL CLUB</b> REGISTRATION FEES	28/06/2013	800.00
EF071910	18436	<b>JCS PLUMBING SERVICES</b> PLUMBING SERVICES	28/06/2013	2,100.00
EF071911	18494	<b>DEPARTMENT OF PARKS &amp; WILDLIFE</b> LICENCE RENEWAL	28/06/2013	8,888.00
EF071912	18508	<b>JOHN TURNER</b> BRICK LAYING SERVICES	28/06/2013	12,804.00
EF071913	18510	<b>YANGEBUP NETBALL CLUB</b> YOUTH ACTIVE PROGRAM REGISTRATION FEES	28/06/2013	1,000.00
EF071914	18613	<b>ECO-HIRE</b> EQUIPMENT HIRE	28/06/2013	39,092.40
EF071915	18695	<b>MYAREE CRANE HIRE</b> CRANE HIRE	28/06/2013	1,138.50
EF071916	18734	<b>P &amp; R EDWARDS</b> ENTERTAINMENT SERVICES	28/06/2013	650.00
EF071917	18764	<b>AFFIRMATIVE PAVING</b> BRICK PAVING SERVICES	28/06/2013	14,168.72
EF071918	18799	<b>DOWN TO EARTH TRAINING &amp; ASSESSING</b> TRAINING SERVICES	28/06/2013	7,735.00
EF071919	18884	<b>SILICH ENTERPRISES PTY LTD</b> BOLLARDS	28/06/2013	10,477.00
EF071920	18941	<b>ALLSTAMPS</b> STATIONERY	28/06/2013	53.65
EF071921	18962	<b>SEALANES (1985) P/L</b> CATERING SUPPLIES	28/06/2013	1,390.02
EF071922	19038	<b>DOWSING CONCRETE</b> CONCRETING SERVICES	28/06/2013	33,360.80
EF071923	19058	<b>VALENTINE'S CAMERA HOUSE FREMANTLE</b> PHOTOGRAPHIC EQUIPMENT	28/06/2013	152.50

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EF071924	19066	<b>DVA FABRICATIONS</b> LIBRARY SUPPLIES	28/06/2013	687.00
EF071925	19099	<b>FERRET SOFTWARE LTD</b> SCANWATCHER EQUIPMENT & BARCODES	28/06/2013	297.00
EF071926	19155	<b>WE LIKE TO PARTY</b> BALLOONS & PARTY SUPPLIES	28/06/2013	540.80
EF071927	19238	<b>KRISTY MIPPY</b> COMMUNITY DONATION	28/06/2013	500.00
EF071928	19436	<b>WHITCHURCH REFRIGERATION &amp; AIRCONDITIONING</b> AIR CONDITIONING SERVICES	28/06/2013	642.40
EF071929	19446	<b>ENVISIONWARE PTY LTD</b> SOFTWARE	28/06/2013	13,293.50
EF071930	19533	<b>WOOLWORTHS LTD</b> GROCERIES	28/06/2013	3,257.28
EF071931	19541	<b>TURF CARE WA P/L</b> TURF SERVICES	28/06/2013	3,168.00
EF071932	19545	<b>GRASSWEST</b> BUILDING & GARDEN MAINTENANCE	28/06/2013	3,696.00
EF071933	19546	<b>THE BIG PICTURE FACTORY</b> PRINTING SERVICES	28/06/2013	495.00
EF071934	19619	<b>SKIPPER TRUCKS</b> TRUCKS	28/06/2013	839.23
EF071935	19623	<b>ERGOLINK</b> OFFICE FURNITURE	28/06/2013	960.45
EF071936	19628	<b>PAPERBARK TECHNOLOGIES</b> ARBORICULTURAL CONSULTANCY SERVICES	28/06/2013	33,143.00
EF071937	19652	<b>TMS SERVICES</b> SECURITY SERVICES	28/06/2013	23,775.61
EF071938	19657	<b>BIGMATE MONITORING SERVICES PTY LTD</b> COMPUTER HARDWARE/SOFTWARE	28/06/2013	2,769.15
EF071939	19718	<b>SIFTING SANDS</b> CLEANING SERVICES - SAND	28/06/2013	14,739.44
EF071940	19731	<b>IPDAT COMMUNICATIONS CONSULTATION</b> CONSULTANCY SERVICES - COMMUNICATIONS	28/06/2013	5,544.00
EF071941	19755	<b>EMBROIDME MYAREE</b> EMBROIDERY	28/06/2013	1,685.97
EF071942	19795	<b>FREMANTLE RUGBY LEAGUE CLUB INC</b> REGISTRATION FEES	28/06/2013	350.00
EF071943	19798	<b>BANYAN CREATIVE</b> TRAINING SERVICES	28/06/2013	1,622.50
EF071944	19847	<b>PFD FOOD SERVICES PTY LTD</b> CATERING SERVICES	28/06/2013	955.50
EF071945	19856	<b>WESTERN TREE RECYCLERS</b> SHREDDING SERVICES	28/06/2013	22,616.00
EF071946	20000	<b>AUST WEST AUTO ELECTRICAL P/L</b> AUTO ELECTRICAL SERVICES	28/06/2013	26,908.35
EF071947	20112	<b>PENNANT HOUSE</b> FLAGS AND BANNERS	28/06/2013	2,255.00
EF071948	20135	<b>SCP CONSERVATION</b> MAINTENANCE SERVICES - BUSHLAND	28/06/2013	17,040.00
EF071949	20155	<b>GET SMART PROMOTIONAL PRODUCTS</b> PROMOTIONAL PRODUCTS	28/06/2013	1,886.50
EF071950	20215	<b>POWERVAC</b> CLEANING EQUIPMENT	28/06/2013	88.00

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EF071951	20321	<b>RIVERJET P/L</b> EDUCTING-CLEANING SERVICES	28/06/2013	44,913.00
EF071952	20322	<b>PLANTRITE</b> PLANT SUPPLIES	28/06/2013	989.67
EF071953	20341	<b>WILHELMINA MARIA HOUWEN</b> GARDENING SERVICES	28/06/2013	1,400.00
EF071954	20427	<b>ENVIRONMENT HOUSE INC</b> ENVIRONMENT HOUSE	28/06/2013	4,537.50
EF071955	20439	<b>ONYA INNOVATIONS</b> ENVIRONMENTALLY FRIENDLY BAGS	28/06/2013	1,666.20
EF071956	20538	<b>MURPHY'S SPUDS FOOD VENDOR</b> FOOD VOUCHERS	28/06/2013	33.00
EF071957	20549	<b>A1 CARPET, TILE &amp; GROUT CLEANING</b> CLEANING SERVICES - TILES/CARPET	28/06/2013	2,717.00
EF071958	20693	<b>RENTOKIL INITIAL PTY LTD</b> PEST CONTROL SERVICES	28/06/2013	777.43
EF071959	20763	<b>JECODA CONCRETE</b> CONCRETE SUPPLY	28/06/2013	2,805.00
EF071960	20856	<b>SJR CIVIL CONSULTING PTY LTD</b> CONSULTANCY SERVICES - ROAD DESIGN	28/06/2013	4,400.00
EF071961	20882	<b>BELL-VISTA FRUIT &amp; VEGETABLE</b> FRUIT & VEGETABLE	28/06/2013	1,230.70
EF071962	20934	<b>GREENLINE AG P/L</b> AGRICULTURAL EQUIPMENT	28/06/2013	861.37
EF071963	21005	<b>BRAIN TEASERS OZ PTY LTD</b> EDUCATIONAL PRODUCTS	28/06/2013	66.00
EF071964	21120	<b>SHOREWATER MARINE PTY LTD</b> MARINE CONSTRUCTION SERVICES	28/06/2013	4,251.50
EF071965	21127	<b>JOANNA AYCKBOURN</b> INSTRUCTION - SINGING	28/06/2013	700.00
EF071966	21139	<b>AUSTRAFFIC WA PTY LTD</b> TRAFFIC SURVEYS	28/06/2013	2,310.00
EF071967	21151	<b>PERTH WEB DESIGN</b> WEB DESIGN SERVICES	28/06/2013	660.00
EF071968	21177	<b>DESERT SHADOW</b> ARTISTIC SERVICES	28/06/2013	360.00
EF071969	21287	<b>T.J.DEPIAZZI &amp; SONS</b> SOIL & MULCH SUPPLIES	28/06/2013	4,118.84
EF071970	21291	<b>CHITTERING VALLEY WORM FARM</b> ENVIRONMENTAL EDUCATION	28/06/2013	2,467.00
EF071971	21363	<b>TENDERLINK.COM PTY LTD</b> COMPUTER SOFTWARE	28/06/2013	550.00
EF071972	21371	<b>SANPOINT PTY LTD</b> KERBING SERVICES	28/06/2013	54,938.55
EF071973	21397	<b>THE PLAYROOM O'CONNOR</b> TOYS AND GAMES	28/06/2013	251.12
EF071974	21477	<b>EMERGE ASSOCIATES</b> LANDSCAPE CONSULTANTS	28/06/2013	1,760.00
EF071975	21527	<b>TOUCHWOOD NURSERY</b> PLANT SUPPLIES	28/06/2013	2,159.85
EF071976	21529	<b>BRAND SUCCESS</b> PROMOTIONAL PRODUCTS	28/06/2013	8,031.00
EF071977	21627	<b>MANHEIM PTY LTD</b> IMPOUNDED VEHICLES	28/06/2013	1,012.00

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EF071978	21658	<b>LENNY'S COMMERCIAL KITCHEN PTY LTD</b> CATERING SERVICES	28/06/2013	557.70
EF071979	21673	<b>BAG PEOPLE PTY LTD</b> CARRY BAGS	28/06/2013	3,108.74
EF071980	21674	<b>MCLERONS SUPPLY AND DEMAND</b> OFFICE FURNITURE	28/06/2013	3,790.00
EF071981	21678	<b>IANNELLO DESIGNS</b> GRAPHIC DESIGN	28/06/2013	2,585.00
EF071982	21694	<b>UNITED EQUIPMENT PTY LTD</b> USED EQUIPMENT	28/06/2013	483.12
EF071983	21747	<b>REHAB RENTAL</b> WHEELCHAIR HIRE	28/06/2013	254.00
EF071984	21791	<b>THE LEISURE INSTITUTE OF WA (AQUATICS) INC.</b> PROFESSIONAL ORGANISATION	28/06/2013	110.00
EF071985	21796	<b>GREEN LEAF GARDENS</b> LANDSCAPING SERVICES	28/06/2013	6,780.00
EF071986	21879	<b>SPOTLESS SERVICES AUSTRALIA LTD</b> CLEANING SERVICES	28/06/2013	219,857.95
EF071987	21909	<b>DIEBACK WORKING GROUP</b> TRAINING SERVICES	28/06/2013	100.00
EF071988	21915	<b>ECOWATER SERVICES PTY LTD</b> MAINTENANCE SERVICES - WASTE SYSTEMS	28/06/2013	403.00
EF071989	21916	<b>DAVIES FIRST NATIONAL REAL ESTATE</b> CONSULTANCY SERVICES - REAL ESTATE	28/06/2013	4,138.75
EF071990	21946	<b>RYAN'S QUALITY MEATS</b> MEAT SUPPLIES	28/06/2013	1,897.10
EF071991	21990	<b>MEDIBANK HEALTH SOLUTIONS PTY LTD</b> MEDICAL SERVICES	28/06/2013	1,735.80
EF071992	22012	<b>ELEGANT GLOVES EVENTS AND SERVICES</b> CATERING SERVICES	28/06/2013	750.00
EF071993	22108	<b>MAKING A DIFFERENCE ENTERPRISES</b> CONSULTING & TRAINING	28/06/2013	1,650.00
EF071994	22122	<b>PLATTERS 'R' US</b> CATERING SERVICES	28/06/2013	210.00
EF071995	22133	<b>AIR-BORN AMUSEMENTS</b> AMUSEMENT SERVICES	28/06/2013	1,419.00
EF071996	22169	<b>GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA</b> AIR CONDITIONING SERVICES	28/06/2013	10,822.13
EF071997	22177	<b>ADVERTISING DESIGN SERVICES (WA) PTY LTD</b> ADVERTISING DESIGN SERVICES	28/06/2013	13,804.45
EF071998	22182	<b>KALAMUNDA FENCING &amp; GATEMAKERS</b> FENCING SERVICES	28/06/2013	470.80
EF071999	22242	<b>ASPHALT SURFACES PTY LTD</b> ASPHALTING SERVICES	28/06/2013	74,422.50
EF072000	22260	<b>SOUTHERN STAR TRAMPOLINE ACADEMY</b> SPORT & RECREATION	28/06/2013	750.00
EF072001	22332	<b>MACQUARIE EQUIPMENT RENTALS PTY LTD</b> LEASE RENTAL	28/06/2013	16,174.25
EF072002	22348	<b>MAL ATWELL LEISURE GROUP</b> AMUSEMENT, ENTERTAINMENT	28/06/2013	2,109.75
EF072003	22388	<b>CARRINGTON'S TRAFFIC SERVICES</b> TRAFFIC MANAGEMENT SERVICES	28/06/2013	47,069.02
EF072004	22448	<b>CAKES WEST PTY LTD</b> CATERING	28/06/2013	76.85

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EF072005	22517	<b>KADEN SARGENT</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072006	22553	<b>BROWNES FOOD OPERATIONS</b> CATERING SUPPLIES	28/06/2013	1,020.52
EF072007	22568	<b>SUCCESS NETBALL ASSOCIATION INCORPORATED</b> SPORTS SERVICES - NETBALL	28/06/2013	1,100.00
EF072008	22569	<b>KINETIC HEALTH GROUP PTY LTD</b> MEDICAL SERVICES	28/06/2013	2,064.70
EF072009	22589	<b>JB HI FI - COCKBURN</b> ELECTRICAL EQUIPMENT	28/06/2013	2,020.99
EF072010	22613	<b>VICKI ROYANS</b> ARTISTIC SERVICES	28/06/2013	400.00
EF072011	22619	<b>KSC TRAINING</b> TRAINING SERVICES	28/06/2013	1,318.00
EF072012	22639	<b>SHATISH CHAUHAN</b> TRAINING SERVICES - YOGA	28/06/2013	260.00
EF072013	22682	<b>BEAVER TREE SERVICES PTY LTD</b> TREE PRUNING SERVICES	28/06/2013	4,516.88
EF072014	22716	<b>PHOENIX LACROSSE CLUB</b> SPONSORSHIP / SPORTS EQUIPMENT GRANT	28/06/2013	200.00
EF072015	22737	<b>CJS LIMESTONE CONTRACTORS PTY LTD</b> LIMESTONE WORKS	28/06/2013	42,872.50
EF072016	22751	<b>WORKFORCE CLOTHING PTY LTD</b> CLOTHING - INDUSTRIAL	28/06/2013	148.50
EF072017	22764	<b>JAKE SOLOMON</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072018	22805	<b>COVS PARTS PTY LTD</b> MOTOR PARTS	28/06/2013	1,167.08
EF072019	22806	<b>AUSTRALIAN FUEL DISTRIBUTORS PTY LTD</b> FUEL SUPPLIES	28/06/2013	139,949.94
EF072020	22859	<b>TOP OF THE LADDER GUTTER CLEANING</b> GUTTER CLEANING SERVICES	28/06/2013	1,155.00
EF072021	22906	<b>INVISION INVESTIGATIONS &amp; CONSULTING</b> CONSULTANCY - HR	28/06/2013	7,633.40
EF072022	22949	<b>TASHANA LEE TWEDDLE HEAVENSTRINGS</b> ENTERTAINMENT SERVICES - MUSIC	28/06/2013	2,000.00
EF072023	22953	<b>EAST FREMANTLE TRICOLORE SOCCER CLUB INC.</b> TRAINING SERVICES - SOCCER	28/06/2013	1,600.00
EF072024	23213	<b>SPOTLESS FACILITY SERVICES PTY LTD</b> LAUNDRY SERVICES	28/06/2013	517.49
EF072025	23253	<b>KOTT GUNNING</b> LEGAL SERVICES	28/06/2013	6,790.74
EF072026	23309	<b>FUN IN TRAINING AUSTRALIA PTY LTD</b> FITNESS CLASSES-INSTRUCTIONS	28/06/2013	1,985.50
EF072027	23348	<b>ZUMBA WITH HONEY</b> FITNESS CLASSES	28/06/2013	429.00
EF072028	23356	<b>NORDIC ACADEMY AUSTRALIA PTY LTD</b> WALKING EQUIPMENT	28/06/2013	299.00
EF072029	23450	<b>CLEVER DESIGNS</b> UNIFORMS	28/06/2013	291.50
EF072030	23457	<b>TOTALLY WORK WEAR FREMANTLE</b> CLOTHING - UNIFORMS	28/06/2013	119.90
EF072031	23543	<b>JORDAN GROVER</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00



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EF072032	23570	<b>A PROUD LANDMARK PTY LTD</b> LANDSCAPE CONTRUCTION SERVICES	28/06/2013	15,864.64
EF072033	23579	<b>DAIMLER TRUCKS PERTH</b> PURCHASE OF NEW TRUCK	28/06/2013	456.25
EF072034	23617	<b>AMLEC HOUSE PTY LTD</b> CONSULTANCY - SERVICES	28/06/2013	10,032.00
EF072035	23667	<b>GOLDINGS PAINTING SERVICE (WA) PTY LTD</b> PAINTING SERVICES	28/06/2013	12,562.00
EF072036	23669	<b>WA IVECO</b> PURCHASE OF NEW TRUCKS	28/06/2013	79.95
EF072037	23670	<b>LIEBHERR AUSTRALIA PTY LTD</b> SPARE PARTS	28/06/2013	7,232.50
EF072038	23694	<b>TIGER FITNESS (WA) PTY LTD</b> GYM EQUIPMENT/SERVICE	28/06/2013	134.75
EF072039	23806	<b>PAVY RESOURCES (AUST) PTY LTD</b> CONSULTANCY - COMPUTER	28/06/2013	12,870.00
EF072040	23815	<b>SOUTH FREMANTLE WOMENS FOOTBALL CLUB</b> REGISTRATION FEES - KIDSPORT	28/06/2013	400.00
EF072041	23817	<b>ARUP PTY LTD</b> CONSULTANCY-ENG,PLANNING,DESIGN	28/06/2013	514.25
EF072042	23818	<b>AM &amp; IE MUTCH ENGINEERING CONSULTANTS</b> CONSULTANCY SERVICES	28/06/2013	18,767.54
EF072043	23842	<b>ELECTRICAL DISTRIBUTORS OF WA PTY LTD</b> ELECTRICAL COMPONENTS	28/06/2013	235.84
EF072044	23858	<b>SPECIALISED SECURITY SHREDDING</b> DOCUMENT DESTRUCTION SERVICES	28/06/2013	10.84
EF072045	23859	<b>SCIENCE ALIVE TRAVELLING SHOW</b> EDUCATION - KIDS	28/06/2013	253.00
EF072046	23929	<b>ANTIQUITEA</b> HIRE-FUNCTION EQUIPMENT	28/06/2013	2,190.00
EF072047	23953	<b>JOHN CHEGWIDDEN</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072048	23971	<b>FIND WISE LOCATION SERVICES</b> LOCATING SERVICES - UNDERGROUND	28/06/2013	2,136.20
EF072049	24035	<b>NEXT POWER</b> RENEWABLE ENERGY	28/06/2013	1,320.00
EF072050	24036	<b>MULTI SWEEP PTY LTD (WA)</b> SWEEPING SERVICES	28/06/2013	2,318.20
EF072051	24070	<b>ASHLEIGH GRANT</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072052	24156	<b>MASTEC AUSTRALIA PTY LTD</b> PURCHASE OF NEW BINS	28/06/2013	12,980.00
EF072053	24161	<b>THE HIDDEN PANTRY</b> CATERING SERVICES	28/06/2013	2,507.50
EF072054	24183	<b>WELLARD GLASS</b> GLASS REPAIR SERVICES	28/06/2013	7,476.25
EF072055	24185	<b>HIPPY BELLY DANCE</b> TRAINING SERVICES - DANCE CLASSES	28/06/2013	520.00
EF072056	24187	<b>TOTAL GREEN RECYCLING</b> E-WASTE RECYCLING SERVICES	28/06/2013	7,079.76
EF072057	24195	<b>PAYNE'S WINDOW CLEANING AND SERVICES</b> WINDOW CLEANING SERVICES	28/06/2013	6,520.64
EF072058	24275	<b>TRUCK CENTRE (WA) PTY LTD</b> PURCHASE OF NEW TRUCK	28/06/2013	1,871.49

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EF072059	24387	<b>REETI BRAR</b> LIBRARY SERVICES	28/06/2013	600.00
EF072060	24409	<b>KIRA MAUNTON</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072061	24444	<b>ROSEMARY ALLAN</b> WORKSHOPS	28/06/2013	450.00
EF072062	24455	<b>THE DUKE OF EDINBURGH'S AWARD</b> SILVER AWARD	28/06/2013	155.00
EF072063	24514	<b>ANGLICARE WA INC</b> TRAINING SERVICES	28/06/2013	200.00
EF072064	24521	<b>GEMBA GROUP PTY LTD</b> FUNCTION CENTRRE BUSINESS CASE	28/06/2013	2,354.00
EF072065	24524	<b>CALO HEALTH</b> HEARTMOVE CLASSES	28/06/2013	1,710.00
EF072066	24557	<b>AVELING</b> CONSULTANCY SERVICES	28/06/2013	145.00
EF072067	24595	<b>CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD</b> PHOTOGRAPHY SERVICES	28/06/2013	3,930.30
EF072068	24599	<b>POOLWERX SPEARWOOD</b> ANALYTICAL SERVICES	28/06/2013	132.95
EF072069	24643	<b>BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRALIA PTY LTD</b> PURCHASE OF LIBRARY TAGS	28/06/2013	111,148.80
EF072070	24644	<b>GBC AUSTRALIA</b> STATIONERY SUPPLIES	28/06/2013	308.00
EF072071	24650	<b>NUTS ABOUT NATIVES</b> PLANT SUPPLIES	28/06/2013	380.05
EF072072	24655	<b>AUTOMASTERS SPEARWOOD</b> VEHICLE SERVICING	28/06/2013	2,690.00
EF072073	24720	<b>CAVALIERS NETBALL CLUB</b> SPORTING EQUIPMENT GRANT	28/06/2013	600.00
EF072074	24724	<b>QUALITY MARINE COATING SYSTEMS P/L</b> CLEANING SERVICES - ROAD SURFACES	28/06/2013	5,280.00
EF072075	24734	<b>MYRIAD IMAGES</b> PHOTOGRAPHY SERVICES	28/06/2013	308.00
EF072076	24748	<b>PEARMANS ELECTRICAL &amp; MECHANICAL SERVICES P/L</b> ELECTRICAL SERVICES	28/06/2013	2,994.79
EF072077	24793	<b>HIGHLUX PTY LTD</b> CAR RENTAL	28/06/2013	6,215.00
EF072078	24800	<b>DZOLV PRODUCTS</b> CATERING SUPPLIES	28/06/2013	73.59
EF072079	24805	<b>KAREN WOOLHEAD</b> DANCING CLASSES	28/06/2013	1,280.00
EF072080	24814	<b>LAURA MITCHELL</b> DESIGN SERVICES	28/06/2013	300.00
EF072081	24816	<b>CONSOLIDATED TRAINING SERVICES</b> TRAINING SERVICES	28/06/2013	1,600.00
EF072082	24817	<b>SOCIALSUITE</b> CONSULTANCY SERVICES	28/06/2013	3,927.00
EF072083	24819	<b>ACPL WA AUSTRALIAN CONCRETE PUMPING LOGISTICS (WA)</b> LOGISTICS SERVICES	28/06/2013	1,061.50
EF072084	24859	<b>EXCALIBUR PRINTING</b> PRINTING SERVICES	28/06/2013	511.50
EF072085	24888	<b>DATAWORKS USER NETWORK</b> TRAINING SERVICES	28/06/2013	583.00

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EF072086	24889	<b>PEEL RDA</b> KIDSPORT	28/06/2013	200.00
EF072087	24899	<b>MEDIHIRE AND SALES</b> PURCHASE OF TRANSIT WHEELCHAIRS	28/06/2013	1,160.00
EF072088	24900	<b>ROSEMAREE CUNNINGHAM</b> CONSULTANCY SERVICES	28/06/2013	609.00
EF072089	24902	<b>CRIMSON WOLF FINE ART</b> ARTISTIC SERVICES	28/06/2013	1,330.00
EF072090	24903	<b>APC WASTE CONSULTANTS</b> CONSULTANCY SERVICES	28/06/2013	12,375.00
EF072091	24947	<b>SOLAR DWELLINGS</b> CONSULTANCY SERVICES	28/06/2013	2,205.00
EF072092	24949	<b>BITUMEN SURFACING</b> BITUMEN SUPPLIES	28/06/2013	9,476.50
EF072093	24950	<b>BERKELIUM CONSULTING</b> CONSULTANCY SERVICES	28/06/2013	9,437.50
EF072094	24951	<b>PERTH MAXI CHARTERS / AUSSIE PERTH TOURS</b> BUS HIRE	28/06/2013	1,740.00
EF072095	24954	<b>FREMANTLE FURY NETBALL CLUB</b> REGISTRATION FEES	28/06/2013	800.00
EF072096	24956	<b>WA BUILDING CERTIFIERS AND ASSESSORS</b> CONSULTANCY SERVICES	28/06/2013	330.00
EF072097	24957	<b>E.P. DRAFFIN MANUFACTURING PTY LTD</b> MANUFACTURING SERVICES	28/06/2013	10,461.00
EF072098	24958	<b>KISS PHOTOBOOTH PTY LTD</b> PHOTOGRAPHY SERVICES	28/06/2013	799.00
EF072099	24959	<b>PERTH TEMPORARY AIRBRUSH TATTOOS</b> ENTERTAINMENT SERVICES	28/06/2013	250.00
EF072100	24966	<b>CHARMAINE BENNELL</b> TRANSLATION SERVICES	28/06/2013	500.00
EF072101	24979	<b>GOSNELLS JUNIOR FOOTBALL CLUB</b> REGISTRATION FEES	28/06/2013	200.00
EF072102	24980	<b>WILLAGEE RUGBY LEAGUE FOOTBALL CLUB</b> REGISTRATION FEES	28/06/2013	300.00
EF072103	24986	<b>NICHOLAS BENEVENGA</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072104	24987	<b>MITCHELL BROWN</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072105	24988	<b>RAFAEL CIPRIANO</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072106	24989	<b>HARRY HAFFENDEN</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072107	24990	<b>DANIEL IVESTER</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072108	24991	<b>RHYS PELLICCIONE</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072109	24992	<b>NICHOLAS PSANOUDAKIS</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072110	24993	<b>JACOB SCHOLTEN</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072111	24994	<b>BLAKE SHACKELFORD</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072112	24995	<b>ZANE TAVINOR</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00

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EF072113	24996	<b>SHANE TURNER</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072114	24997	<b>TANE WAIKARI-GRAHAM</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072115	24998	<b>MONICA WARD</b> JUNIOR TRAVEL ASSISTANCE	28/06/2013	400.00
EF072116	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	28/06/2013	606,121.54
EF072117	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	28/06/2013	39,210.75
EF072118	18772	<b>KERRY CROCKETT</b> DOG REGISTRATION REFUND	28/06/2013	57.00
EF072119	23904	<b>REBECCA A COOKSEY</b> CAT STERILISATION	28/06/2013	50.00
EF072120	24323	<b>STRAND CONVEYANCING</b> OVERPAYMENT	28/06/2013	373.00
EF072121	25005	<b>BRENDAN ELSON</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072122	25006	<b>BRUNO BLACKHON</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072123	25007	<b>DAVID RICHARDS</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072124	25008	<b>FRANK &amp; MARGARET FONTANA</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072125	25009	<b>MANDY JAKENS</b> CROSSOVER CONTRIBUTION	28/06/2013	600.00
EF072126	25010	<b>DANIEL LIBRIZZI</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072127	25011	<b>ZLATKA KULENOVIC</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072128	25012	<b>NADA KULENOVIC</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072129	25013	<b>MEHRBAN YOUSAF</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072130	25014	<b>KIRSTY GIBSON</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072131	25015	<b>HELMALKUMAR SHAH</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072132	25016	<b>CORNELIA FORMENTIN</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072133	25017	<b>LUCINDA EPIS</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072134	25018	<b>ANDRE HONE</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072135	25019	<b>COLIN TWIST</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072136	25020	<b>MONIQUE J HITCHCOCK</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072137	25021	<b>MR STEPHEN VEGAR</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072138	25022	<b>CHIRAYU JITENDRAKUMAR PATEL</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072139	25023	<b>BRIAN MILLER</b> DOG REGISTRATION REFUND	28/06/2013	6.00

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EF072140	25024	<b>DEBBIE WATTON</b> DOG REGISTRATION REFUND	28/06/2013	12.00
EF072141	25025	<b>KYLIE CLAVE</b> DOG REGISTRATION REFUND	28/06/2013	12.00
EF072142	25026	<b>LYNDA MARINICH</b> DOG REGISTRATION REFUND	28/06/2013	20.00
EF072143	25027	<b>ALLAN AMEY</b> CAT REGISTRATION REFUND	28/06/2013	50.00
EF072144	25028	<b>MRS JACINTA LEE BUSHNELL</b> CAT STERILISATION REFUND	28/06/2013	50.00
EF072145	25029	<b>MELISSA BAILEY</b> CAT STERILISATION REFUND	28/06/2013	50.00
EF072146	25030	<b>MELISSA CORBBETT</b> CAT STERILISATION CONTRIBUTION	28/06/2013	100.00
EF072147	25031	<b>DANIELLE LIU</b> CAT STERILISATION CONTRIBUTION	28/06/2013	100.00
EF072148	25032	<b>NICHOLAS THOMAS</b> CAT STERILISATION CONTRIBUTION	28/06/2013	50.00
EF072149	25033	<b>LISA PERRYMAN</b> CAT STERILISATION CONTRIBUTION	28/06/2013	50.00
EF072150	25034	<b>JOSEFINA EDITA PHILLIPS</b> CAT STERILISATION CONTRIBUTION	28/06/2013	50.00
EF072151	25035	<b>KAREN SATTERTHWAITE</b> CAT STERILISATION CONTRIBUTION	28/06/2013	50.00
EF072152	25036	<b>WALTER SPECA</b> CAT STERILISATION CONTRIBUTION	28/06/2013	50.00
EF072153	25054	<b>MR &amp; MRS MARSLAND</b> CROSSOVER CONTRIBUTION	28/06/2013	300.00
EF072154	25055	<b>HELEN &amp; NEIL WALKER</b> CAT STERILISATION CONTRIBUTION	28/06/2013	50.00
EF072155	25056	<b>CLAIRE MALONE</b> COMPOST BIN REBATE	28/06/2013	50.00
EF072156	25057	<b>JOSEPH RICHARDS</b> RATES REFUND	28/06/2013	1,483.00
025449	13932	<b>ARMAGUARD</b> BANKING SERVICES	5/06/2013	2,343.55
025450	99999	<b>HAMMOND HEIGHTS LOT 44</b> BOND REFUND - HAMMOND HEIGHTS STAGE 1A & 1B	6/06/2013	13,500.00
025451	99999	<b>KAREN DANJERKOVICH</b> HALL BOND REFUND - JOE COOPER	6/06/2013	150.00
025452	99999	<b>DAVE BROWN TESIP CONSTRUCTION</b> PLANNIGN APPLICATION - 28 BLACKTHORNE	6/06/2013	251.20
025453	99999	<b>MAROCCHI ENGINEERING GROUP</b> PLANNING APPLICATION - 86 HAMMOND RD	6/06/2013	640.00
025454	99999	<b>PHOENIX PARK LITTLE ATHLETICS</b> BOND REFUND - COOGEE HALL	6/06/2013	500.00
025455	99999	<b>AQUARIAN SPIRITUAL CHURCH</b> HALL BOND REFUND - BIBRA LAKE	6/06/2013	150.00
025456	99999	<b>LANDCORP</b> BOND REFUND - HARVEST LAKES STAGE 11A PHASE 1	6/06/2013	5,585.93
025457	99999	<b>HEATHER ANDERSON</b> HALL BOND REFUND - JANDAKOT	6/06/2013	150.00
025458	99999	<b>SILVER DOLLAR ASSETS</b> BOND REFUND - LOT 37 TINDAL AVE	6/06/2013	47,000.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025459	99999	<b>EVERTEL PTY LTD</b> BOND REFUND 0 LOT 77 & 79 BIRCHLEY RD	6/06/2013	17,965.00
025460	99999	<b>LANDCORP</b> BOND REFUND - HARVEST LAKES STAGE 11B	6/06/2013	15,475.80
025461	99999	<b>SHAYNE C WELLER</b> HALL BOND REFUND - AUBIN GROVE	6/06/2013	150.00
025462	99999	<b>DANIEL L T POULTNEY</b> PLANNING APPLICATION - 156 YANGEBUP RD	6/06/2013	139.00
025463	99999	<b>AHMED EL-AKOUR</b> PLANNING APPLICATION - 41 BLOODWOOD	6/06/2013	627.00
025464	99999	<b>SALIM LEE ARCHITECTS PLANNERS</b> BOND REFUND - LOT 18 & 19 GAEBLER RD	6/06/2013	19,000.00
025465	99999	<b>TANGENT NIMONEES PTY LTD</b> PLANNING APPLICATION - 46 PANTHEON AVE	6/06/2013	144.00
025466	99999	<b>SHELFORD CONSTRUCTIONS PTY LTD</b> PLANNING APPLICATION - 22 BISCAYNE WAY	6/06/2013	537.60
025467	99999	<b>JODEE WEARNE</b> PLANNING APPLICATION - 5/19 BALING ST	6/06/2013	278.00
025468	99999	<b>GREAT AUSSIE PATIOS</b> PLANNING APPLICATION - 47 MONACO AVE	6/06/2013	139.00
025469	99999	<b>TANGENT NOMINEES PTY LTD</b> DEVELOPER APPLICATION REFUND	6/06/2013	802.30
025470	99999	<b>THE OWNERS OF JULIET COURT</b> HALL BOND REFUND - COOLBELLUP	6/06/2013	250.00
025471	99999	<b>SOLARIS CORPORATION PTY LTD</b> PLANNING APPLICATION - DA13/0341	6/06/2013	7,358.00
025472	99999	<b>JOHN M MILORO</b> PLANNING APPLICATION - 7 HEAL ST	6/06/2013	139.00
025473	99999	<b>PINDAN PTY LTD</b> PLANNING APPLICATION - 25 & 29 O'CONNOR RD	6/06/2013	7,275.00
025474	13932	<b>ARMAGUARD</b> BANKING SERVICES	12/06/2013	4,598.75
025475	13932	<b>ARMAGUARD</b> BANKING SERVICES	20/06/2013	4,640.70
025476	10589	<b>FINES ENFORCEMENT REGISTRY</b> FINES ENFORCEMENT FEES	14/06/2013	8,600.00
025477	13932	<b>ARMAGUARD</b> BANKING SERVICES	27/06/2013	4,075.30
025478	10747	<b>IINET LIMITED</b> INTERNET SERVICES	27/06/2013	649.45
025479	11760	<b>WATER CORPORATION</b> SEWER EASEMENT	27/06/2013	1,388.00
025480	17343	<b>RAC BUSINESSWISE</b> MEMBERSHIP SUBSCRIPTION	27/06/2013	7,641.00
025481	18192	<b>AROMA CAFE</b> CATERING SERVICES	27/06/2013	548.00
025482	18439	<b>METRO LINTELS STEEL</b> STEEL SUPPLIES	27/06/2013	3,234.00
025483	18496	<b>LAKESIDE JUNIOR BASKETBALL CLUB</b> SPORTING ORGANISATION	27/06/2013	800.00
025484	22680	<b>LEONARD THORN</b> CULTURAL PRESENTATION SERVICES	27/06/2013	500.00
025485	22903	<b>UNIQUE INTERNATIONAL RECOVERIES LLC</b> DEBT COLLECTORS	27/06/2013	358.40



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
025486	24944	<b>SHIRE OF WAROONA</b> LOST LIBRARY ITEMS	27/06/2013	16.50
025487	24952	<b>CARALEE COMMUNITY SCHOOL</b> REGISTRATION FEES	27/06/2013	170.00
025488	10047	<b>ALINTA ENERGY</b> GAS SUPPLIES	28/06/2013	1,658.35
025489	11758	<b>WATER CORP</b> WATER USAGE SUPPLIES	28/06/2013	6,597.55
025490	11634	<b>TOWN OF EAST FREMANTLE</b> REFUND - OVERPAYMENT TIP INVOICES	28/06/2013	18,251.97
025491	20679	<b>OFFICE OF STATE REVENUE</b> RATES REFUND	28/06/2013	167.01
025492	24835	<b>PORT CATHERINE DEVELOPMENTS PTY LTD</b> RATES OVERPAYMENT REFUND	28/06/2013	442.40
025493	25039	<b>IAN &amp; KAREN GIBBS</b> RATES REFUND	28/06/2013	533.00
025494	25041	<b>K GRAY &amp; S DAWSON</b> RATES REFUND	28/06/2013	80.28
025495	25042	<b>HENRY WATKINS</b> PENSION REFUND	28/06/2013	386.21
025496	25044	<b>ANNE HILDA NORTON</b> PENSION REFUND	28/06/2013	353.74
025497	25046	<b>SALVATORE FIORENTINO</b> PENSION REFUND	28/06/2013	1,220.00
025498	25047	<b>CHRISTINE DUNN</b> PENSION REFUND	28/06/2013	450.02
025499	25048	<b>CATHERINE MONSON</b> PENSION REFUND	28/06/2013	354.30
025500	25049	<b>ROGER MONK</b> PENSION REFUND	28/06/2013	283.09
025501	25050	<b>KB WILLIS</b> SETTLEMENT REFUND	28/06/2013	18.71
025502	25052	<b>BJ SICUSO &amp; ND MCMAHON</b> SETTLEMENT REFUND	28/06/2013	542.50
025503	25053	<b>RD SPENCE</b> OVERPAYMENT RATES REFUND ADD RETENTION HELD NIL	28/06/2013	24.20
22792	11867	<b>LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS</b> KEVIN JOHN ALLEN - REIMBURSEMENT OF EXPENSES		1,019.20
025343	99999	IRONBRIDGE PROPERTY	7/06/2013	-13,500.00
<b>TOTAL</b>				<b>11,625,088.22</b>
<b>TOTAL AS PER AP SOURCE 13GLACT9991000</b>				11,625,088.22
<b>TOTAL AS PER TR SOURCE 13GLACT9991000</b>				<b>11,625,088.22</b>
<b>ADDITIONAL DIRECT PAYMENTS</b>				

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		<b>BANK FEES</b>		
		MERCHANT FEES COC		1,590.95
		MERCHANT FEES SLLC		370.22
		MERCHANT FEES VARIOUS OUT CENTRES		194.60
		NATIONAL BPAY CHARGE		1,107.06
		RTGS/ACLR FEE		13.00
		NAB TRANSACT FEE		714.32
				<b>3,249.71</b>
		<b>FAMILY DAY CARE AND IN HOME CARE PAYMENTS</b>		
		FDC PAYMENTS		37,329.85
		IHC PAYMENTS		86,846.75
				<b>124,176.60</b>
		<b>PAYROLL TRANSACTIONS</b>		
		COC 04/06/13 CITY OF COCKBURN 042958		715344.09
		COC 07/06/13 CITY OF COCKBURN 042958		7511.52
		COC 10/06/13 CITY OF COCKBURN 042958		354.85
		COC 11/06/13 CITY OF COCKBURN 042958		247744.14
		COC 18/06/13 CITY OF COCKBURN 042958		725959.64
		COC 21/06/13 CITY OF COCKBURN 042958		3356.4
		COC 24/06/13 CITY OF COCKBURN 042958		17344.7
		COC 25/06/13 CITY OF COCKBURN 042958		2637.6
		COC 25/06/13 CITY OF COCKBURN 042958		243145.08
		COC 31/05/13 CITY OF COCKBURN 042958		3132.12
				<b>1,966,530.14</b>
		<b>CREDIT CARD PAYMENTS</b>		
		CBA CREDIT CARD PAYMENT		-
				-
				-
		<b>TOTAL PAYMENTS FOR JUNE</b>		<b>13,719,044.67</b>

**PAYMENT SUMMARY**

**CHEQUE PAYMENTS**

025449 - 025503

**CANCELLED PAYMENTS**

Nil.

**ELECTRONIC FUNDS TRANSFER PAYMENT**

EF071519 – EF072156

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Operating Revenue</b>						
Governance	64,923,270	63,940,162	2%	983,108 ✓	63,940,162	64,033,597
Financial Services	710,293	581,100	22%	129,193 ✓	581,100	581,100
Information Services	560	3,627	-85%	(3,067)	3,627	3,627
Human Resource Management	237,237	145,395	63%	91,842	145,395	130,340
Library Services	59,026	47,601	24%	11,425	47,601	44,791
Community Services	6,762,527	6,667,301	1%	95,226	6,667,301	6,295,066
Human Services	7,061,881	6,660,915	6%	400,966 ✓	6,660,915	6,221,506
Corporate Communications	17,965	13,007	38%	4,958	13,007	8,640
Development Services	3,325,917	3,799,007	-12%	(473,090) X	3,799,007	3,126,770
Planning Services	1,367,842	1,332,615	3%	35,227	1,332,615	1,236,715
Waste Services	34,251,593	34,135,492	0%	116,101 ✓	34,135,492	31,994,738
Parks & Environmental Services	273,802	202,163	35%	71,639	202,163	6,760
Engineering Services	628,932	468,003	34%	160,929 ✓	468,003	176,560
Infrastructure Services	343,032	263,319	30%	79,713	263,319	8,150
	119,963,877	118,259,707	1%	1,704,171	118,259,707	113,868,360
Less: Restricted Grants & Contributions b/fwd	(762,435)	(2,739,963)	-72%	1,977,528	(2,739,963)	-
<b>Total Operating Revenue</b>	<b>119,201,442</b>	<b>115,519,744</b>	<b>3%</b>	<b>3,681,698</b>	<b>115,519,744</b>	<b>113,868,360</b>
<b>Operating Expenditure</b>						
Governance	(3,431,397)	(3,632,539)	-6%	201,142 ✓	(3,632,539)	(3,456,151)
Financial Services	(4,386,660)	(4,462,879)	-2%	76,219	(4,462,879)	(4,471,879)
Information Services	(3,678,240)	(4,003,598)	-8%	325,358 ✓	(4,003,598)	(3,881,598)
Human Resource Management	(2,189,779)	(2,160,690)	1%	(29,090)	(2,160,690)	(2,189,739)
Library Services	(2,566,678)	(2,831,632)	-9%	264,954 ✓	(2,831,632)	(2,783,692)
Community Services	(8,565,076)	(8,960,367)	-4%	395,291 ✓	(8,960,367)	(8,317,725)
Human Services	(7,753,696)	(7,751,283)	0%	(2,413)	(7,751,283)	(7,350,808)
Corporate Communications	(2,393,814)	(2,519,511)	-5%	125,697 ✓	(2,519,511)	(2,429,044)
Development Services	(4,316,023)	(4,756,039)	-9%	440,016 ✓	(4,756,039)	(4,232,525)
Planning Services	(1,484,624)	(1,862,616)	-20%	377,993 ✓	(1,862,616)	(1,774,180)
Waste Services	(19,518,716)	(18,596,176)	5%	(922,540) X	(18,596,176)	(17,902,061)
Parks & Environmental Services	(10,672,232)	(10,709,002)	0%	36,770	(10,709,002)	(10,406,522)
Engineering Services	(8,987,347)	(9,051,293)	-1%	63,947	(9,051,293)	(7,553,872)
Infrastructure Services	(8,066,393)	(7,729,661)	4%	(336,732) X	(7,729,661)	(7,448,857)
	<b>(88,010,674)</b>	<b>(89,027,285)</b>	<b>-1%</b>	<b>1,016,612</b>	<b>(89,027,285)</b>	<b>(84,198,652)</b>

OCM 8/8/2013 - Item 15.2

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Less: Net Internal Recharging	3,228,963	3,117,425	4%	111,538	√	3,117,425	3,115,859
Add: Reverse Impairment Charge - Investments	-	-	0%	-		-	-
Add: Depreciation on Non-Current Assets							
Computer & Electronic Equip	(247,008)	(206,784)	19%	(40,224)		(206,784)	(206,784)
Furniture & Equipment	(177,273)	(181,143)	-2%	3,870		(181,143)	(181,143)
Plant & Machinery	(3,014,558)	(3,256,091)	-7%	241,533	√	(3,256,091)	(3,256,091)
Buildings	(3,162,451)	(3,386,022)	-7%	223,571	√	(3,386,022)	(3,386,022)
Roads	(8,815,364)	(9,000,000)	-2%	184,636	√	(9,000,000)	(10,500,000)
Drainage	(2,136,463)	(2,280,000)	-6%	143,537	√	(2,280,000)	(2,280,000)
Footpaths	(1,063,722)	(877,274)	21%	(186,448)	×	(877,274)	(877,274)
Parks Equipment	(1,928,288)	(1,900,000)	1%	(28,288)		(1,900,000)	(1,480,000)
	<b>(20,545,127)</b>	<b>(21,087,314)</b>	<b>-3%</b>	<b>542,187</b>		<b>(21,087,314)</b>	<b>(22,167,314)</b>
<b>Total Operating Expenditure</b>	<b>(105,326,838)</b>	<b>(106,997,175)</b>	<b>-2%</b>	<b>1,670,337</b>		<b>(106,997,175)</b>	<b>(103,250,107)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>13,874,605</b>	<b>8,522,569</b>	<b>63%</b>	<b>5,352,035</b>		<b>8,522,569</b>	<b>10,618,253</b>
<b>Non-Operating Activities</b>							
<b>Profit/(Loss) on Assets Disposal</b>							
Plant & Machinery	330,632	(128,364)	-358%	458,995	√	(128,364)	(315,364)
Freehold Land	4,440,178	17,590,909	-75%	(13,150,731)	×	17,590,909	1,175,000
Furniture & Office Equipment	(431)	-	0%	(431)		-	-
Buildings	(264,070)	-	0%	(264,070)	×	-	15,000
	<b>4,506,309</b>	<b>17,462,545</b>	<b>-74%</b>	<b>(12,956,236)</b>		<b>17,462,545</b>	<b>874,636</b>
Less: Underground Power Infrastructure Contribution	(4,400,034)	(5,025,000)	-12%	624,966		(5,025,000)	(5,025,000)
<b>Asset Acquisitions</b>							
Land and Buildings	(25,990,657)	(44,042,673)	-41%	18,052,016	√	(44,042,673)	(35,818,923)
Infrastructure Assets	(15,997,856)	(23,283,140)	-31%	7,285,285	√	(23,283,140)	(17,259,411)
Plant and Machinery	(4,748,295)	(5,543,561)	-14%	795,266	√	(5,543,561)	(3,627,000)
Furniture and Equipment	(8,778)	(11,736)	-25%	2,958		(11,736)	(40,000)
Computer Equipment	(1,555,232)	(2,974,879)	-48%	1,419,647	√	(2,974,879)	(1,167,500)
<b>Note 1.</b>	<b>(48,300,818)</b>	<b>(75,855,990)</b>	<b>-36%</b>	<b>27,555,171</b>		<b>(75,855,990)</b>	<b>(57,912,834)</b>
Add: Transfer to Reserves	(51,774,929)	(53,863,805)	-4%	2,088,876	√	(53,863,805)	(31,392,984)
	<b>(86,094,868)</b>	<b>(108,759,680)</b>	<b>-21%</b>	<b>22,664,812</b>		<b>(108,759,680)</b>	<b>(82,837,928)</b>



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
<b>Add Funding from</b>							
Grants & Contributions - Asset Development	10,221,419	12,549,538	-19%	(2,328,119) X		12,549,538	10,936,929
Less: held in restricted funds from prior years	58,390	(439,655)	-113%	498,045 ✓		(439,655)	(219,500)
Proceeds on Sale of Assets	21,456,098	23,693,909	-9%	(2,237,811) X		23,693,909	7,106,000
Reserves	35,621,312	54,871,688	-35%	(19,250,376) X		54,871,688	38,638,204
Loan Funds Raised	4,865,000	4,865,000	0%	-		4,865,000	4,865,000
Contributed Developer Assets	-	-	0%	-		-	-
	<b>(13,872,648)</b>	<b>(13,219,201)</b>	<b>5%</b>	<b>(653,448)</b>		<b>(13,219,201)</b>	<b>(21,511,296)</b>
Less: Transfer from Reserves - Impaired Investments	-	-	0%	-		-	-
<b>Non-Cash/Non-Current Item Adjustments</b>							
Depreciation on Assets	20,545,127	21,087,314	-3%	(542,187) X		21,087,314	22,167,314
Profit/(Loss) on Assets Disposal	(4,506,309)	(17,462,545)	-74%	12,956,236 ✓		(17,462,545)	(874,636)
Non-Current Accrued Debtors	40,488	-	0%	40,488		-	-
Non-Current Leave Provisions	748,905	-	0%	748,905 ✓		-	-
Net Change in Restricted/Committed Cash	704,045	3,179,618	-78%	(2,475,573) X		3,179,618	219,500
Deferred Pensioners Adjustment	-	-	0%	-		-	-
	<b>3,659,608</b>	<b>(6,414,814)</b>	<b>-157%</b>	<b>10,074,422</b>		<b>(6,414,814)</b>	<b>882</b>
Opening Funds	6,355,912	6,355,912	0%	1		6,355,912	-
<b>Closing Funds</b>	<b>10,015,521</b>	<b>(58,902)</b>	<b>-17104%</b>	<b>10,074,423</b>		<b>(58,902)</b>	<b>882</b>
	-	-		-		-	-

Note 2, 3.



## Notes to Statement of Financial Activity

### Note 1.

Additional information on the capital works program including committed orders at end of month:

Assets Classification	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Land and Buildings	(25,990,657)	(10,508,984)	(36,499,642)	(44,042,673)	(44,042,673)	7,543,031
Infrastructure Assets	(15,997,856)	(1,999,942)	(17,997,797)	(23,283,140)	(23,283,140)	5,285,343
Plant and Machinery	(4,748,295)	(187,023)	(4,935,319)	(5,543,561)	(5,543,561)	608,242
Furniture and Equipment	(8,778)	-	(8,778)	(11,736)	(11,736)	2,958
Computer Equipment	(1,555,232)	(142,377)	(1,697,609)	(2,974,879)	(2,974,879)	1,277,270
	(48,300,818)	(12,838,326)	(61,139,145)	(75,855,990)	(75,855,990)	14,716,845

### Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
<b>Current Assets</b>				
Cash & Investments	96,229,121	49,890,086	49,890,086	56,957,676
Rates Outstanding	1,355,156	1	1	-
Rubbish Charges Outstanding	306,749	(1)	(1)	-
Sundry Debtors	3,155,796	1	1	-
GST Receivable	982,532	-	-	-
Prepayments	530,113	-	-	-
Accrued Debtors	970,530	-	-	-
Stock on Hand	44,202	-	-	-
	103,574,198	49,890,087	49,890,087	56,957,676
<b>Current Liabilities</b>				
Creditors	(9,949,768)	0	0	-
Income Received in Advance	(613,054)	-	-	-
GST Payable	(197,452)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,483,324)	-	-	-
Provision for Long Service Leave	(1,940,955)	-	-	-
	(15,184,553)	0	0	-
<b>Net Current Assets</b>	88,389,645	49,890,087	49,890,087	56,957,676
<b>Add: Non Current Investments</b>	5,964,183	-	-	-
	94,353,828	49,890,087	49,890,087	56,957,676
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(76,946,596)	(47,628,608)	(47,628,608)	(51,676,294)
Deposits & Bonds Liability *	(2,515,374)	-	-	-
Grants & Contributions Unspent *	(4,876,337)	(2,320,382)	(2,320,382)	(5,280,500)
	10,015,521	(58,902)	(58,902)	882
<b>Closing Funds (as per Financial Activity Statement)</b>	<b>10,015,521</b>	<b>(58,902)</b>	<b>(58,902)</b>	<b>882</b>

# See attached Reserve Fund Statement

\* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		<b>Budget Adoption</b>		<b>Closing Funds Surplus(Deficit)</b>				<b>882</b>
OP	9144	Lease recovery from 13 Kent St property		Operating Income		3,000		<b>3,882</b>
OP	9165	Community Youth Bus is no longer required, majority of fund was sent to various Disability & Inclusion OP's		Operating Expenditure		1,481		<b>5,363</b>
OP	8138	Environmental OP project was loaded incorrectly		Operating Expenditure		10,000		<b>15,363</b>
GL	725	Reduction in Reserve transfer for Naval Base lease revenue		Operating Income		192,765		<b>208,128</b>
OP	9101	Transferring Coogee Caravan Park lease revenue to Reserve		Operating Income			179,013	<b>29,115</b>
GL	202	Rounding adjustments		Operating Income			37	<b>29,079</b>
GL	202	Increase in insurance recoveries due to grant adjustment		Operating Income		4,823		<b>33,902</b>
	161, 162,							
GL	175	Rounding adjustments to FESA budget		Operating Income		53		<b>33,955</b>
OP	8579	Income from developer for private work at Beeliar Drive		Operating Income		100,000		<b>133,955</b>
OP	9193	Sale of Bokashi Bins		Operating Income		720		<b>134,675</b>
	230, 275,							
	277, 328,							
GL	410, 445	Balancing full grant funded activities		Operating Expenditure			23,385	<b>111,290</b>
GL	410	Depreciation treatment for HACC funded activity		Operating Income			59,668	<b>51,622</b>
OP	9360	New income expected for Human Services Issues		Operating Income		1,500		<b>53,122</b>
Various		Mid-year budget review		Various			37,194	<b>15,928</b>
GL	175	Transferring Plant & Property Insurances		Operating Expenditure		3,510		<b>19,438</b>
OP	6195	Kent St SES Demolition	14-Feb-13	Operating Expenditure			7,000	<b>12,438</b>
GL	165	Cat Act implementation grant		Operating Income		3,335		<b>15,773</b>
CW	5399	Reduction in expenditure		Operating Expenditure		17,000		<b>32,773</b>
CW	5405	Reduction in expenditure		Operating Expenditure		10,000		<b>42,773</b>
CW	5399	Receive CSRFF grant		Operating Income		20,000		<b>62,773</b>
CW	5405	Reduction in external grant		Operating Income			34,000	<b>28,773</b>
GL	475	Removal of lease revenue		Operating Income			10,000	<b>18,773</b>
OP	8504	Increase in revenue from MRRG		Operating Income		22,325		<b>41,098</b>
OP	8579	Transfer income from developer for private work at Beeliar Drive to Reserve		Operating Income			100,000	<b>(58,902)</b>
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>390,514</b>	<b>450,298</b>	<b>(58,902)</b>

# Statement of Comprehensive Income by Nature and Type

for the period ended 30 June 2013

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	54,515,296	53,970,000	545,296	54,515,296	53,970,000	53,450,000
05 Fees and Charges	47,884,313	48,243,647	(359,334)	47,884,313	48,243,647	45,541,634
10 Grants and Subsidies	9,672,061	7,107,922	2,564,139	9,672,061	7,107,922	8,456,698
15 Contributions, Donations and Reimbursements	1,464,845	656,035	808,810	1,464,845	656,035	431,710
20 Interest Earnings	5,642,297	5,526,164	116,133	5,642,297	5,526,164	5,975,342
25 Other revenue and Income	22,631	15,976	6,655	22,631	15,976	12,976
<b>Total Operating Revenue</b>	<b>119,201,442</b>	<b>115,519,744</b>	<b>3,681,698</b>	<b>119,201,442</b>	<b>115,519,744</b>	<b>113,868,360</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	(38,749,445)	(38,359,139)	(390,306)	(38,749,445)	(38,359,139)	(37,798,025)
51 Employee Costs - Indirect Oncosts	(866,614)	(933,463)	66,850	(866,614)	(933,463)	(898,818)
55 Materials and Contracts	(33,385,920)	(35,053,610)	1,667,691	(33,385,920)	(35,053,610)	(31,355,338)
65 Utilities	(4,113,514)	(4,359,857)	246,343	(4,113,514)	(4,359,857)	(4,484,950)
70 Interest Expenses	-	-	-	-	-	-
75 Insurances	(1,818,997)	(1,866,700)	47,703	(1,818,997)	(1,866,700)	(1,866,700)
80 Other Expenses	(9,076,184)	(8,454,516)	(621,668)	(9,076,184)	(8,454,516)	(7,794,821)
85 Depreciation on Non Current Assets	(20,545,127)	(21,087,314)	542,187	(20,545,127)	(21,087,314)	(22,167,314)
96 Internal Recharging (Unbalanced)	(554)	8,708	(9,262)	(554)	8,708	7,143
Add Back: Indirect Costs Allocated to Capital Works	3,228,963	3,117,425	111,538	3,228,963	3,117,425	3,115,859
<b>Total Operating Expenditure</b>	<b>(105,326,838)</b>	<b>(106,997,175)</b>	<b>1,670,337</b>	<b>(105,326,838)</b>	<b>(106,997,175)</b>	<b>(103,250,107)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES</b>						
	<b>13,874,605</b>	<b>8,522,569</b>	<b>5,352,035</b>	<b>13,874,605</b>	<b>8,522,569</b>	<b>10,618,253</b>
<b>NON-OPERATING ACTIVITIES</b>						
11 Capital Grants & Subsidies	6,911,374	8,369,052	(1,457,678)	6,911,374	8,369,052	6,939,454
16 Contributions - Asset Development	3,310,046	4,180,486	(870,441)	3,310,046	4,180,486	3,997,475
95 Profit/(Loss) on Sale of Assets	4,506,309	17,462,545	(12,956,236)	4,506,309	17,462,545	874,636
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	(4,400,034)	(5,025,000)	624,966	(4,400,034)	(5,025,000)	(5,025,000)
<b>Total Non-Operating Activities</b>	<b>10,327,694</b>	<b>24,987,084</b>	<b>(14,659,390)</b>	<b>10,327,694</b>	<b>24,987,084</b>	<b>6,786,565</b>
<b>NET RESULT</b>						
	<b>24,202,299</b>	<b>33,509,653</b>	<b>(9,307,354)</b>	<b>24,202,299</b>	<b>33,509,653</b>	<b>17,404,818</b>



## Notes to Statement of Comprehensive Income

### Note 1.

Additional information on main sources of revenue in fees & charges.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<b><u>Community Services:</u></b>				
Recreational Services	614,932	532,245	532,245	532,245
South Lake Leisure Centre	2,832,590	2,765,549	2,765,549	2,765,549
Law and Public Safety	2,543,549	2,586,380	2,586,380	2,570,500
	5,991,071	5,884,174	5,884,174	5,868,294
<b><u>Waste Services:</u></b>				
Waste Collection Services	16,032,626	16,000,000	16,000,000	15,288,000
Waste Disposal Services	17,992,217	18,068,909	18,068,909	16,668,909
	34,024,843	34,068,909	34,068,909	31,956,909
	40,015,914	39,953,083	39,953,083	37,825,203

### Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

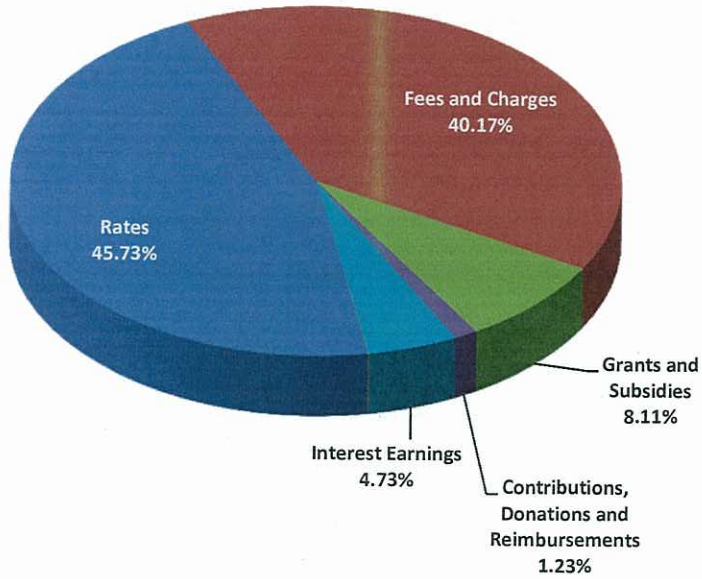
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,886,130)	(1,715,193)	(1,715,193)	(1,715,193)
Finance & Corporate Services Division	(5,734,614)	(5,690,156)	(5,690,156)	(5,729,205)
Community Services Division	(11,809,423)	(11,825,432)	(11,825,432)	(11,553,496)
Planning & Development Division	(4,577,427)	(4,643,827)	(4,643,827)	(4,315,600)
Engineering & Works Division	(14,741,851)	(14,484,530)	(14,484,530)	(14,484,530)
	(38,749,445)	(38,359,139)	(38,359,139)	(37,798,025)

### Note 3

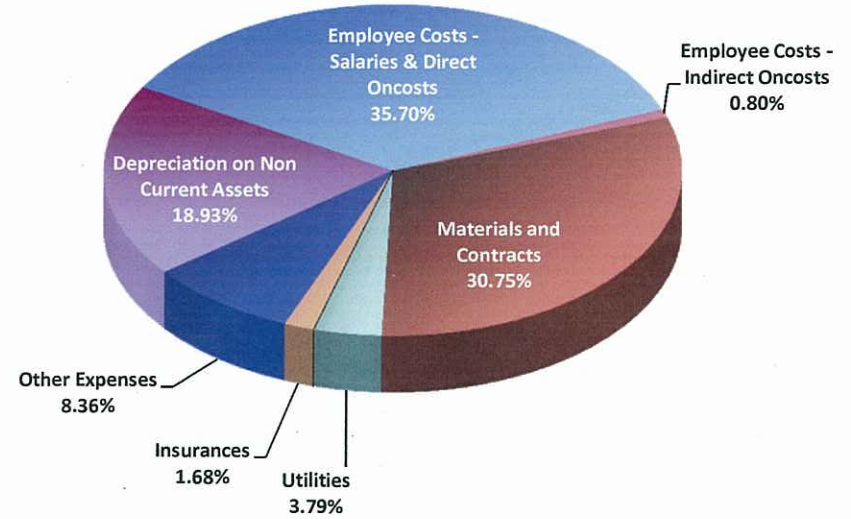
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,304,587)	(1,222,735)	(1,222,735)	(1,316,192)
Finance & Corporate Services Division	(1,999,947)	(2,701,541)	(2,701,541)	(2,588,541)
Community Services Division	(7,502,347)	(8,035,016)	(8,035,016)	(7,103,674)
Planning & Development Division	(1,183,447)	(1,862,859)	(1,862,859)	(1,578,255)
Engineering & Works Division	(21,395,592)	(21,231,460)	(21,231,460)	(18,768,676)
Not Applicable	0	0	0	0
	(33,385,920)	(35,053,610)	(35,053,610)	(31,355,338)

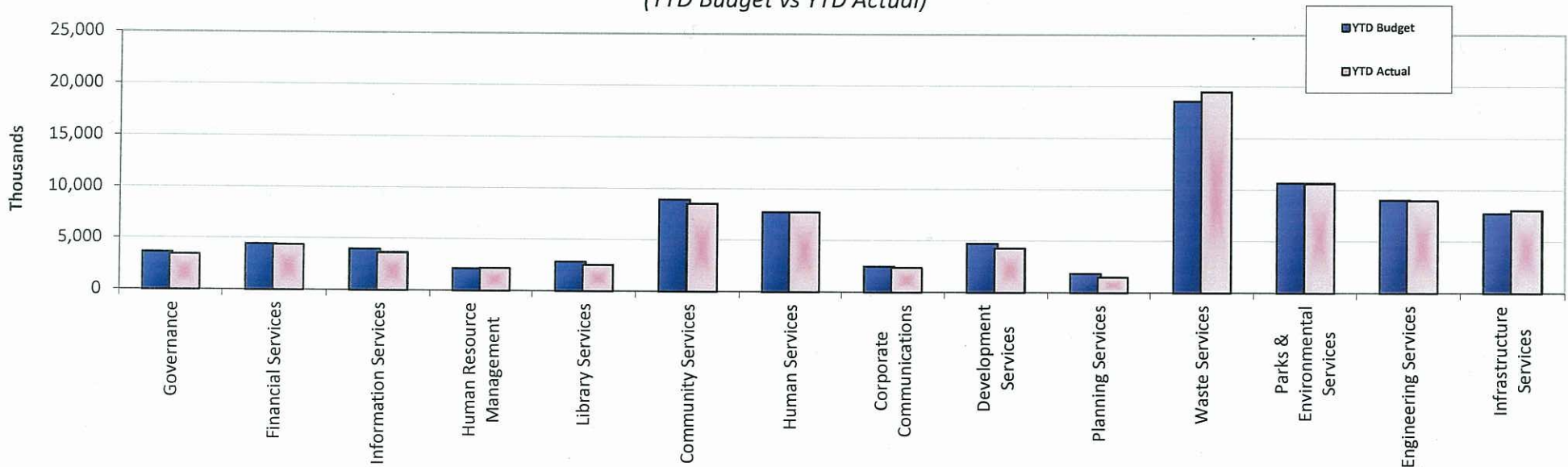
**Operating Income by Nature and Type**  
(YTD Actual)



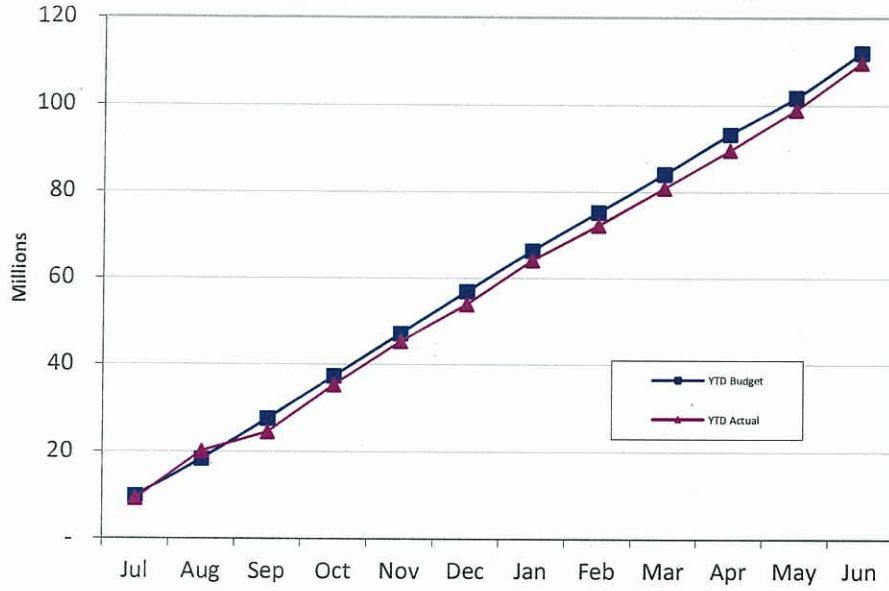
**Operating Expenditure by Nature and Type**  
(YTD Actual)



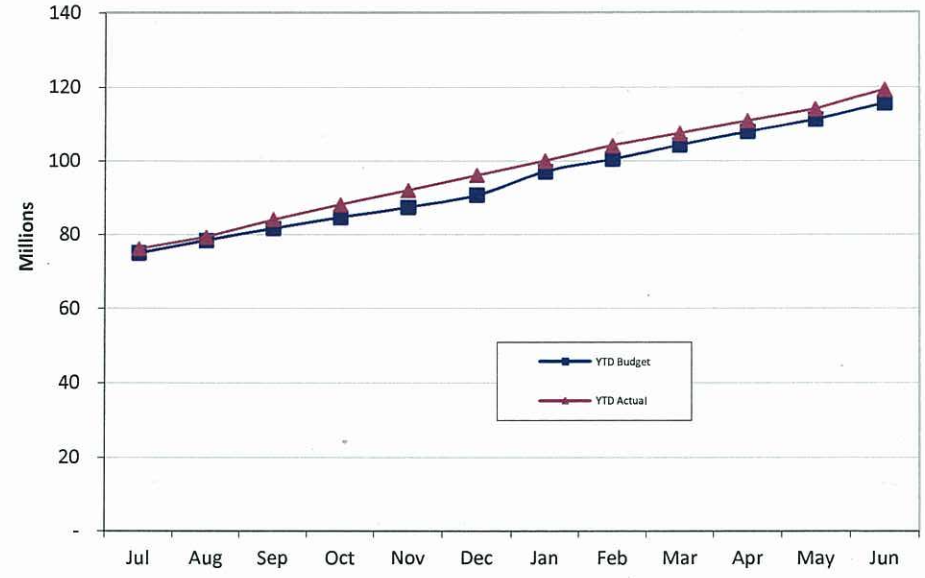
**Operating Expenditure by Business Unit**  
(YTD Budget vs YTD Actual)



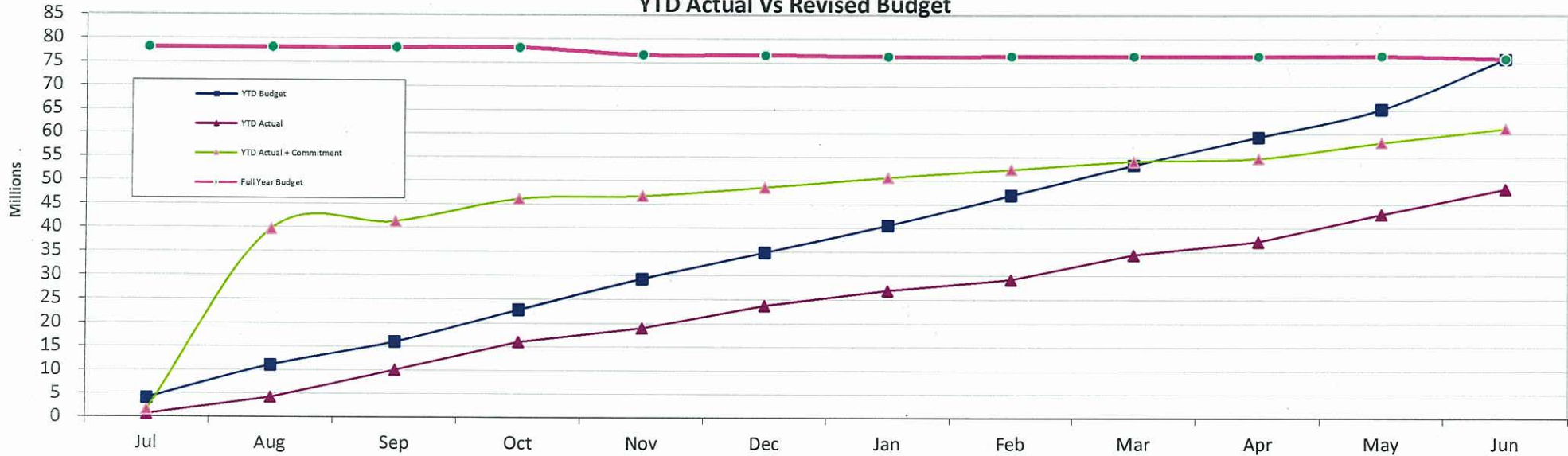
**YTD Operating Expenditure Vs YTD Revised Budget**



**YTD Operating Income Vs YTD Revised Budget**

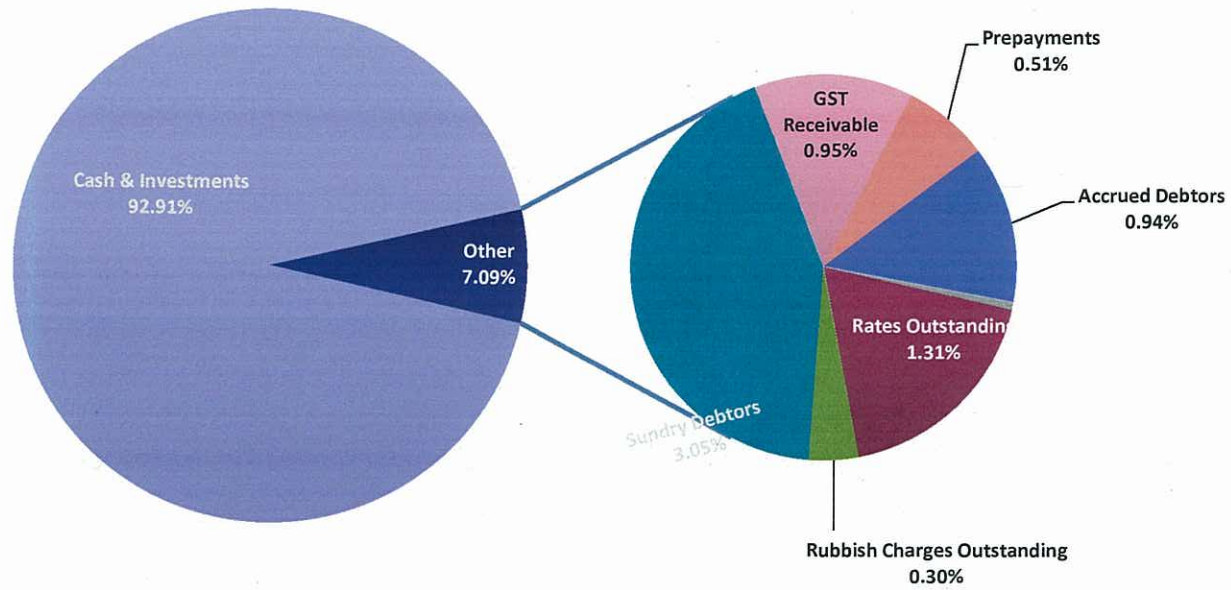


**Capital Expenditure  
YTD Actual Vs Revised Budget**

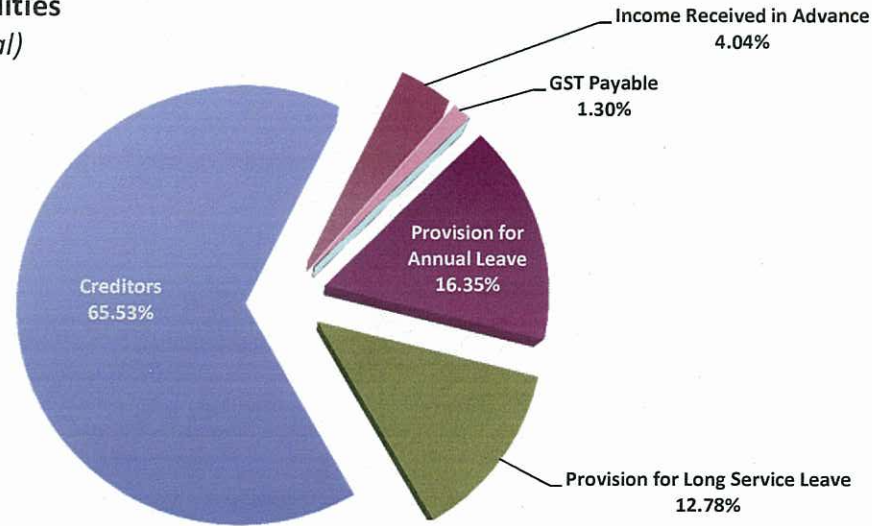




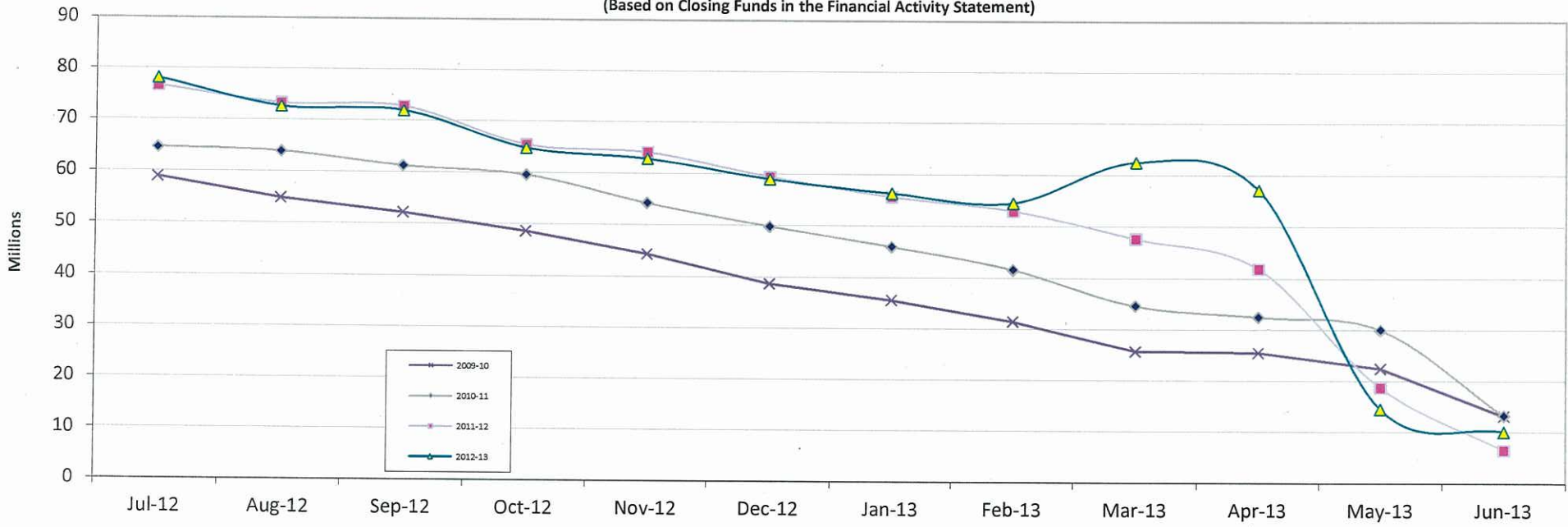
### Current Assets (YTD Actual)



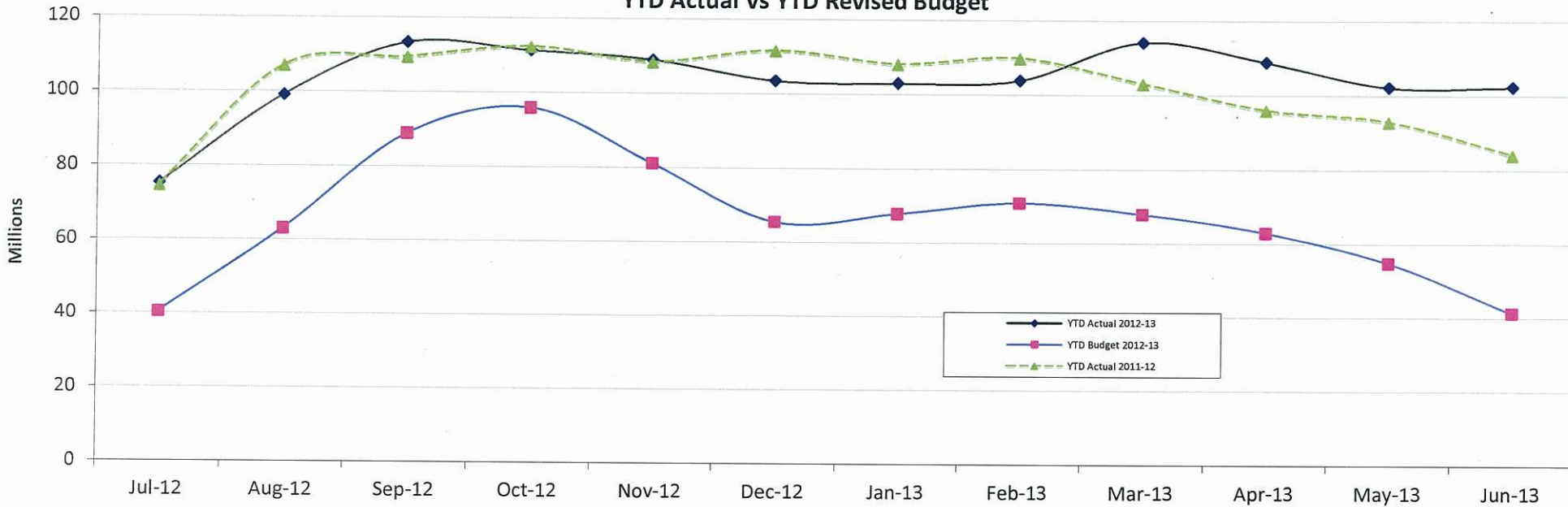
### Current Liabilities (YTD Actual)



**Municipal Liquidity Over the Year**  
 (Based on Closing Funds in the Financial Activity Statement)



**Cash & Investments Positions**  
 YTD Actual Vs YTD Revised Budget





## City of Cockburn - Reserve Funds

Financial Statement for Period Ending 30 Jun 2013

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	1,596,772	1,596,772	-	45,876	-	-	(650,000)	(458,106)	946,772	1,184,542
Bibra Lake Nutrient Managment	295,924	295,924	11,000	9,701	-	-	-	-	306,924	305,625
Carbon Pollution Reduct Scheme Res CPRS	-	-	-	14,552	-	70,666	-	-	-	85,218
Community Infrastructure	15,814,383	11,978,516	220,000	299,025	6,535,867	6,535,867	(10,287,608)	(8,584,486)	12,282,643	10,228,923
Community Surveillance Levy Reserve	676,052	676,052	25,000	15,421	-	-	(599,600)	(365,642)	101,452	325,831
Contaminated Sites	1,413,335	1,413,335	51,000	47,083	500,000	500,000	(200,000)	(72,467)	1,764,335	1,887,951
DCD Redundancies Reserve	2,824	2,824	-	93	-	-	-	-	2,824	2,916
Environmental Offset Reserve	636,487	636,487	-	18,598	-	-	(413,300)	(297,709)	223,187	357,376
Green House Emissions Reductions	495,895	495,895	14,000	15,415	200,000	200,000	(450,000)	(132,258)	259,895	579,053
Information Technology	826,906	826,906	30,000	18,310	-	-	(786,700)	(417,050)	70,206	428,166
Land Development & Investment Fund Reserve	8,121,999	8,121,999	300,000	283,927	23,819,922	21,508,963	(22,296,721)	(15,649,704)	9,945,200	14,265,185
Major Buildings Refurbishment	877,121	877,121	35,000	32,204	1,500,000	1,500,000	-	-	2,412,121	2,409,325
Mobile Rubbish Bins	346,472	346,472	19,000	9,548	-	-	(170,000)	(146,468)	195,472	209,552
Municipal Elections	399,988	399,988	13,000	13,296	80,000	80,000	-	-	492,988	493,285
Naval Base Shacks	632,636	632,636	16,000	19,148	201,035	108,590	(256,681)	(160,906)	592,990	599,467
Plant & Vehicle Replacement	2,497,100	2,497,100	80,000	70,776	3,260,000	3,260,000	(2,488,070)	(2,007,994)	3,349,030	3,819,882
Port Coogee Special Maintenance Reserve	703,174	703,174	22,000	21,371	195,000	230,789	(146,250)	(146,250)	773,924	809,083
Roads & Drainage Infrastructure	2,945,141	2,945,141	85,000	62,151	1,000,000	1,259,133	(2,599,719)	(2,179,022)	1,430,422	2,087,403
Staff Payments & Entitlements	2,206,817	2,206,817	130,000	69,800	100,000	100,000	(144,900)	(114,900)	2,291,917	2,261,717
Waste & Recycling	9,927,820	9,927,820	550,000	263,956	9,315,857	9,304,950	(5,578,721)	(4,219,314)	14,214,956	15,277,412
Waste Collection Levy	-	(0)	2,000	-	-	-	-	-	2,000	(0)
Workers Compensation	386,820	386,820	14,000	12,681	-	-	-	-	400,820	399,501
POS Cash in Lieu (Restricted Funds)	3,903,626	3,903,624	123,000	127,969	-	-	(480,000)	-	3,546,626	4,031,593
	<b>54,707,293</b>	<b>50,871,424</b>	<b>1,740,000</b>	<b>1,470,899</b>	<b>46,707,681</b>	<b>44,658,957</b>	<b>(47,548,270)</b>	<b>(34,952,276)</b>	<b>55,606,704</b>	<b>62,049,004</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	355,554	355,554	-	11,587	67,807	67,807	(10,000)	(10,000)	413,361	424,948
Cockburn Super Clinic Reserve	3,821,598	3,821,599	150,000	107,826	-	-	(4,040,761)	312,755	(69,162)	4,242,180
Family Day Care Accumulation Fund	39,432	39,432	5,000	2,001	30,000	30,000	(10,000)	(7,200)	64,432	64,233
Naval Base Shack Removal Reserve	219,532	219,532	5,000	7,177	53,700	53,700	(15,000)	(8,000)	263,232	272,408
UNDERGROUND POWER	156,959	156,959	-	(15,302)	1,160,000	1,479,092	(1,160,000)	(319,010)	156,959	1,301,740
Welfare Projects Employee Entitlements	394,144	394,144	26,519	13,098	35,000	39,341	(55,301)	(36,188)	400,362	410,394
	<b>4,987,220</b>	<b>4,987,219</b>	<b>186,519</b>	<b>126,387</b>	<b>1,346,507</b>	<b>1,669,940</b>	<b>(5,291,062)</b>	<b>(67,643)</b>	<b>1,229,184</b>	<b>6,715,903</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCA	105,487	105,487	20,975	4,224	26,754	62,588	(5,871)	(4,974)	147,345	167,325
Community Infrastructure DCA 13	1,248,487	1,248,487	5,000	65,490	1,800,000	2,416,832	(83,173)	(369,022)	2,970,314	3,361,786
Gaebler Rd Development Cont. Plans	76,591	76,591	4,800	2,509	334,544	681,806	(5,871)	(300)	410,064	760,607
Hammond Park DCA	(4,548)	(4,548)	-	(149)	379,129	-	-	(4,674)	374,581	(9,371)
Munster Development	668,771	668,771	8,250	22,784	8,498	88,504	(8,292)	(13,351)	677,227	766,708
Muriel Court Development Contribution	(20,734)	(20,734)	-	(680)	200,000	-	(23,330)	(22,181)	155,936	(43,595)
Packham North - DCA 12	-	-	-	444	278,088	29,613	-	(48,777)	278,088	(18,720)
Solomon Road DCA	-	-	-	2,249	244,129	204,674	-	(109,651)	244,129	97,272
Success Lakes Development	1,974,288	1,974,289	64,000	64,720	65,920	-	(1,887,123)	(4,974)	217,085	2,034,034
Success Nth Development Cont. Plans	593,406	593,406	10,350	19,452	10,661	-	(6,644)	(11,651)	607,773	601,206
Thomas St Development Cont. Plans	11,404	11,404	-	374	-	-	-	-	11,404	11,778
Wattleup DCA 10	-	-	-	-	-	-	-	(4,674)	-	(4,674)
Yangebup East Development Cont. Plans	21,371	21,371	3,870	1,272	55,486	166,584	(6,026)	(300)	74,701	188,928
Yangebup West Development Cont. Plans	259,813	259,813	10,400	8,675	93,112	6,780	(6,026)	(6,864)	357,299	268,405
	<b>4,934,336</b>	<b>4,934,337</b>	<b>127,645</b>	<b>191,364</b>	<b>3,496,320</b>	<b>3,657,382</b>	<b>(2,032,356)</b>	<b>(601,393)</b>	<b>6,525,945</b>	<b>8,181,689</b>
<b>Total Reserves</b>	<b>64,628,849</b>	<b>60,792,979</b>	<b>2,054,164</b>	<b>1,788,650</b>	<b>51,550,508</b>	<b>49,986,279</b>	<b>(54,871,688)</b>	<b>(35,621,312)</b>	<b>63,361,833</b>	<b>76,946,596</b>

City of Cockburn  
 Restricted Funds - Infrastructure Contributions & Carry Forwards  
 Financial Statement for the Period Ended 30 Jun 2013

Particulars	Balance July 1st 2012	Add: Receipts/Jnls	Less: Payments/Jnls	Closing Balance
<b>INFRASTRUCTURE CONTRIBUTIONS</b>				
Prog 12 ROAD CONSTRUCTION	1,264,557.16			1,264,557.16
Prog 12 FOOTPATH CONSTRUCTION	665,383.90			665,383.90
Prog 12 DRAINAGE DEVELOPMENT	645,419.01			645,419.01
	<b>2,575,360.07</b>	-	-	<b>2,575,360.07</b>
<b>CARRIED FORWARDS</b>				
Prog 8 FUNDED SERVICES SURPLUSES C/FWD	494,601.52	17,600.08	514,641.27 -	2,439.67
UNSPENT PROJECT FUNDING C/FWD	2,363,853.79	2,151,335.00	2,438,559.37	2,076,629.42
Prog 12 UNSPENT ROAD FUNDING	146,567.14	295,305.80	215,085.40	226,787.54
	<b>3,005,022.45</b>	<b>2,464,240.88</b>	<b>3,168,286.04</b>	<b>2,300,977.29</b>
<b>TOTAL</b>	<b>5,580,382.52</b>	<b>2,464,240.88</b>	<b>3,168,286.04</b>	<b>4,876,337.36</b>

*NB. Total Receipts and Payments of Contributions/CF Grants is the balance of Restricted Funds Activities (883-890):*

<i>Receipts:</i>	<i>- 2,464,240.88</i>
<i>Payments:</i>	<i>3,168,286.04</i>
<i>Balance of Restricted Funds:</i>	<i>704,045.16</i>



## Variance Analysis

Municipal Financial Activity Statement for the period ended 30 June 2013

	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Jun-13
	\$	\$	\$	\$		
<b>OPERATING REVENUE</b>						
Governance	64,923,270	63,940,162	63,940,162	983,108	√	GRV Part-Year Rates received are \$605k ahead from ytd budget. Underground power service charges received and interest earnings from Municipal are \$319k and \$328k over ytd budget respectively. However, Interest earnings from Reserve are \$329k under ytd budget.
Financial Services	710,293	581,100	581,100	129,193	√	Income received from Property, Rates and Revenue is \$120k ahead from ytd budget.
Human Services	7,061,881	6,660,915	6,660,915	400,966	√	In-Home Care subsidies received are \$403k over ytd budget. Atwell and Harvest Lakes Out of School Care Centres are shutdown in November 2012, resulting in unfavourable variance \$303k.
Development Services	3,325,917	3,799,007	3,799,007	(473,090)	X	Building Licences Fees received are \$464k under ytd budget.
Waste Services	34,251,593	34,135,492	34,135,492	116,101	√	Reimbursement received for Insurance Claims is \$198k over ytd budget. Fees & Charges, Contributions, Donations and Reimbursements received from Waste Disposal Services are \$118k under ytd budget.
Engineering Services	628,932	468,003	468,003	160,929	√	Non-recurrent Grant ( State ) received for Underground Power is \$216k over ytd budget.
<b>OPERATING EXPENDITURE</b>						
Governance	3,431,397	3,632,539	3,632,539	201,142	√	Council Functions/Receptions expenditures are \$119k under ytd budget.
Information Services	3,678,240	4,003,598	4,003,598	325,358	√	Total expenditure for Software purchases is \$103k under ytd budget.
Library Services	2,566,678	2,831,632	2,831,632	264,954	√	Employee Costs - Salaries & Direct Oncosts for Library are underspent by \$178k.
Community Services	8,565,076	8,960,367	8,960,367	395,291	√	Expenditure in material & contract in SLLC, contract expenses for Liveable cities program for Cockburn Central West Structure are underspent by \$158k and \$162k respectively.
Development Services	4,316,023	4,756,039	4,756,039	440,016	√	Contract expenses for contaminated site investigation / clean up is \$239k under ytd budget.
Planning Services	1,484,624	1,862,616	1,862,616	377,993	√	Development contribution plans expenditure in ( DCA12-Packham North ) administration is \$214k under ytd budget.
Waste Services	19,518,716	18,596,176	18,596,176	(922,540)	X	Waste Collection Services are underspent against its ytd budget, mainly due to Entry fees to RRRC \$706k, promotion in household refuse \$152k. Its salaries however, is overspent by \$219k. Waste Disposal Services are overspent, due to Landfill levy \$1.1m and salaries \$185k. Contract Expenses in Henderson waste recovery park is overspent by \$287k.
Parks & Environmental Services	10,672,232	10,709,002	10,709,002	36,770		Contract Expenses in Environmental works operational project, special projects and offset operational project are underspent by \$213k and \$118k respectively. However, contract expenses in SAR Parks operational projects are overspent by \$172k.
Engineering Services	8,987,347	9,051,293	9,051,293	63,947		Expenditure in power, salaries and street lighting operation are \$177k, \$101k and \$167k under ytd budget respectively. However, the expenditure in Graffiti removal is \$152k over ytd budget.

## Variance Analysis

Municipal Financial Activity Statement for the period ended 30 June 2013

	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Jun-13
	\$	\$	\$	\$		
Infrastructure Services	8,066,393	7,729,661	7,729,661	(336,732)	X	Expenditure of Contractor & O/H in Facilities Maintenance operational projects are \$441k over ytd budget. Contract expenses in Facilities Maintenance operational projects are \$227k under ytd budget.
<b>ADDITIONAL FUNDING RECEIVED</b>						
Grants & Contributions - Asset Development	10,221,419	12,549,538	12,549,538	(2,328,119)	X	Grants received for MRWA is \$2.7m under ytd budget. Grants received for DCA is over ytd budget by \$1.3m. A number of grants received are under ytd budget: GP Super Clinic \$332k, Coogee Beach Integrated Community Facility Stage 2 \$225k and Intersection of Hammond & Beeliar Drive stage1 \$623k. Grants for Civic Bldg Energy Reduction Initiative are not yet received. Grants for FESA is \$156k over ytd budget.
Proceeds on Sale of Assets	21,456,098	23,693,909	23,693,909	(2,237,811)	X	The sale of light vehicles sweeper PL7201 are behind schedule resulting in unfavourable variance of \$130k. Sub div Lot 702 Bellier Pl & Lot 65 Erpingham Rd and Sub div Lots 485 and 459 Bourbon Street and 237 Dacre Court have not been sold for \$1.4m, \$752 and \$108k respectively.



# Capital Expenditure

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	V = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
<b>SUMMARY</b>						
Purchase of Land and Buildings	25,866,428	44,042,673	44,042,673	18,176,245	√	
Acquisition & Development of Infrastructure Assets	15,358,042	23,283,140	23,283,140	7,925,099	√	
Purchase of Plant and Machinery	4,298,832	5,543,561	5,543,561	1,244,729	√	
Purchase of Furniture and Equipment	1,578	11,736	11,736	10,158	√	
Purchase of Computer Equipment	1,544,157	2,974,879	2,974,879	1,430,722	√	
	47,069,037	75,855,990	75,855,990	28,786,952		
<b>Material Variances Identified:</b>						
<b><u>Works in Progress - Roads Infrastructure</u></b>						
2039 - Road Design Charges	100,749	0	0	(100,749)	X	Time of employee hours for CW Road design project have been low this financial year. This has caused recovery to be well below the ABC charges.
2437 - Intersection of North Lake Road/Phoenix Road	5,635	110,000	110,000	104,365	√	Black spot project, waiting for final design from State Roads. Committed order of \$83k. Carry forward of the remaining \$21k.
3523 - WELLARD ST (Quarimor Rd to 260m south of Quarimor Rd)	0	132,720	132,720	132,720	√	Project completed in advance in the 11-12 resurfacing program
2356 - BEELIAR DR [Hammond/Dunraven] - Construct 2nd cwy Stage 1	883,734	1,096,667	1,096,667	212,933	√	Project complete with slip lane Apr-13. Road markings may be improved. Savings in project to be transferred to CW2291 as per MYBR submission & remainder to be transferred back to road reserve.
2436 - Intersection of North Lake Road/Gwilliam Dr/Forrest Rd	5,694	290,000	290,000	284,306	√	Black spot project, waiting for final design from State Roads. Carry forward of the remaining \$284k. Project to begin next financial year.
2417 - Intersection of Hammond & Beeliar Dr Stage 1	162,823	466,217	466,217	303,394	√	Committed Order of \$193k. Road design & Environmental permit to clear trees completed April-13. Major works to start Jul-13. Expected Carry forward of \$300k
3521 - BARRINGTON ST ( Stock Rd to Miguel ) - Mill/Resurface	0	331,421	331,421	331,421	√	Project completed, current expenditure has been charged to budget numbers CW 3476, CW3477, CW3478. Total spend YTD is approx. \$250k.
2442 - Frankland Avenue construction Single carrieway Roper Bouleva	336,594	1,432,000	1,432,000	1,095,406	√	Road safety audit completed April -13. Street lighting, drainage and a slip lane to be discussed and likely to be completed in the next financial year. Redesign is needed to comply with Western Power. \$972k expected to be carried forward. \$123k in committed orders.
2365 - HAMMOND RD [Russell/Bartram] - Construct 2nd cwy/ upgrade ve	2,954,985	4,341,351	4,341,351	1,386,366	√	Currently \$717k in committed orders. Project divided into 2 stages with Stage 1 completed Nov-12. July-13 probable completion with external contractors to be used. Expected Carry forward of \$600k. Project has additional costs due to drainage issues and damaged pipes. Western Power is holding up the project as they need to schedule a time to discuss removal of voltage poles. Project combined with CW 2447.
Sub Total	4,450,214	8,200,376	8,200,376	3,750,162		
<b><u>Works in Progress - Drainage</u></b>						
2946 - Drainage Upgrade Bullfinch and Skeahan stage 2	34,767	150,000	150,000	115,233	√	Works scheduled to commence once CW 2940 Phoenix Rd & Bullfinch St - Drainage Upgrade complete. Arboriculturalist report finalised May-13. Carry forward of \$100k.
2932 - 14 Elderberry Dr - Drainage Upgrade	0	115,558	115,558	115,558	√	Carry Forward of the entire \$115,558 budget. Resources has been accessed as not being enough with more funds required. External Contractors to be used.
Sub Total	34,767	265,558	265,558	230,790		
<b><u>Works in Progress - Footpaths</u></b>						
2448 - Banjup - Footpath	44,280	350,000	350,000	305,720	√	Survey, cost and design completed April-13. Works began May -13. Project to be completed next financial year with \$305k carry forward.
Sub Total	44,280	350,000	350,000	305,720		
<b><u>Works in Progress - Parks Hard Infrastruc</u></b>						
009 - Bibra Lake Management Plan	830,225	1,426,776	1,426,776	596,551	√	Committed order of \$140k. Final playground concept has not been submitted to council. Expected Carry forward of \$500k.
5443 - Formalise path to lookout from Manning Carpark. (Wooden Step	450	119,603	119,603	119,153	√	Specifications not finalised. Carry forward of the entire budget with works to begin next financial year.



# Capital Expenditure

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable x = Unfavourable	Explanation
	\$	\$	\$	\$		
Sub Total	830,675	1,546,378	1,546,378	715,704		
<b>Works in Progress - Landfill Site Infracs</b>						
1935 - Remediation & landfill leachate management	3,915	147,170	147,170	143,255	√	Budget initially placed as a provision in case of leachate problems. There is no expectation of problems and thus there is no expectation to spend more this financial year.
1929 - Henderson Waste Recovery Park Commercial Transfer Station	11,250	200,000	200,000	188,750	√	Project has not been undertaken due to priority being given to other projects.\$3750 in committed orders with the rest of the \$185k being carried forward.
Sub Total	15,165	347,170	347,170	332,005		
<b>Freehold Land</b>						
1554 - Purchase of portion of Koorilla School Site aged persons lan	0	150,000	150,000	150,000	√	Awaiting completion of the crown survey. Acquisition anticipated July-13. Carry forward of the entire \$150k budget.
1553 - Subdivision and development of Lot 915 and Reserve 38537	9,836	400,000	400,000	390,164	√	Initial delay caused by accessing the viability of land acquisition in conjunction with exploring other land options. Awaiting a response from the department of regional and land development. \$390k to be carried forward.
1556 - Purchase of LOT 341 LAKEFRONT AVENUE, BEELIAR	0	480,000	480,000	480,000	√	Approval granted. Awaiting documentation from solicitors. Works to commence Sep-13. Carry forward of the entire \$480k budget.
1539 - Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd	17,905	604,700	604,700	586,795	√	Works expected to begin Aug-13. Delay due to disagreement with the department of housing on parts of the contract. Expected \$560k carry forward.
Sub Total	27,741	1,634,700	1,634,700	1,606,959		
<b>Works in Progress - Buildings</b>						
006 - Coogee Surf Life Saving Club	4,880,029	5,235,144	5,235,144	355,115	√	Possible completion Sept -13. Carry forward of the remaining budget. Project progressing on target with a delay in payment.
007 - Operations Centre Upgrade	347,110	2,577,517	2,577,517	2,230,407	√	Funds accessed as not being enough. Expected to being major works January 2014 . Currently \$380k in committed orders. Carry forward of \$1.8 million
005 - Cockburn Integrated Health Facilities	17,775,174	29,269,466	29,269,466	11,494,292	√	Project approximately 70% complete. Delay due to change of construction methodology. \$11 million to be carried forward. Gavin Construction has been liquidated and a new tender for builders will be done May 2014.
4449 - New Cockburn Central Aquatic & Recreation Centre	191,605	292,750	292,750	101,145	√	New funds needed and will be applied for in the new financial year. Carry forward of the remaining budget.
4426 - Emergency Services Bldg - New Buckland St Cockburn Central	1,135,187	1,241,446	1,241,446	106,259	√	Completed September 2012. Committed order of \$63k to be paid, \$43k saving.
4238 - Phoenix Central Revitalisation Plan	0	127,084	127,084	127,084	√	Carry forward of entire budget. Works to begin next financial year.
4384 - Admin, Library & Senior Cntr Buildings - Path & Carpark Acce	6,744	200,484	200,484	193,740	√	Visual survey being undertaken with regards to parking bays and ramps. Senior disability survey also being undertaken. Survey expected to be completed July 13. Expected to carry forward the remaining budget.
4473 - Coogee Holiday Park Electrical Supply Upgrade	107,203	380,000	380,000	272,797	√	Carry Forward of \$270k. Funds accessed as not being enough, as there was an underestimation in the budget.\$160k extra to be requested in the 13/14 budget.
4471 - Civic Bldg Energy Reduction Initiative	42,592	1,106,900	1,106,900	1,064,308	√	Project to be done is 3 parts, lighting, gas and air-con. Air con is the first part to be undertaken. However more funds is needed. Carry forward of the remaining budget.
Sub Total	24,485,642	40,430,791	40,430,791	15,945,149		
<b>Computers</b>						
010 - CCTV	621,740	908,575	908,575	286,835	√	CW1374 - Coogee Beach CCTV Pilot Program complete, initial 3 month delay was due to accessing the sustainability of LED lighting. CW1386 - CCTV Expansion Program began Jan-13. However a consultant needs to be hired to assist with developing specifications. Expected to be completed in the 13/14 Financial year with a \$286k carry forward.
1366 - EDMS	664,360	771,700	771,700	107,340	√	Currently \$121k in committed orders. Project ongoing and works continuing as planned.
1385 - Content Management and Web Design	0	150,000	150,000	150,000	√	ECM needed to be implemented first before this project began. ECM was delayed resulting in a flow on effect for this project. Expected Carry Forward of the entire \$150,000 budget.
1359 - Fibre Infrastructure	0	333,000	333,000	333,000	√	An agreement has been reached by Project manager and Finance director to cease the project as it was not needed with the continuous change in technology . The Finance director will transfer the funds into a disaster recovery project.
Sub Total	1,286,101	2,163,275	2,163,275	877,174		

# Capital Expenditure

for the period ended 30 June 2013

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
<b>SUMMARY</b>						
Purchase of Land and Buildings	7,994,215	19,972,033	19,972,033	11,977,818	√	
Acquisition & Development of Infrastructure Assets	11,614,344	17,457,597	17,457,597	5,843,253	√	
Purchase of Plant and Machinery	2,607,129	4,023,336	4,023,336	1,416,207	√	
Purchase of Furniture and Equipment	159,713	305,738	305,738	146,025	√	
Purchase of Computer Equipment	568,116	1,435,497	1,435,497	867,381	√	
	22,943,518	43,194,201	43,194,201	20,250,683		
<b>Material Variances Identified:</b>						
<i>{&amp;COLUMNDEFN1.ASSET_CLASSIFICATION_DESCRIPTION}</i>						
					X	
					X	
Sub Total	0	0	0	0		





# **TOPDECK MODULAR CAR PARKS**

## **FEATURING SPEED-BUILD TECHNOLOGY**

---



# 100 spaces in 5 days\*



TopDeck Modular Car Parks can be the answer to your parking problem.

By incorporating Speed-Build Technology a TopDeck Car park can be erected over the top of your existing car park in a matter of days to increase your parking capacity by between 80% and 100% (typically).

Disruption to existing parking is minimised and can often be partially or even wholly maintained during the short build period.

Demountable and relocatable construction.

Cost effective solution to your parking problem.

Available to hire or buy.

\*based on standard modules and installation











## Speed-Build Technology

TopDeck Car Parks have been designed incorporating many examples of Speed-Build Technology to enable installation to take days not months.

Modular design - for fast, consistent erection.

No Foundations - if site conditions are suitable.

Screw Pile Foundations - for rapid installation if foundations are required.

Pre-Finished Anti-Skid Decks - for rapid commissioning and a quick handover.

Automatic Lane Markings - rubber seals between modules visually delineate parking bays. Access lanes identified by colour of deck coating.

No Wet Trades On Site - to save drying times and to avoid weather dependency.

Plug & Play Electrics - for fast installation of accessories such as lighting and CCTV.

Integral Safety Barriers - pre-fitted and independently tested to BS6399.

Modular Ramps and Stairs - for rapid attachment to parking modules.

Optional Speed-Build Cladding - where required.



## De-mountable for Future Proof Investment

If the ability to demount the car park in the future is required and re-assemble it elsewhere, then height adjustable columns are used to allow for variations in the terrain. This is very useful where the total development of your site over the next few years has not been finalised.



## Off Site Construction

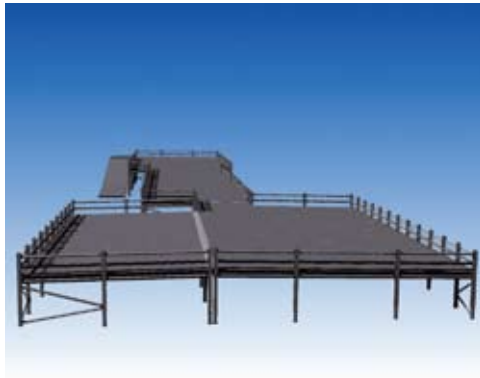
Modules are built in our Newport factory and the water resistant, anti-skid, grit-coat surface is also factory applied and the safety barriers are pre-installed. The hinged columns are incorporated where required for structural integrity with maximum accessibility. Manufacturing systems to BS EN ISO 9002 and galvanising to BS EN ISO 1461:1994 ensure quality control. The units are delivered to site in a 'flat pack' state for rapid assembly as each unit is securely attached to the previous one. The hinged columns are swung into place and locked down.





## Innovative Design

The patented, innovative design of TopDeck Car Parks meets all relevant building regulations and standards, even when used as a temporary structure. The flexibility of the system allows TopDeck to be used on awkward shaped sites or where access is restricted without compromising existing facilities. Ramps are located for optimised traffic flow and stairs for pedestrian safety.



## Modular Construction

A TopDeck Car Park consists of a series of standard or bespoke modules in a carefully optimised layout that maximises the potential for your site. In theory there is no minimum or maximum number of parking spaces in a TopDeck Car Park but typically they are between 70 and 700 spaces. Standard modules are 16 metres long comprising two opposing parking bays at 2.4 m x 4.8 m separated by a 6 m access way.



## Integral Safety Barriers

Our sister company Berry Systems are market leaders in car park barriers and their expertise has been employed to design the integral safety barriers that not only meet the requirements of BS 6399 but also the latest recommendations from the Institute of Civil Engineers and the Institution of Structural Engineers.

The Flexi-Panel barriers are delivered to site attached by hinges at the base only and can be quickly swung upright and locked into position. They also provide an immediate 'working at height' safety to perimeter edges – aiding the overall speed of build.





## Modular Ramps and Stairs

Ramp units are self adjusting to the terrain and allow for gradients between 1:7 and 1:10. The system always employs 1:12 transition modules at the top and bottom to avoid the danger of cars grounding. The anti-skid, grit-coat deck surface also includes a grip enhancing, chevron pattern on the ramps. Pedestrian access is normally provided by DDA compliant, single lift, stair modules that are quickly bolted into place. When required, pedestrian access ramps can be fitted to allow wheelchair access to the upper deck.







## External Facade

A number of options are available for the external facade of the car park. These enable Topdeck installations to harmonize with local styles, corporate colours and/or planning requirements. Assistance can be given with planning applications.



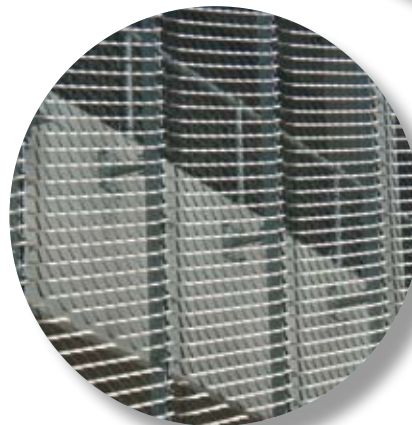
## Barrier Panels

The Flexi-Panel safety barriers can incorporate infill panels of wire mesh, arco grating, or perforated sheet. They can be powder coated to any RAL colour and perforated panels can incorporate logos or other designs or even screen printing.



## Cladding

Where architectural or planning considerations require full or partial cladding to the car park this can be included as part of the TopDeck design and installation. Our sister company Ash & Lacy provides an extensive range of cladding choices or other systems can be specified.







## Gabions

Where retaining walls or lower deck cladding is required, Gabions are a popular choice and are available with a wide range of infills.



## Steelwork Coating

The main galvanized structure can be coated to any RAL colour if required to match surrounding buildings, for corporate image or to increase the general aesthetical appearance of the parking deck.

Typical applications of colour are to perimeter columns, perimeter edge beams and vehicle impact barrier systems to enhance external aesthetical appearance. Coating the main deck beams on the underside of the structure can also be carried out if required.





## Lighting

The design and layout of the external and under deck lighting comply with "Dark Skies" (open area only) criteria limiting upward lighting and gives an even balance across the site to eliminate any poorly lit shadowed areas.

Final specification of average and minimum LUX levels, together with emergency lighting, need to be agreed with the client to determine the required light fittings and wiring.

To enhance the demountable concept of the Speed-Build deck, lighting is provided as standard in a 'Plug & Play' design unless requested otherwise.

Options for zonal switching of lighting, movement sensors, etc, to reduce electrical consumption should also be considered at the design stage.



## Lighting – Lower Deck

This is typically via self-contained galvanized steel trunkings, busbar or similar systems.



## Lighting – Upper Deck

Working in conjunction with our sister company, Mallatite Ltd, we can provide a range of different lighting columns to suit almost any requirement. Mallatite's range of Superflex columns provides a hinged lighting column which allows maintenance of the light fitting to be carried out safely at deck level.





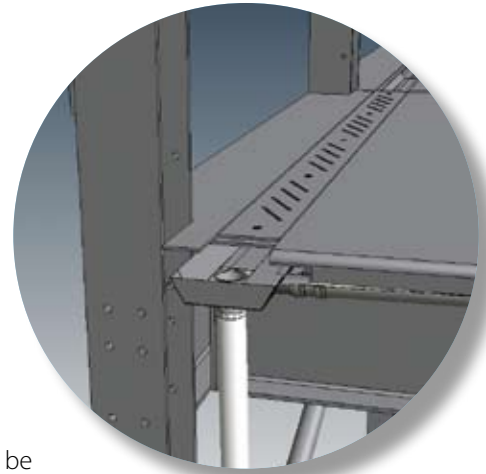
## Rainwater Management

The standard Speed-Build deck units are installed providing a 1:50 gradient across the length of the deck for rainwater run-off. Our deck surface is a resin based industry standard waterproofing system providing both water resistance and required slip resistant values.

As a minimum, suitable rubber profile joints and underside guttering is adopted between each deck unit to contain potential water ingress.

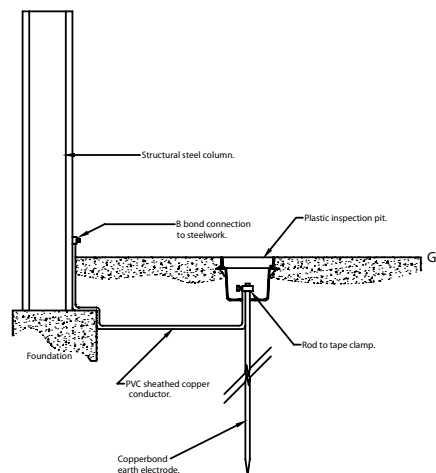
Additional rainwater collection guttering systems can be added to the perimeter of the deck, together with internal deck joints where the system is installed 'back to back'.

Appropriate down piping can be connected to the guttering systems, normally located within the column sections for protection, to disperse water at ground level.



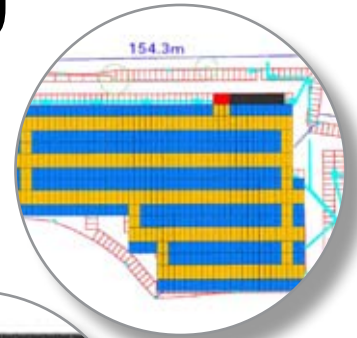
## Lightning Conduction

Lightning conduction is normally provided through provision of earthing rods and copper tapes connected to the structure at required locations via the columns. A fully detailed conductivity assessment is carried out to the installed structure to ensure compliance to BS6651 : 1999 (Protection of structures against lightning).



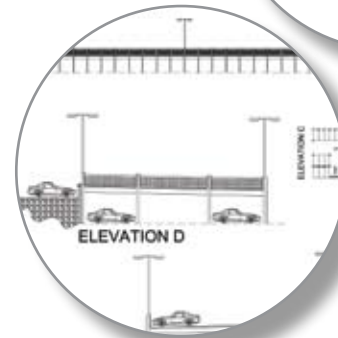
# 3 Phases of Planning and Design

The planning and design of a Topdeck installation is typically in three phases. Phases One and Two are provided free of charge.



## Phase 1

The initial concept is developed including a draft layout from satellite photography.



## Phase 2

Phase 2 – Either from provision of suitable CAD layout drawings of your site, or an initial site measure visit, a fully detailed CAD plan with elevations can be produced. This is normally deemed to be sufficient if a planning application is required.



## Phase 3

A full ground investigation report allows the design to be finalised and 3D Site Modelling to be produced. Optional site laser scanning for full “walk through” virtual images is also available.



## Finance Options

TopDeck Car parks can be purchased outright, hired by the week or lease purchased to assist in financial planning and to enable projects to be funded from revenue rather than capital. In many cases a TopDeck Car Park can be effectively self-financing.



## Project Management

Not only will Topdeck install the car park in conformity with all relevant standards and regulations (including health and safety), but can also co-ordinate and project manage other activities. This could include the installation of CCTV, fire and smoke detection systems, pay and display equipment, etc. Please contact us for further details.



## Foundations

The need for and choice of foundations will vary depending on whether the Topdeck installation is demountable or permanent considered in conjunction with the local ground conditions. Thorough ground investigations are carried out to determine precise requirements and to ensure that currently installed services and drainage are not disrupted.

Topdeck employ the services of independent structural engineers to carry out any Site Investigation reports and provide our client with recommendations as to the suitability of existing ground conditions and any required foundation detail.

### Foundation Options

	Demountable (Adjustable Columns)	Permanent (Fixed Columns)
Base Plate only	X	
Concrete Pad or Strip	X	X
Screw Pile	X	X
Pile Foundation		X



#### Base Plates

Frequently, foundations are not required for demountable installations where the ground conditions are suitable. Columns can be sited on base plates over most surfaces including tarmac, concrete, landscaping and even compacted hard core. Regular inspections ensure correct adjustment of column heights.

#### Concrete Pads or Strip

For permanent installations or where ground conditions dictate a simple concrete pad or strip is installed to prevent subsidence

#### Screw Pile Foundations

Where a more substantial foundation is required or as an alternative to concrete, Screw Pile foundations are used for quiet, speedy installation.

#### Pile Foundations

In a very few cases traditional pile foundations may be required because of challenging ground conditions.







## Site Specific Traffic Flow Marking

Individual parking bays are pre-marked on Topdeck modules but additional traffic flow markings can be applied on site.



## Access Control

Swing arm barriers, height restrictors, speed ramps and traffic lights can all be supplied, many from the range of our sister company Berry Systems.



## Signage

Almost any form of Traffic or other signs can be supplied.



## Column Protection

Impact protection jackets are available in a wide range of colours to protect columns in vulnerable areas.



## Lifts

Powered lifts are available to provide disabled access to the upper deck or for people with prams, push chairs or shopping trolleys.



## CCTV

CCTV systems can be fitted, if required, to customer's specification.



## Technical Specification

The car park structure comprises standard modular deck units with columns typically spaced at 2.4m/4.8m or 7.2m centres.

Typical deck unit layout includes for 2.4mx4.8m parking bays, c/w a 6m driving aisle.

Minimum height clearance to underside of beams below deck is 2.2m.

No internal bracing to main deck spans.

Deck parking structure is manufactured from a steel frame and deck system, with a resin based grit coated surface, providing slip resistance value of 45 in both wet and dry conditions.

Ramps are provided either in nominal 1:7 or 1:10 gradient with 1:12 transitions at both the top and bottom connection points. Again finished with a resin based grit coated surface, providing slip resistance values of 60 in both wet and dry conditions.

Staircases are fully DDA compliant

## Structural Standards

Structural design loads have been designed as a minimum criteria in BS6399.

Dead load = 1.5kN/m<sup>2</sup>

Live Load = 2.5kN/m<sup>2</sup>

Snow drift/Wind load = BS6399

Column impact – the structural frame carries all imposed loads on removal of any column to reduce the risk of any column failure due to impact from a vehicle below.

Design complies to the structural fire requirements outlined in

National standard for steelwork design  
BS5950 Part 8 : 2003)

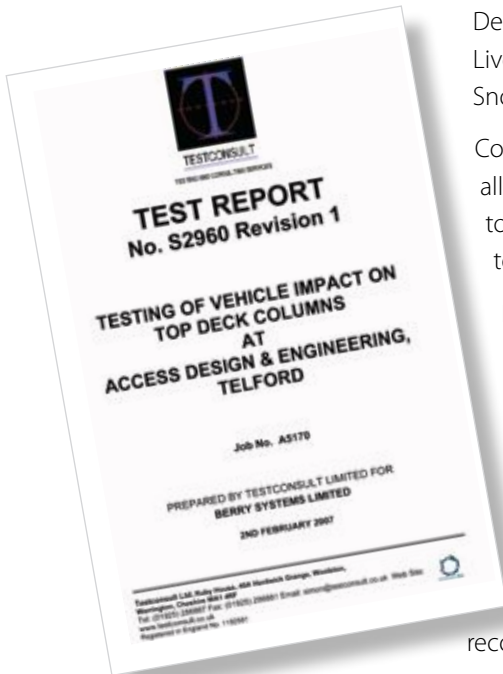
European standard for steel design  
(BS EN 1993-1-2)

Perimeter vehicle impact barrier, c/w anti-climb handrail and balustrade, designed to meet the requirements of BS6399 and ISE 2002 recommendations

Standard finish to main structural components – Hot dip Galvanising to BS EN ISO 1461

Emergency lighting to BS5266 pt 1 1988 where requested.

Lightning Protection to BS6651:1999 (Protection of structures against lightning)





# Who Are TopDeck?



TopDeck Parking was formed by Hill & Smith plc in 2007 to develop the market for modular car parks. The group has a turnover of over £420,000,000 and has unrivalled expertise in transport infrastructure.

Facilities are principally based in the UK, France, USA, Thailand and China. Many of the group companies are market leaders in their fields and include, amongst others:

**Hill & Smith Ltd** highway safety barriers

**Berry Systems** car park and industrial safety barriers

**Varley & Gulliver Ltd** integrated bridge parapet solutions

**Asset International Ltd** vehicle restraint systems and galvanized steel structures

**Brifen** wire rope safety systems

**Mallatite Ltd** lighting columns, traffic signals and sign posts

**TechSpan** route guidance and information systems

**CA Traffic** intelligent traffic information systems

**Weholite** water management solutions

**Redman Fisher Engineering Ltd** steel and aluminium flooring, platforms and gantries

**Ash and Lacy Ltd** cladding and perforated metalwork

**Joseph Ash Ltd** galvanising

The expertise and experience of all these companies has helped to create TopDeck Parking and the financial stability of the Hill and Smith Group provides confidence and security.



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