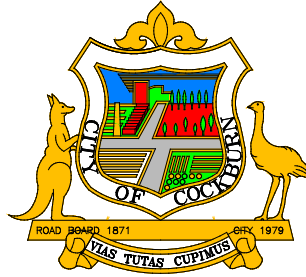


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 14 MAY 2015

CITY OF COCKBURN

SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 14 MAY 2015 AT 7:00 PM

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CITY OF COCKBURN**AGENDA TO BE PRESENTED TO THE ORDINARY
COUNCIL MEETING TO BE HELD ON
THURSDAY, 14 MAY 2015 AT 7:00 PM**

1. **DECLARATION OF MEETING**
2. **APPOINTMENT OF PRESIDING MEMBER (If required)**
3. **DISCLAIMER (To be read aloud by Presiding Member)**

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

4. **ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)**
5. **APOLOGIES AND LEAVE OF ABSENCE**
6. **ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
7. **PUBLIC QUESTION TIME**
8. **CONFIRMATION OF MINUTES**
 - 8.1 **(OCM 14/5/2015) - ORDINARY COUNCIL MEETING 9/4/2015**

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday 9 April 2015, as a true and accurate record.

COUNCIL DECISION

8.2 (OCM 14/5/2015) - SPECIAL COUNCIL MEETING 23/4/2015

RECOMMENDATION

That Council adopt the Minutes of the Special Council Meeting held on Thursday 23 April 2015 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 14/5/2015) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 22 APRIL 2015 (162/003) (R AVARD) (ATTACH)

RECOMMENDATION

That Council receive the Minutes of the Grants and Donations Committee Meeting held on 22 April 2015 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 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 2014/15 of \$1,049,591 to be distributed as grants, donations and sponsorships.

At its meeting of 15 July 2014, the Committee recommended a range of allocations which were duly adopted by Council on 14 August 2014.

Following the September 2014 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 21 October 2014, recommended a revised range of allocations which were duly adopted by Council on 13 November 2014.

The March 2015 round of grants, donations and sponsorship funding opportunities has now closed and the Committee, at its meeting of 22 April 2015, considered revised allocations for the grants and donations budget, as well as the following applications for donations and sponsorship.

A summary of the donations recommended to Council are as follows:

Second Harvest Inc.....	\$14,000
Business Foundations Inc.	\$10,000
City of Cockburn Pipe Band	\$9,000
Constable Care Child Safety Foundation Inc.	\$12,000
Hamilton Hill YouthCARE Council.....	\$9,000
Pets of Older Persons WA Inc.....	\$2,450

South Lake Ottey Family and Neighbourhood Centre Inc.	\$10,000
Cockburn Volunteer Sea Search and Rescue.....	\$8,500
Port Community High School	\$15,000
Volunteer Home Support Inc.....	\$5,000
Portuguese Cultural and Welfare Centre.....	\$0

A summary of the sponsorships recommended to Council are as follows:

Melville Cockburn Chamber of Commerce	\$20,000
Outback Academy Red Dust Heelers.....	\$0
Growing Change	\$0

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 2014/15 of \$1,049,591 to be distributed as grants, donations and sponsorship.

Following is a summary of the revised grants, donations and sponsorship allocations proposed by the Committee.

Committed/Contractual Donations	\$398,913
Specific Grant Programs	\$405,878
Donations	\$196,300
<u>Sponsorship</u>	<u>\$ 48,500</u>
Total.....	\$1,049,591

The next Grants and Donations Committee Meeting will be held in July 2015 to recommend allocations for 2015/16.

The next round of grants, donations and sponsorship funding will be advertised in August/September 2015.

Legal Implications

Nil

Community Consultation

In the lead up to the March 2015 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised:

1. Three advertisements running fortnightly in the Cockburn Gazette City Update on 24/02/15, 10/03/15 and 24/03/15.
2. Three advertisements in the City of Cockburn Email Newsletter on 20/02/15, 10/03/15, and 24/03/15.
3. Advertisement in the February Edition of the Cockburn Soundings.
4. All members of the Cockburn Community Development Group, Regional Parents Group and Regional Seniors Group have been encouraged to participate in the City's grants program.
5. Additional Advertising through Community Development Promotional Channels:
 - Community Development Calendar distributed to all NFP groups in Cockburn.
 - Cockburn Community Group ENews March 2015 edition.
6. Closing dates advertised in the 2015 City of Cockburn Calendar.
7. Information available on the City of Cockburn website.
8. Reminder email sent to regular applicants.

Attachment(s)

Minutes of the Grants and Donations Committee Meeting on 22 April 2015.

Advice to Proponent(s)/Submitters

Applicants have been advised that they will be notified of the outcome of their applications following the 14 May 2015 Council Meeting.

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

Nil.

13.2 (OCM 14/5/2015) - STANDING ORDERS LOCAL LAW (025/001) (D GREEN) (ATTACH)

RECOMMENDATION

That Council inform the Department of Local Government and Communities that it will:

- (1) commit to a review of part 21 of its Local Law Relating to Standing Orders following the advice of Council's legal Advisors (McLeods) of the outcome of a case in the Supreme Court which is likely to set the legal precedent for the ability of Council to continue to administer the Conflict of Interest provisions contained in Clause 21.1(3); and
- (2) undertake to remove any requirement from its Local Law which compels Elected Members to vacate the meeting at which they declare an 'Impartiality Interest', should the Supreme Court action establish that it is an invalid provision.

COUNCIL DECISION

Background

Correspondence has been received from the Department of Local Government & Communities (DLGC) that indicates that Council's Standing Orders Local Law may contain "invalid provisions" because of the similarity to a Clause contained in other local government's Standing Orders which effectively prohibits elected members from remaining in a formally convened meeting of Council (or Committee) having declared an "impartiality interest" in an item for consideration at the meeting. DLGC contends that State Parliament's Joint Standing Committee on Delegated Legislation (JSDCL) has taken issue with this provision and has, in the case of one local government, (City of Swan) been given an undertaking to remove this provision from its Standing Orders Local Law. This provision mirrors that as contained in the City of Cockburn Standing Orders as they were drafted by the same legal firm.

Submission

N/A

Report

There are two distinct provisions related to declaration of interest in matters to be considered by Council which apply to elected members of local governments in Western Australia.

The first is the Financial Interest provisions, which require members to declare any interest of a pecuniary nature related to a matter to be considered at a Council meeting, including formal Committee(s). These provisions and associated declaration requirements are clear and are not at issue here.

The second is the Impartiality Interest provisions, which require members to declare any interest of a non-financial nature related to a matter to be considered by Council or Committee. These provisions are contained within the Local Government (Rules of Conduct) Regulations 2007 and are distinct from the Financial Interest provisions.

Where the declaration of a Financial Interest on most occasions triggers a statutory requirement for a member to be excluded from the meeting procedures (including voting on the matter), there is no such mandatory stipulation contained in the Regulations related to the declaration of non-financial, or impartiality, interests.

Accordingly, DLGC and JSCDL appear to place great significance in this differentiation to the extent that their belief is that other provisions related to meeting procedures, particularly related to the exclusion of members from the meeting, supersede any other mechanism designed to obstruct the presence of members from proceedings.

In the City of Cockburn's case, its Standing Orders were introduced to achieve an exclusion outcome, on the basis that, notwithstanding the Regulations do not provide for members to be excluded, they do not provide for the contrary either, that is, that they should remain and exercise their responsibility to vote in accordance with the provisions of the Local Government Act 1995. The reasoning behind the Council of the time in introducing these provisions was related entirely to the principles of probity and accountability in the decision making process, to ensure that no perceptions of bias or undue influence could be levelled at Council's Meeting procedures. The City's legal adviser (McLeods) has consistently supported this point of view and has regularly recommended to client local governments that a prudent approach to these matters will overcome any criticism inferring a lack of integrity amongst its elected officials.

DLGC state that since the introduction of the Rules of Conduct Regulations in 2007, there has been regular approaches from representatives (elected and employed) to clarify the position and that its response has consistently been that members who declare an impartiality interest are not compelled to vacate the chambers during discussion and voting on the relevant matter. In fact, its rigid position is that the voting provisions of the Act, as contained in Sec 5.21(2) which requires a member who is present at a meeting to cast a vote, has effect and cannot be subservient to any provision contained in a Local Law. Interestingly, if that interpretation was to prevail, it must surely follow that any member, having declared an impartiality interest, **must** remain and participate in the process. In other words, no matter how uncomfortable a member may feel about their knowledge of or association with an issue, their declaration has no effect other than to place on the public record that he or she has a non - financial interest in a matter before Council. Thereafter, they are bound by the provisions of Sec. 5.21 (2) to remain and participate in the proceedings, despite the perception that may be conveyed with regards to their declared impartiality.

It would seem logical that legislative amendment could clarify such matters, however, there is no mention made by DLGC of such action being forthcoming.

The uncertainty surrounding this principal is now destined to be determined by legal precedence in a case which is soon to come before the Supreme Court. The key outcome to be decided relates to an elected member`s participation in a matter which was subject to the approval of the relevant local government. The Plaintiff alleges that the elected member had an impartiality (non – financial) interest in the matter and as such, should not have participated in the decision making process, because the interest would have affected the member`s judgement to consider, in a rational manner, the competing aspects of the application which the Council was contemplating.

Given this case is due for hearing in the Court within three or four months, it is considered there is a compelling case for Council to resist the call to provide any undertaking that it will remove the “offending” provision from its Standing Orders, pending the outcome of the case, at which time it will be clear whether there is a need to do so, or whether the provision is, in fact, compliant in its current form. Whatever legal precedent is set as a result of the findings of the case will establish certainty for the future and dictate the direction to be taken by all local governments in this State.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

Sections 2.10; 5.21 (2); 5.60 – 5.62; 5.67 of the Local Government Act 1995; Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007 and Clause 21.1 (3) of Council's Standing Orders
Local Law refer

Community Consultation

N/A

Attachment(s)

1. Correspondence from Department of Local Government & Communities.
2. Legal Opinion – McLeods, Barristers & Solicitors – Confidential (provided under separate cover).

Advice to Proponent(s)/Submitters

The Proponent(s) have been advised that this matter is to be considered at 14 May 2015 Council Meeting.

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

Nil.

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 14/5/2015) - NEWMARKET HOTEL - CHANGE OF USE FROM HOTEL TO HEALTH STUDIO (DANCE SCHOOL), ASSOCIATED DWELLING AND RESTORATION WORKS - LOCATION: NO. 1 (LOT 21) ROCKINGHAM ROAD, HAMILTON HILL - OWNER: POINT WORK PTY - APPLICANT: POINT WORK PTY LTD (DA15/0189) (G ALLIEX) (ATTACH)

RECOMMENDATION

That Council

- (1) grant planning approval for the Newmarket Hotel - Change of Use from Hotel to Health Studio (Dance School), associated dwelling and restoration works at No.1 (Lot 21) Rockingham Road, Hamilton Hill, in accordance with the attached plans and subject to the following conditions and footnotes:

Conditions

1. Prior to the lodgement of a Building Permit Application or commencement of works not subject to a Building Permit Application (whichever comes first), a detailed material and colour schedule shall be submitted to and approved by the City and the State Heritage Office.
2. Prior to the lodgement of the Building Permit Application, the applicant shall provide to the City with a report from a recognised acoustic consultant demonstrating that the design of the development when assessed against the criteria within the WAPC State Planning Policy 5.4 entitled "Road and Rail Transport Noise and Freight Considerations in Land Use Planning", will result in acceptable indoor noise levels; and that the development will not result in noise emissions exceeding those set out in the *Environmental Protection (Noise) Regulations 1997* (as amended).
3. Prior to the lodgement of the Building Permit Application, the applicant shall provide to the City a parking management plan detailing how parking will be managed across the site. The approved parking management plan shall be implemented thereafter.
4. A maximum of 3 teachers and 40 students may occupy the premises at any given time. An amended planning approval will be required if the applicant seeks to increase the maximum number of teachers and students.

5. The approved dwelling in the eastern portion of the building shall be used in accordance with the approved Health Studio at all times and shall not be used as separate accommodation with no relationship to the Health Studio.
6. Hours of operation are restricted to 9am-6:30pm Monday to Friday, 9am to 12pm Saturday and not on Sundays and public holidays.
7. Class start and finish times shall be staggered to ensure that there is a minimum of 15 minutes between each class starting and finishing to reduce parking congestion.
8. A detailed landscaping plan shall be submitted to and approved by the City, prior to lodgement of a Building Permit Application and shall include the following:-
 - a. the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - b. any lawns to be established;
 - c. any existing landscape areas to be retained; and
 - d. those areas to be reticulated or irrigated;
9. Landscaping shall be installed, reticulated and/or irrigated in accordance with the approved landscaping plan and maintained thereafter to the satisfaction of the City of Cockburn. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the City.
10. All stormwater shall be contained and disposed of on-site to the satisfaction of the City.
11. Prior to the initial occupation of the development hereby approved, the 10 on-site parking bays shall be sealed, kerbed, drained and line marked in accordance with approved plans and specifications certified by a suitably qualified practicing Engineer to the satisfaction of the City.
12. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
13. All service areas and service related hardware, including antennae, satellite dishes, air-conditioning units etc, being

suitably located away from public view and/or screened to the satisfaction of the City.

14. All waste and recycling must be contained within bins.
15. No person shall install or cause or permit the installation of outdoor lighting otherwise than in accordance with the requirements of Australian Standard AS 4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
16. The State Heritage Office shall be consulted prior to making any decision to render the south elevation of the Cockburn Road frontage.

Footnotes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency.
2. With regards to Condition 2, the acoustic report is required to address habitable areas (ie dwelling) only.
3. With regards to Condition 5, this has been imposed based on the approved use and the number of parking bays contained on site.
4. Any signage which is not exempt under Schedule 5 of the City of Cockburn Town Planning Scheme No. 3 must be the subject of a separate development approval.
5. The applicant is advised that application for a new Certificate of Classification under the Building Code of Australia prior to occupation of the building for the use hereby approved may be required. For more information contact the City's building department on 9411 3444.
6. This development has been defined as a public building and shall comply with the relevant provisions of the *Health Act 1911* (as amended), and the *Health (Public Buildings) Regulations 1992*. A Building Permit Application must be submitted for approval, prior to works commencing.

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

COUNCIL DECISION

Background

The subject site, known as the Newmarket Hotel is located at 1 Rockingham Road, Hamilton Hill on the south-eastern corner of Rockingham and Cockburn Roads with frontages to both streets. The site is predominantly flat, is 994m² in area and contains the former Newmarket Hotel building. Vehicle access to the site is from Cockburn Road via the adjoining site to the south based on a shared access arrangement.

The Newmarket Hotel was constructed in 1912 and is an imposing two-storey Federation Filigree style building truncated at the corner. Newmarket Hotel is listed in the City's Local Government Inventory (LGI) due to its heritage significance. According to the LGI, the New Market Hotel is associated with the horse racing industry which thrived in the area from the early 1900s to the 1970s – as a consequence of being near the South Beach Horse Exercise Area. The Hotel is also associated with the expansion of industry and agriculture south of Fremantle from the late nineteenth century, in particular the horse racing industry which thrived in the area from the early 1900s to the 1970s.

The existing building is a typical two storey corner pub which includes a verandah on the upper floor which extends three sides of the building. The building has been built of coursed rough faced limestone and contains an iron roof. Internal alterations have taken place over the years which have had some impact on the condition and integrity of the fabric i.e. the hotel rooms in the eastern wing on the ground floor were converted to toilet facilities for the pub.

Although the hotel and pub had been a popular venue in the locality the place has been vacant for a number of years and as a result the building has deteriorated internally and externally and been subject to squatters and vandalism.

The site was subdivided in the 1990s/early 2000s under previous ownership which resulted in the loss of much of the space around the building which has made many development proposals for adaptive reuse of the building problematic. However, in 2007 the City granted approval for modifications and additions to the building to accommodate Six (6) Multiple Residential Units which was later renewed in 2010 followed by a new approval in 2011 for Seven (7) Multiple Dwellings. None of the above approvals were commenced and have subsequently all expired. The site has recently been sold to a new owner who has submitted this application.

Newmarket Hotel is listed as 'Category A' in the LGI which has exceptional significance. All applications in respect of category 'A' Heritage Places are to be determined by Council as per the City's delegation APD54.

Submission

The new owners propose to change the use of the existing building from a 'Hotel' to 'Health Studio (Dance/Ballet School)', associated dwelling and undertake conservation/restoration works to the building. The owners engaged Hocking Heritage Studio and the proposal includes undertaking conservation works to the interior and exterior of the building and conversion of the former hotel rooms at the eastern end of the Rockingham Road section of the building into a dwelling to accommodate a dance teacher directly associated with the Dance School. The main part of the building is proposed to be used as a dance school with the existing rooms on both the ground and upper floor being utilised as dance studios.

Where original fabric has been removed it is the intention to reinstate the missing elements with appropriate fabric, in recognition and celebration of the building's heritage status.

A summary of conservation works proposed include (full scope of works contained in Attachment 5):

1. The existing internal plan form of the former hotel being retained.
2. Missing elements including ceilings and skirtings being replaced based on existing fabric within the building.
3. Essential conservation works to the brick and stone elevations undertaken by experienced heritage builders.
4. Sash windows being upgraded to current standards with existing frames being retained and sashes being reweighted to accommodate the new glass.
5. Where possible, external and internal paint schemes being based on paint scrapes or age/design appropriate colours where actual evidence cannot be found.

6. Completion of front verandahs to Cockburn and Rockingham Roads.
7. Reinstatement of the rear verandah to the proposed residence;
8. Upgrading of existing services.
9. Provision of car parking to the rear of the building.

The dance studio is proposed to have a maximum capacity of three (3) teachers and forty (40) students with hours of operation from Monday-Friday 9am-6pm, Saturday 9am-12pm and not at all on Sunday. The peak time of operation for the dance school is proposed to be between 4pm- 6pm which coincides with after school hours.

Ten (10) parking bays are proposed to be provided on site which is additional to the twenty (20) parking bays in the 'shared parking area' as per the reciprocal access rights shown on the certificate of title for the subject lot. The applicant anticipates that the majority of students shall be dropped off and collected after the lesson, based on previous experience with dance/ballet schools.

Consultation

Adjoining/Nearby Landowners

In accordance with Clause 9.4 of TPS 3, the application was advertised to nearby landowners for comment given the proposed use is an 'A' use in the Local Centre zone. The proposal was advertised to the 8 owners in the residential units at Lot 11 Rockingham Road; the 9 owners in the residential units at Lot 3 Rockingham Road and the owner of Lot 22 Cockburn Road. During the consultation period, two (2) submissions were received, both in support for the application. A summary of the comments are as follows:

- The proposal will be an asset to the City of Cockburn and surrounding areas;
- Wonderful to see the building lovingly restored;
- This is best result ever;
- The proposal will restore this landmark and give it significance again.
- For too long the building has been used and abused in a very concerning way i.e. vandalism, prostitution, squatting etc.

State Heritage Office

The application including Heritage Impact Statement was referred to the State Heritage Office for comment given the building is listed on the State Heritage Register. A response was received (in support of the application subject to the following conditions:

1. Further information on material and colours to be submitted for further consideration prior to lodging for Building Permit.
2. The State Heritage Office is to be consulted prior to making any decision to render the south elevation of the Cockburn Road frontage.

Should Council support the proposal, the above can be imposed as conditions of approval.

Report

Town Planning Scheme No.3 (TPS 3)

Zoning and Use

The subject site is zoned 'Urban' in the Metropolitan Region Scheme (MRS) and 'Local Centre' in the City's Town Planning Scheme 3 (TPS 3). Under the Local Centre zone, a Health Studio is listed as an 'A' use in TPS 3 Zoning Table which means that:

'the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4.'

Health Studio is defined as:

"land and designed and equipped for physical exercise, recreation and sporting activities."

Further to the TPS3 definition, the City's Local Planning Policy 'APD 78 Health Studios' (APD 78) clarifies that definition of Health Studios include dance classes/studios.

Heritage Protection

TPS 3 seeks to protect heritage places within the City and works to a heritage place that may harm the significance of a place will not be permitted. Clause 7.5 states that where it is desirable to facilitate the conservation of a Heritage Place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in the Heritage List under Clause 7.1.1, that the local government may vary and site or development requirement specified in the Scheme by following procedures set out in Clause 5.6.

As the site contained in the TPS 3 Heritage List and is also listed on the State Heritage Register, a variation to the parking standards of TPS 3 is being sought by the applicant. This is discussed in the Parking section of the report.

Local Planning Policy APD61 'Newmarket Precinct Design Guidelines' (APD61)

Policy APD61 seeks to establish principles of development within an emerging residential area characterised by commercial development on Cockburn and Rockingham Roads. Although the policy is principally concerned with new development in the area, it can be applied to existing developments within the precinct. This proposal clearly meets the objectives of the policy and design guidelines and will contribute to the Newmarket Precinct emerging as a small village with a local activity node as a focal point. A fully restored Heritage building will create an excellent gateway to the precinct and also to the City.

Local Planning Policy APD64 'Heritage Conservation Design Guidelines'

Policy APD 64 applies to all places on the heritage list pursuant to TPS 3 and places on the LGI and aims to establish principles for acceptable development of a heritage place in order to safeguard the documented cultural significance of these places. The policy states that the restoration of a heritage building should be 'like for like' therefore materials which match the original material as closely as possible and external repainting matching original paint colours can be considered. The applicant has specified that the proposed works will be in undertaken in accordance with the main principle of the Burra Charter of *'doing as much necessary whilst changing as little as possible'*.

Part 3 of Policy APD64 refers to change of use of a heritage building. The reuse of a heritage place may be supported provided the use does not negatively impact the amenity of the surrounding area and does not require modifications that detract from the heritage significance of the place. The proposal is considered to enhance the amenity of the surrounding area given the deteriorated condition of the subject building. The proposed change of use will create a vibrant atmosphere whilst also improving the amenity of the surrounding area by way of refurbishment to the building which is in keeping with the original building materials and colours. There is very little change to the existing floor plan and no additions proposed.

The proposed refurbishment and change of use proposed is sympathetic to the heritage value of the building and as such is consistent with the requirements of APD64.

Local Planning Policy APD78 'Health Studios'

The purpose of this policy is to provide clarity and direction on the types of health studios within the City as well as general siting and

design criteria for such land uses and information required by the City to assess such applications which TPS 3 does not provide for. The policy encourages Health Studios to be located in areas such as commercial and industrial areas with a readily available supply of parking spaces or a capacity to create additional parking spaces.

As TPS 3 does not provide a parking standard for Health Studios, APD 78 seeks that a minimum of 10 bays are provided per unit/tenancy and a rate of 1 car bay per 15m² GLA is provided and 1 bay per staff member as per the following table:

Parking ratio	M ²	Parking bays required	Parking bays provided (on-site)
1 parking bay per 15m ² GLA and 1 parking bay per staff member	370m ²	25	8
		3	2
Dwelling	N/a	1	
Total required parking bays		29	10

The above table indicates that the proposal requires access to 29 parking bays. Whilst the site can only physically accommodate a maximum of 10 parking bays within the confines of the lot, there is an existing reciprocal access and parking agreement between the subject site, the adjoining tavern site (Lot 22 Cockburn Road) and the two adjoining residential apartment building sites (1A and 3 Rockingham Road) which provides legal access to an additional 20 car bays.

This arrangement means the proposal will have sufficient car parking based on the following:

- Peak times for the dance studio being 4 – 6 p.m. weekdays and 9.00 a.m. – 12.00 p.m. Saturday mornings, which are unlikely to conflict with peak usage of the tavern or residential visitor parking, which is in the evenings and the weekends, therefore reciprocal access of these car bays is acceptable;
- The majority of students to the dance school will be dropped off and collected with parents, who are generally not permitted to stay on the premises during class time meaning that 10 bays on-site will be generally sufficient for the majority of the time;
- Based on a timetable provided with the proposal, the class start and finish times are staggered to avoid clashes between drop off and pick up of students by parents. Should Council approve the

proposal, a condition of approval can be imposed that requires this.

- The site is well served by public transport and cycle ways promoting a viable alternative to car travel. Public transport is located within close proximity, with a bus stop approximately 100m walking distance along Rockingham Road and another bus stop approximately 200m walking distance on Cockburn Road.

Traffic

The applicant engaged Transcore to prepare a Transport Statement to support the proposal (Attachment 6). The traffic analysis undertaken as part of the report shows that the traffic generation of the proposed development is minimal and as such would have an insignificant impact on the surrounding road network. Vehicle access is via the adjoining Lot 22 from an existing full movement crossover onto Cockburn Road with no new access proposed.

Dwelling

The proposed dwelling is to be used by a dance teacher directly associated with the dance studio. A separate parking bay is therefore not required based on this arrangement and should Council approve the application a condition can be imposed securing this. Should the building be proposed to be used for a different use in the future where it may be impractical for a dwelling to be related or directly associated to the main use of the building, such a condition may not be required depending on the demand for parking of a future use.

Conclusion

The proposed Change of Use from Hotel to Health Studio (Dance Studio), associated dwelling and conservation works are supported for the following reasons:

1. Refurbishment, conservation and adaptive reuse of the former Newmarket Hotel will significantly improve the streetscape and enhance the significance of the place, character and amenity of the area.
2. Submissions received from adjoining landowners are in overwhelming favour of the proposed development.
3. The parking provided is considered acceptable and is unlikely to result in any loss of amenity for the area of adjoining landowners.
4. The proposed restoration works will realise the exceptional heritage significance afforded to the building by the City in its planning framework.

5. The proposed restoration works are expected to restore the building so that it once again becomes the landmark gateway to the City of Cockburn.

It is therefore recommended that the proposal be approved subject to conditions as contained in the recommendation.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

- Conservation of our heritage and areas of cultural significance.

Budget/Financial Implications

N/A

Legal Implications

Town Planning Scheme No. 3
Planning and Development Act 2005
State Administrative Tribunal Regulations
Heritage of Western Australia Act 1990

Community Consultation

Please refer to Consultation section of the report above.

Attachment(s)

1. Elevations
2. First Floor Plan
3. Ground Floor Plan
4. Location Plan
5. Scope of Works
6. Transport Statement

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 14 May 2015 Council Meeting.

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

Nil.

14.2 (OCM 14/5/2015) - OUTBUILDING PROPOSED ON VACANT RURAL LIVING ZONED LAND - LOCATION: NO. 68 (LOT 134) EAST CHURCHILL AVENUE, BEELIAR - OWNER: HAI TING FENG AND PAUL DIMITRIOS CALTSOUNIS - APPLICANT: PAUL DIMITRIOS CALTSOUNIS (A VAN BUTZELAAR) (ATTACH)

RECOMMENDATION

That Council

- (1) refuse to grant planning approval for an outbuilding at No. 68 (Lot 134) East Churchill Avenue, Beeliar subject to the following reasons:
1. The development is contrary to the City of Cockburn's Town Planning Scheme No.3 clause 10.2.1 (c) by virtue that the proposed outbuilding, if approved in the absence of a single house would be defined as 'storage' or 'warehouse' which are 'X' uses in the Rural Living Zone not permitted by the Scheme.
 2. The application is not consistent with the provisions or objectives of Local Planning Policy No. APD18 (Outbuildings) as there is no dwelling on site constructed to at least plate height level.
 3. Approval of the proposed development would set an undesirable precedent and be contrary to orderly and proper planning within the locality.
- (2) notify the applicant and those who made a submission of Council's decision.

COUNCIL DECISION

Background

The City is currently in receipt of a Development Application for a 200m² outbuilding (shed) at 68 East Churchill Avenue, Beeliar. The subject site is zoned 'Rural Living' and there is no existing dwelling or dwelling under construction on site.

The City of Cockburn's planning framework regarding this issue includes the City's Town Planning Scheme No.3 (TPS 3) provisions and Local Planning Policy 'Outbuildings' (APD 18).

At Council's Ordinary Meeting held on 13 March 2014, Cr Mubarakai requested that a report be prepared regarding the issues associated with the construction of outbuildings on vacant resource zoned properties and whether any opportunities exist to modify the existing planning framework to facilitate such development. At Council's Ordinary Meeting held on 14 August 2014 Council unanimously resolved not to pursue any modifications to the existing planning framework to allow the construction of outbuildings in Rural, Rural Living and Resource zoned areas in the absence of an existing dwelling or dwelling under construction.

Applications of this nature are generally not supported by the City.

Submission

The applicant seeks approval to construct an outbuilding on the vacant subject site.

The proposed outbuilding is 200m² in area and has a maximum wall height of 3.5m and a maximum ridge height of 4.5m which complies with maximum floor space and wall height requirements of Council Policy APD18 'Outbuildings' (LPP APD18) (see Attachment 1, 2 and 3). The proposed outbuilding is setback 1.2 metres from the eastern lot boundary and 1.2 metres from the southern lot boundary. These setbacks are contrary to the minimum 2.5 metre lot boundary setbacks prescribed under TPS 3.

The applicant has requested that Council consider their circumstances outlined below in order to support variations to the provisions of TPS 3 and LPP APD18.

The applicant has provided the following justification for a variation to the setbacks prescribed in TPS 3 (see Attachment 4).

1. The landowner on the eastern lot boundary has no objection to the reduced lot boundary setback (see Attachment 5).

2. The landowner on the southern lot boundary has no objection to the reduced lot boundary setback.
3. There is no immediate boundary sharing neighbour on the western side which faces Jervois Road.
4. The reduced lot boundary setbacks will have no adverse impact on the amenity of adjoining landowners.
5. A similar dispensation for lot boundary setbacks to an outbuilding was approved for an adjoining landowner.
6. The 1.2 metres eastern and southern lot boundary setbacks will be covered in crushed brick or similar and maintained to minimise fire risk.

The applicant has provided the following justification for a variation to the requirements of LPP APD18.

1. The landowner intends to construct a dwelling on site in the near future.
2. The proposed outbuilding will enable the landowner to store personal possessions securely onsite.
3. The proposed outbuilding will enable the builder to store building and construction materials securely onsite.
4. The applicant/landowner does not intent to reside in the proposed outbuilding.
5. Should significant progress not be made in the construction of a dwelling on site the applicant has suggested he will remove the outbuilding at his own expense.

Report

Statutory Planning Framework

City of Cockburn Town Planning Scheme No. 3 (TPS 3)

TPS 3 does not include a specific land use for 'Outbuilding' as it is deemed to fall into the single house category if used for domestic purposes. The definitions of a 'single house' and 'outbuilding' would defer to the Residential Design Codes which state:

Single House – 'A dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for

support of a wall or for access or services and excludes dwellings on titles with areas held in common property’.

Outbuilding – *‘An enclosed non-habitable structure that is detached from any dwelling, but not a garage’.*

Based on the definition of Outbuilding, a shed without an associated dwelling cannot reasonably be defined as an outbuilding and simply becomes a building used for storage which the City’s TPS 3 defines as either:

Storage - *‘means premises used for the storage of goods, equipment, plant or materials’; or*

Warehouse - *‘means premises used to display goods and may include sale by wholesale’.*

TPS 3 lists ‘warehouse’ under the storage heading in its Land Use Table (Table 1) which is an ‘X’ use and therefore not permitted. It would be open to Council to consider that a domestic storage shed as an unlisted use in accordance with clause 4.4.2 of TPS 3 and therefore could be advertised in accordance with clause 9.4 and determined. To do this, due regard would have to be given to LPP APD 18 (discussed below). Alternatively it would be open to Council to pursue an amendment to TPS 3 to introduce a specific provision to allow for the practice. However, that would not be used to determine this Development Application favourably.

Additionally, the proposed outbuilding is to be setback 1.2 metres from the eastern lot boundary and 1.2 metres from the southern lot boundary. These setbacks are contrary to Clause 5.10.12 (c) of TPS 3 which specifies side lot boundary setbacks of not less than 2.5 metres in the Rural Living zone. Given the narrow lot widths of Rural Living lots, setback variations are commonly facilitated under Officer discretion subject to advertising.

Local Planning Policy APD18 – Outbuildings

LPP APD 18 includes a number of provisions relating to the development of outbuildings in Rural, Rural Living and Resource zoned lots. Clause 8 of the policy specifically restricts support for the development of outbuildings in the absence of an existing dwelling or dwelling under construction:

‘Planning applications for Outbuildings will not be supported in the absence of a dwelling on site. Applications may be supported where a dwelling is constructed to at least plate height level.’

This provision was incorporated into the policy in 2012 to formalise the City's position on the matter. Should Council wish to change the planning framework, then this provision would need to be substituted with a new provision specifying that outbuilding could be supported in the absence of a dwelling.

Issues

Convenience

The main reason for landowners wishing to construct an outbuilding on their property prior to a dwelling being constructed is to store their own possessions. It may be more affordable to construct an outbuilding which will then be used as an outbuilding than to pay for storage whilst renting a dwelling during construction. The current framework which doesn't support this can obviously cause some level of inconvenience to landowners wishing to do this. Should Council wish to modify the framework to allow for this, then legal agreements could be relied upon which would impose a timeframe and other obligations which the landowner would have to commit to. It should be noted however that following up on legal agreements and/or prosecution against non-compliance with legal agreements is undesirable as it would be costly and resource intensive.

Use of Outbuildings for Non-domestic/Commercial Purposes

The development of rural outbuildings for genuine rural purposes causes no issue and can be approved under TPS 3. However in many instances, where a rural outbuilding is no longer required for its intended rural purposes, landowners have allowed the outbuildings to be used for warehousing/storage purposes which are not permitted by TPS 3 and can cause negative impacts on the amenity of neighbours and the area. These types of former rural outbuildings can be sought out by warehouse operators looking for large storage capacity which is far cheaper than land in serviced industrial or commercial areas intended for genuine warehousing and storage.

Use of Outbuildings for Habitable Purposes

The City has encountered many instances of people residing in an outbuilding which is illegal. A common scenario that may occur is that landowners would seek approval for an outbuilding with the intention of constructing a dwelling on site at a later date. The City would then find that the outbuilding has been illegally retrofitted for human habitation to provide a convenient and affordable housing option. These retrofits would rarely meet the requirements of the Building Code of Australia for construction of a dwelling, particularly with regard to energy efficiency, effluent disposal and so forth. This situation, similar to that

mentioned above merely results in planning, building and health compliance resourcing which would generally not have been necessary if the outbuilding was not constructed.

Valid Planning Justification

It is undisputed that the owner's preference for an outbuilding on their property prior to a dwelling being constructed to store their possessions is legitimate. However, there appears to be no valid planning reason for Council to support an outbuilding on site in the absence of a dwelling being constructed. If Council resolves to approve this proposal based on the submission, it would be on personal, financial and convenience grounds only which cannot be supported by or justified through the statutory planning framework. Council should then be prepared to consider other similar proposals which also seek planning approval on personal, financial and convenience grounds which may be difficult to differentiate if there is no sound planning basis for such a decision.

Equitable Decision Making Process

Given that proposals to allow for the construction of outbuildings in Rural, Rural Living and Resource zoned areas in the absence of an existing dwelling or dwelling under construction have generally not been supported by the City in the past, it would be inconsistent and inequitable to consider this Development Application favourably. Previous unfavourable decisions on this matter have resulted in financial implications for other landowners who have had to store their personal possessions in an approved storage facility. Clause 8 of LPP APD 18 was incorporated into the policy in 2012 to formalise the City's position on this matter promoting transparency and accountability in the decision making process.

Conclusion

It is understood that landowners are not being able to construct an outbuilding on their Rural, Rural living or Resource zoned properties prior to construction of a dwelling may cause some inconvenience and may have a cost implications for storage of personal possessions in an approved storage facility. However, Council considered this implication on landowners when first adopting Clause 8 into LPP APD18 in 2012 to formalise the City's position on the matter, and then again in a review of Clause 8 at Council's Ordinary Meeting held on 14 August 2014 where it was unanimously resolved not to pursue any modifications to the existing planning framework

Approving this Development Application in contradiction to the statutory planning framework is likely to result in:

1. An undesirable precedent for other landowners within Rural, Rural Living or Resource zoned properties.
2. Inconsistency with previous statutory planning decisions resulting in an inequitable decision making process which is detrimental to the City's transparency and accountability.
3. Increased instances of landowners seeking individual concessions based on personal circumstances on the provisions of adopted council policies and TPS 3.
4. The requirement for a legal agreement which would impose a timeframe and other obligations which the landowner would have to commit to. The following up on legal agreements and/or prosecution against non-compliance with legal agreements is costly and resource intensive.
5. An increased requirement for Planning, Building and Environmental Health compliance resourcing.
6. An increased cost to the City in legal costs required to prosecute the illegal use of outbuildings in the subject areas.
7. People living illegally in outbuildings as an affordable housing option which is undesirable from an Environmental Health perspective.
8. Negative impacts on the amenity of Rural, Rural Living and Resource zoned areas if outbuildings are used inappropriately for commercial purposes.

There are no valid planning reasons to support a variation to Council's Local Planning Policy APD 18 'Outbuildings'. Based on the above reasons, it is recommended that Council resolve to refuse the Development Application as contained in the recommendation.

Strategic Plan/Policy Implications

Growing City

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

1. Applicant's letter of justification
2. Letter of no objection from eastern neighbour at 72 East Churchill Avenue, Beeliar.

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 14 May 2015 Council Meeting.

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

Nil.

14.3 (OCM 14/5/2015) - SALE OF LAND - PORTION OF LOT 9003 (PROPOSED LOT 805) MEREVALE GARDENS, YANGEBUP (6015949) (K SIM) (ATTACH)

RECOMMENDATION

That Council

- (1) accepts the offer from Merevale 9003 Pty Ltd to sell portion of Lot 9003 (Proposed Lot 805) Merevale Gardens, Beeliar for a consideration of \$1,821,750 (inc GST utilising the margin scheme) subject to the completion of all statutory requirements of Section 3.58 of the *Local Government Act 1995*; and
- (2) amend the 2014/15 adopted municipal budget by adding capital income of \$1,821,750 from the sale proceeds against a new CW project – Sale of Proposed Lot 805 Merevale Gardens, Beeliar and transferring these into the Land Development and Investment Fund Reserve.

TO BE CARRIED BY AN ABOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION**Background**

Proposed Lot 805 is a portion of Lot 9003 Beeliar Drive, Beeliar. Lot 9003 is a freehold lot created as a balance lot following the sale of Lots 801 and 802 Ivankovich Avenue, Beeliar to the Coles Group in 2013. Lot 9003 as a balance title consists of three discrete parcels of land.

Council at its meeting held on 11 December 2014 resolved to sell the middle parcel of land, comprising a 2.9999ha portion of Lot 9003. Council at its meeting held on 9 April 2015 then resolved to sell the north western portion (proposed Lot 803) comprising a 0.3317ha portion of Lot 9003. The area of Proposed Lot 805 is 5205 square metres, or 0.5205ha. The land is situated on the eastern side of Merevale Gardens and north of an existing grouped housing development.

It is recommended that Council accepts the offer for the portion of land.

Submission

The offer of \$1,821,750 (inc GST utilising the margin scheme) from Merevale 9003 Pty Ltd is the same entity that purchased Proposed Lot 803.

Report

Proposed Lot 805 is generally rectangular in shape running between Merevale Gardens and the railway reservation. The purchaser is understood to be developing the site by the construction of a centrally placed access for traffic and services with lots of approximately 200 square metres on each side.

The offer of \$1,821,750 (inc GST utilising the margin scheme) from Merevale 9003 Pty Ltd is in line with a recent valuation of the site by a licensed valuer. The purchase price is equivalent to \$400 per square metre. This rate is less than that achieved with the sale of Proposed Lot 803 Durnin Avenue, but takes into account the noise this lot may receive from the adjoining railway line and its less favourable position.

Section 3.58 of the Local Government Act 1995 requires that a Local Authority advertise any proposal to sell land by private treaty. The

advertisement must be in a newspaper with state-wide circulation, giving details of the property and the proposed disposition. The advertisement is to give notice inviting submissions to be made on the proposal and allowing such submissions for a period not less than 2 weeks from the date of the advertisement.

Notice concerning the proposal will be placed in the West Australian newspaper. The officer recommendation to Council is framed in such a way that it is subject to no objection being received as a result of the public advertising of the Section 3.58 disposition of land notice. If any objections are received within the statutory advertising period, the matter will be brought back to the next Council meeting for determination.

A subdivision application for this proposal and the creation of three additional lots has been made to the Western Australian Planning Commission. Subdivision estimated costs, which will include the provision of all services, have been provided by a consulting engineer. The cost of the services required by the subdivision is estimated at \$1,000,000, but importantly covers all four lots being the subject of the subdivision. These will significantly value add to the remaining portions of Lot 9003, which will enable highest realisation of this asset.

It is recommended that Council support the disposition of land.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.

Governance Excellence

- To conduct Council business in open public forums and to manage Council affairs by employing publicly accountable practices.

Budget/Financial Implications

Amend the 2014/15 adopted municipal budget by adding capital income of \$1,821,750 from the sale proceeds against a new CW project – Sale Lot 805 Merevale Gardens Beeliar and transferring these into the Land Development & Investment Fund Reserve.

Legal Implications

Provisions of Section 3.58 of the *Local Government Act 1995* apply.

Community Consultation

As required by Section 3.58 of the *Local Government Act 1995*. A notice concerning the proposal will be placed in the West Australian newspaper. The officer recommendation to Council is framed in such a way that it is subject to no objection being received as a result of the public advertising of the Section 3.58 disposition of land notice. If any objections are received within the statutory advertising period, the matter will be brought back to the next Council meeting for determination.

Attachment(s)

1. Valuation
2. Location Plan

Advice to Proponent(s)/Submitters

The Proponent(s) have been advised that this matter is to be considered at the 14 May 2015 Ordinary Council Meeting .

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

Nil.

14.4 (OCM 14/5/2015) - INITIATION OF AMENDMENT 109 - USE CLASS PERMISSIBILITY FOR 'CLUB PREMISES' (109/045) (C CATHERWOOD)

RECOMMENDATION

That Council

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

1. Deleting the current land use permissibility contained within Table 1 'Zoning Table' for the land use 'Club Premises' for the following zones and replacing as described below:

Zone*	Land Use permissibility for 'Club Premises'	
	Delete current:	Replace with:
Residential	A	X

Regional Centre	P	D
District Centre	P	D
Local Centre	D	A
Mixed Business	P	D
Business	D	A
Light and Service Industry	P	D
Industry	P	D
Rural Living	A	X

**Zones not mentioned are to remain as currently designated*

- (2) upon preparation of amending documents in support of resolution (1) above, determine that the amendment is consistent with Regulation 25(2) of the Regulations and the amendment be referred to the Environmental Protection Authority ('EPA') as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, be advertised for a period of 42 days in accordance with the regulations.

COUNCIL DECISION

Background

From time to time, the City of Cockburn receives development applications for 'Club Premises' and is required to assess these and determine whether they are appropriate for the proposed zone and location.

Given the range of different clubs which fall within this land use, it would be useful to provide further guidance and clarity to both potential applicants and City officers as to:

- Where this land use is considered appropriate or otherwise;
- What will be considered in the exercise of Council's discretion; and
- What types of conditions may be imposed on approvals for this land use.

The latter two are matters which can be dealt with via a local planning policy. Land use permissibility is set out in the City's Town Planning

Scheme No. 3 (TPS3) and this proposed amendment proposes changes to the current land use table.

Submission

N/A

Report

The definition for 'Club Premises' within TPS3 is consistent with the Model Scheme Text, and reads:

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

This is a reasonably broad definition and can encompass a range of different types of clubs, often with differing impacts on the surrounding land uses.

This amendment seeks to adjust the land use permissibility for this land use in some zones. A local planning policy ('LPP') could then form the assessment criteria to guide the assessment and approval process.

It is proposed to delete the current land use permissibility contained within Table 1 Zoning Table for the land use 'Club Premises' for the following zones and replacing as described below:

Zone*	Land Use permissibility for 'Club Premises'	
	Delete current:	Replace with:
Residential	A	X
Regional Centre	P	D
District Centre	P	D
Local Centre	D	A
Mixed Business	P	D
Business	D	A
Light and Service Industry	P	D
Industry	P	D
Rural Living	A	X

**Zones not mentioned are to remain as currently designated*

The proposed changes would ensure that 'Club Premises' are not in any zone a 'P' use, and that they are either a 'X' (prohibited) use, or a 'D' or 'A' use where they are not permitted without Council discretion

being exercised to grant approval. An 'A' use requires advertising in addition to this.

Should the changes be adopted, Council could consider implementing a Local Planning Policy for 'Club Premises' to provide specific assessment criteria, and further guidance on how discretion should be exercised (particularly noting the matters that need to be considered in respect of a planning application). This could help develop acceptable and non-acceptable thresholds for proposed development that would need to be considered in the planning process. Other particular issues a local planning policy could assist in clarifying for potential applicants include:

- Definition of potential amenity impacts;
- Locational attributes; and
- Differentiation between low and high impact activities.

It is recommended that Council initiate the Scheme amendment.

Strategic Plan/Policy Implications

Growing City

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

Budget/Financial Implications

N/A

Legal Implications

Planning and Development Act 2005

Community Consultation

The Town Planning Regulations 1967 specify a 42 day advertising period. The State Government are looking to reduce this period for simpler amendments, though this would not be effective till July 2015. It is expected this amendment will need to be processed under the current regulations as it should advance before July 2015.

Attachment(s)

N/A

Advice to Proponent(s)/Submitters

N/A

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

Nil.

14.5 (OCM 14/5/2015) - CONSIDERATION TO ADOPT SCHEME AMENDMENT NO. 106 - LOCATION: LOT 545 BARTRAM ROAD, SUCCESS - OWNER: JEANETTE ANN BEASLEY - APPLICANT: PLANNING SOLUTIONS (109/042) (C HOSSEN) (ATTACH)**RECOMMENDATION**

That Council

- (1) modify the Scheme Amendment Map and supporting documentation as advertised to reflect that shown in Attachment 2;
- (2) subject to (1) above, adopt for final approval Amendment No.106 to City of Cockburn Town Planning Scheme No. 3 ("Scheme") in pursuance of Section 75 of the *Planning and Development Act 2005* for the purposes of:
 1. Rezoning parts of Lot 545 Bartram Road, Success from 'Residential R20' to comprise the zones of 'Residential R30', 'Residential R40' and 'Residential R60' as depicted on the Scheme Amendment Map.
 2. Reserving parts of Lot 545 Bartram Road, Success as 'Local Road' and 'Parks & Recreation' as depicted on the Scheme Amendment Map.
 3. Removing Lot 545 Bartram Road from Development Area 14.
 4. Amending the Scheme Map accordingly; (3) endorse the Schedule of Submissions prepared in respect of Amendment No. 106 to the Scheme.
- (4) in anticipation of the Hon. Minister's advice that the final approval will be granted, the amendment documentation be signed, sealed and forwarded to the Western Australian Planning Commission;
- (5) advise the proponent and those parties that made a submission of Council's decision accordingly; and
- (6) provide copies to the applicant of the submissions received from the Department of Aboriginal Affairs; Department of Water;

Water Corporation; Western Power and; Department of Parks and Wildlife and direct the applicant to ensure they begin detailed consultation with these agencies in lead up to the subdivision process. Such consultation should be undertaken in conjunction with the City of Cockburn.

COUNCIL DECISION

Background

The subject land comprises Lot 545 (No. 77) Bartram Road, Success and is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Residential R20' under City of Cockburn Town Planning Scheme No.3 ("Scheme").

The subject site is located directly west of Wentworth Parade, north of Bartram Road and east of the Twin Bartram Swamps Structure Plan area (refer to Attachment 1 for the Locality Plan). The Twin Bartram Swamps Conservation Category Wetland is located immediately to the north of the subject site.

The purpose of this report is to consider the Scheme Amendment final adoption, following the formal advertising period having taken place.

Submission

The Proposed Scheme Amendment has been lodged by Planning Solutions, in conjunction with John Chapman Town Planning Consultant, on behalf of the prospective purchaser of the land, Allvivid Pty Ltd.

Report

The proposal seeks to amend the Scheme by rezoning the subject site from 'Residential R20' to 'Residential R30', 'Residential R40' and 'Residential R60'. The proposal also seeks to reserve portions of the site for 'Local Roads' and 'Parks and Recreation'. See Attachment 3 for a concept plan of the subject area.

The area to be rezoned for 'Parks and Recreation' is 7949m² in size and will act as an extension of the planned open space areas to the

west of the site. Wetland fringe vegetation buffer forms 4620 m² of the open space area, this area will be revegetated during the development stage of the proposal. The total of the open space area is consistent with the 10% provisions within Liveable Neighbourhoods.

In recent times, areas subject to greenfields residential development have been zoned 'Development' and subject to the preparation of a comprehensive Structure Plan undertaken in accordance with Part 6 of the Scheme. This Structure Plan becomes the zoning and reserving mechanism, working in conjunction with the Scheme to regulate land use and development. Within the northern half of the locality of Success, there are a number of undeveloped land parcels that are zoned 'Residential' but are also within a Development Area. The situation is largely due to the zoning sourced from the former Town Planning Scheme No. 2 combining with the structure planning requirements introduced in Town Planning Scheme No. 3. The subject site is one of these parcels.

As the land is currently zoned 'Residential' it has been communicated to the City from the Western Australian Planning Commission ('WAPC') that support should be directed towards a Scheme amendment which seeks to put in place the pattern of zones and reserves to be ultimately reflected by the subdivision and development of the land. This is considered manageable for this site, given its discrete size and logical planning of zones and reserves to build on the surrounding pattern. It is however an inflexible approach to planning and not suited to the broader scale proposals or where there is a variety of planning issues to manage.

Therefore this proposed amendment looks to retain the 'Residential' zoning of the land, while introducing a more contemporary residential coding mix and appropriately address the Conservation Category Wetland Buffer. To facilitate this outcome the Scheme amendment has been accompanied by a comprehensive Explanatory Report that provides the same level of detail and planning rigour as found within a Structure Plan explanatory report.

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 Scheme amendment explanatory report assumes an expected yield of 99 dwellings. Gross density of the site is therefore likely to be 25 dwellings a hectare, an amount consistent with Directions 2031 and Liveable Neighbourhoods.

The dwelling yield is also generally consistent with the actions/initiatives of the Cockburn Central Activity Centre Plan.

Traffic

The applicant has undertaken a traffic impact assessment to support the Scheme amendment. The report has been analysed by the City's Engineering Department and deemed to be satisfactory in both its assumptions and recommendations. All expected traffic volumes are within standard limits expected by the City.

Bushfire Risk

The applicant has undertaken a Fire Management Plan to support the Scheme amendment. The report has been analysed by the City and deemed to be to the City's and the WAPC's standard.

The Fire Management Plan and the proposed layout of the subject area strike an appropriate balance between reducing vulnerability to the bushfire risk and the protection and improvement of the functionality of the Twin Bartram Swamps environment.

Community Consultation

In accordance with the Town Planning Regulations 1967 the amendment was advertised for public comment for a period of 42 days from 20 January 2015 to 2 March 2015.

A total of 11 submissions were received during the advertising period; two submissions were received from nearby landowners and nine from government authorities/service agencies.

Two submissions were received from adjoining landowners objecting to the proposal. One related to a matter not relevant to the proposal, namely, objecting to future planning for Bartram Road extension over the Freeway.

The second submission objected to two specific matters, being:

1. Change from R20 to R60 directly opposite the submitter's home.
2. Traffic issues.

With regard to 1 above, the subject site is currently zoned R20, the proposal is for land adjoining the submitter to be zoned R40 and R60. The maximum building height for R20 development is 2 stories; the maximum building heights for R40 and R60 are 2 and 3 stories respectively. Therefore the expected built form of development would not differ greatly from that currently allowable, particularly noting the physical separation by a neighbourhood connector (Wentworth Parade) between the subject site and the adjoining residential area (35m).

The increased density proposed on the subject site is in line with the objectives of Directions 2031 and the Implementation Framework of the Cockburn Central Activity Centre Plan - that looks to achieve a minimum gross density on undeveloped residential land within proximity of the Regional Activity Centre.

The future development sites sit 35m across Wentworth parade from the lot boundary of the submitter's property. No overshadowing or overlooking matters will therefore occur. The submitters dwelling will retain direct sight lines to the proposed Public Open Space and wetland in the north of the subject site.

Concerns related to localised traffic congestion are noted. The applicant has lodged a traffic impact assessment with the Scheme amendment report. This notes that any likely increase in traffic volumes from the proposed amendment can be catered for within the existing local road network. The design of the proposed access road connection to Wentworth Parade will be subject to detailed design at subdivision and construction drawing stage to ensure that compliance with the relevant safety and engineering standards. Comments regarding the possibility of right turn access from the north to avoid 'doubling back' are noted.

The applicant will be required to construct a footpath/DUP to the western side of Wentworth Parade which will improve pedestrian and cyclist safety through the area.

As the subject site adjoins a portion of Bartram Road that is zoned 'Regional Road' under the MRS comment was sought from Main Roads WA. Their submission noted that there was no objection to the proposed Scheme amendment however that at time of subdivision it would be unlikely that they would support any lots gaining direct access onto Bartram Road. Noting there may be future need to raise portions of the current local road network to allow clearance for the future Bartram Road bridge.

The applicant noted that their intent had been to gain access to lots directly from Bartram Road. Planning and Engineering staff from the City met with Main Roads to discuss the matter. Following constructive dialogue with Main Road they have reiterated their position on objecting to any direct access to Bartram Road from the subject land.

The modifications proposed to the Scheme amendment are in response to the position of Main Roads. The applicant and the City have determined that access can be gained to the development site from the proposed east-west subdivisional road. This will be via a 'U' shaped laneway.

The proposed modifications to a portion of the subject land rezoning it from R30 to R40 is to ensure flexibility in the delivery of final lot product on the site while meeting the various planning objectives of the area. The minor changes to the proposed road network have been sighted and deemed acceptable by the City's Engineering Department.

The remaining submissions are addressed in detail in the Schedule of Submissions (Attachment 4) and raise no material matters which impact on the consideration of this proposal.

Conclusion

In summary it is recommended that the City adopt the proposed Scheme Amendment No.106, subject to modification.

Strategic Plan/Policy Implications

Growing City

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

Environment & Sustainability

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

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 – for adoption
3. Current and Proposed Zoning Map – as advertised
4. Schedule of Submissions

Advice to Proponent(s)/Applicant

The Proponent(s) have been advised that this matter is to be considered at the 14 May 2015 Council Meeting.

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

Nil.

14.6 (OCM 14/5/2015) - PROPOSED LOCAL STRUCTURE PLAN - LOT 9001 COOGEE ROAD, MUNSTER - OWNER: ANDY & MARIN ZUVELA - APPLICANT: MW URBAN (110/121) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 (b) of City of Cockburn Town Planning Scheme No. 3 ("Scheme), refuse the Proposed Structure Plan for Lot 9001 Coogee Road, Munster for the following reasons:
 1. In accordance with Clause 6.2.6.4 the Proposed Structure Plan is not consistent with orderly and proper planning.
 2. In accordance with Clause 6.2.2.1 the Proposed Structure Plan does not conform to the purposes of the Development Area in that it does not provide sufficient comprehensive planning and coordination of subdivision and development.
 3. In accordance with Clause 6.2.5.2 adoption of the Proposed Structure Plan over part of a Development Area, in this case DA 5, will prejudice the specific purposes and requirements of the Development Area.
 4. The absence of comprehensive planning for the portion of DA5, currently zoned Urban Deferred, affected by the Woodman Point Waste Water Treatment Plant Buffer, means the Proposed Structure Plan lacks detail of how it will fit with the broader context.

5. The Proposed Structure Plan does not sufficiently address Clause 6.2.6.2 (f) (iii) in terms of its integration with surrounding land uses, being predominantly residential. Specifically that it will set a precedent on how such uses should interface with residential land uses across the precinct.
 6. In accordance with Clause 6.2.9.2 (a) the Western Australian Planning Commission has provided advice that the Proposed Structure Plan is premature and that an overall plan is required to guide development in the area zoned Urban Deferred and encumbered by the Woodman Point Waste Water Treatment Plant Buffer.
 7. Consideration of land uses within the Woodman Point Waste Water Treatment Plant Buffer prior to the implementation of the legislative instrument, currently under preparation by the Department of State Development and Department of Planning, is premature and may prejudice the determination of what is a prescribed 'sensitive' land use in said legislative mechanism.
- (2) instructs City staff to prepare a District Structure Plan, in order to guide how future subdivision and development may take place within the portion of Development Area 5 affected by the Woodman Point Waste Water Treatment Plant Buffer. The first step is to prepare a project plan for Council's consideration, detailing how community consultation will take place to ensure the views of residents are taken in to account;
 - (3) advise the applicant, landowners within the Structure Plan area and those who made a submission of Council's decision accordingly; and
 - (4) forward a copy of Council decision to the Western Australian Planning Commission for their information.

COUNCIL DECISION

Background

The subject land is 5,580m² in size; being bound by residential development to the east, rural land to the west, the AMC tech precinct to the south and Splash Terrace to the north. The subject land directly adjoins the Munster residential area. See Attachment 1 for a locality plan.

The subject land is within the Woodman Point Wastewater Treatment Plant Buffer, is currently vacant and has no approved uses on it.

The subject land is zoned 'Urban Deferred' under the Metropolitan Region Scheme ("MRS"). The eastern boundary of the subject land adjoins land zoned 'Urban' under the MRS.

The subject area is zoned 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is located within Development Area 5 (DA5), Development Contribution Area No. 13 (DCA13) and Development Contribution Area No. 6 (DCA 6).

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

Submission

MW Urban on behalf of the landowner has lodged a structure plan for the subject land.

Report

The Proposed Structure Plan as shown within Attachment 2 provides for a Special Use Zone ('SU') development.

SU Zones by definition are:

*'to provide for uses which have **unique development** requirements that cannot be easily accommodated by the objectives of any other zone included within the Scheme.'*

The SU Zone on the subject land proposes to allow three uses to operate within the boundary of the zone, being:

Use Class	Scheme Definition
Office	Means premises used for administrative, clerical, technical, professional or other like business activities.

Storage	Means premises used for the storage of goods, equipment, plan or materials.
Warehouse	Means premises used to store or display goods and may include sale by wholesale.

Further to the land use controls above the applicant has proposed that the following set of conditions be applied to any development that occurs on the land.

- Planning approval.
- Office limited to a floor area of 100m².
- The following development standards apply:
 - 1) a minimum setback of 1.5m to the common boundary with abutting residential properties to the east (excluding Lot 8005 Splash Terrace) and to the Splash Terrace frontage;
 - 2) a minimum nil setback to the western and southern boundaries and to the common boundary with Lot 8005 Splash Terrace;
 - 3) landscaping, including screening vegetation along the eastern boundary, to the satisfaction of the local government;
 - 4) a maximum building height of 4.5m within 4.5m of the eastern boundary, and a maximum building height of 7.5m elsewhere.
- A Traffic Impact Assessment, to the satisfaction of the local government, is required to be prepared and implemented to the satisfaction of the local government as part of an application for planning approval.
- A Noise Management Plan, prepared by a recognised acoustic consultant, to be implemented to the satisfaction of the local government, as part of an application for planning approval. The Noise Management Plan should include:
 - 1) sound proofing measures used in the design and construction of the development;
 - 2) predictions of noise levels;
 - 3) control measures to be undertaken (including monitoring procedures);
 - 4) a complaint response procedure;
 - 5) all noise attenuation measures, identified by the plan or as additionally required by the City, to be implemented prior to occupancy of the development or as otherwise required by the City and the requirements of the plan are to be observed at all times.

Planning Context

As noted above the subject land is zoned 'Urban Deferred' under the MRS and 'Development' under the Scheme.

Prior to 1997 the subject land was zoned 'Rural' under the MRS, being rezoned to 'Urban Deferred' in 1997 as part of MRS Amendment 939/33A. In making his determination the then Hon. Minister noted that:

"land within the Urban Deferred Zone should not be considered as being suitable for future residential development. Rather, future use is to be compatible with the location of land within the Waste Water

Treatment Plant Buffer Zone or the Minister for the Environment's conditions of development as appropriate.

The advice goes on to outline that future land uses should be discussed with the City in conjunction with the WAPC.

Prior to the move to urbanisation of the Munster locality the subject land was zoned 'Rural' under Scheme No. 2. Following the modification to the MRS as described above 'DA 5' was gazetted into Scheme No. 2 on 12 January 2001.

The purposes of Development Areas are to:

1. Identify areas requiring comprehensive planning; and
2. Coordinate **subdivision and development** in areas requiring comprehensive planning.

DA 5 of Schedule 11 provides the following provisions for development within its boundary:

1. An approved Structure Plan together with all approved amendments shall apply to the land in order to guide subdivision and development.
2. To provide for residential development except within the buffers to the Woodman Point WWTP, Munster Pump Station and Cockburn Cement.
3. The local government will not recommend subdivision approval or approve land use and development for residential purposes contrary to Western Australian Planning Commission Environmental Protection Authority Policy on land within the Cockburn Cement buffer zone.

Following the gazettal of the Scheme on 20 December 2002 the subject land was included within the newly created 'Development Zone' and DCA 6.

The objective of the 'Development Zone' is to:

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

In noting the objective of the zone, and Provision 2 of DA 5 under Schedule 11, it is clear that the Scheme envisages either industrial or commercial development taking place, subject to the preparation of a comprehensive Structure Plan. No residential development can take place due to the presence of the Sewer Treatment Plant and the

possibility of odour impacts detrimentally impacting the health and amenity of residents if residential development took place.

The land immediately north and east of the subject land forms part of the Munster – Phase 2 Structure Plan. This Structure Plan provides for a residential outcome with associated roads and public open space. Being adopted by Council on 14/07/2005 it forms a comprehensive Structure Plan as required by DA 5.

The land immediately south of the subject land was included in the 'Development Area 6' (DA 6) at time of gazettal of the Scheme. DA 6 provides for the establishment of a Marine Industry Technology Park following the approval of a comprehensive Structure Plan. A comprehensive Structure Plan was endorsed for DA 6 Australian Marine Industry Technology Precinct on 8 September 2006.

The proposal before Council is a Structure plan for consideration in accordance with the provisions of DA 5.

Woodman Point Waste Water Treatment Plant Buffer

The subject land is within the WPWWTP Buffer, which extends 750 metres in an easterly direction from the treatment plant.

As outlined above, the prevailing statutory planning framework does not permit residential development within the buffer. The proposed land uses associated with the Proposed Structure Plan are consistent with this prohibition and the zone objective, being commercial and light industrial in nature.

Council's long term held position on the location of the buffer has been that it should be retracted to the eastern shore of Lake Coogee once the appropriate works to reduce the odour have been undertaken and the science can confirm this.

The Water Corporation through the Results of the Odour Monitoring and Modelling Program (2010) advised the WAPC in March 2012 that it had finalised its odour monitoring and modelling report, which recommends the retention of the existing 750 metre odour buffer. This current 750m buffer is secured through the MRS and the corresponding provisions of the City's Scheme.

Importantly in the finalisation of the WPWWTP Buffer is the current work by the Department of State Development is undertaking on the buffer definition study for the Western Trade Coast through a legislative mechanism. The WPWWTP Buffer is expected to form a part of a new Act of Parliament, an Act that will likely prevail over the Planning and Development Act 2005 to the point of any inconsistency. This creates a

degree of uncertainty as to what this Act may or may not permit within the area covered by it.

Proposed Land Uses

As noted above, the subject land is included within the 'Development Zone' and DA 5 as such the City can consider Structure Plans. DA 5 explicitly forbids the further development of land within the WPWWTPB for residential purposes; the remaining uses that can be considered on the subject land, in keeping with the overriding objective of the 'Development Zone', by exclusion, are industrial and commercial in nature.

The Proposed Structure Plan recommends that the land uses of Office, Storage and Warehouse are appropriate for consideration on the subject land; the structure plan report noting:

"It is envisaged the most likely use for the site will be a storage facility and/or storage yard, with associated office space for administrative purposes. Such use would complement, and could service, the adjacent Australian Marine Complex precinct, while also not adversely affecting the amenity of abutting and nearby residences."

Traffic

The applicant engaged the services of traffic consultancy to undertake a Transport Assessment associated with the Proposed Structure Plan to assess the likelihood of compliance with the WAPC's Transport Assessment Guidelines for Development. The preparation of a traffic assessment was deemed necessary in light of the proximity of existing residential development, the size of the proposed development and uniqueness of the proposal.

The traffic assessment identified the proposed development – being an industrial land use between 1,000 and 10,000m² - to have a 'Moderate Impact' under the criteria identified in the Transport Assessment Guidelines for Development. Developments deemed to have a moderate impact require the preparation of a brief transport assessment. The assessment provided with the Proposed Structure Plan meets the requirements and standards of the WAPC.

The Transport Assessment was further informed by a 'Self Storage Facility Traffic and Parking Study' undertaken by the Self-Storage Association of Australasia. This study was based on an assessment of 32 self-storage facilities around Australia.

The transport assessment was undertaken with the assumption that the site would be developed for small scale self-storage units or hardstand storage purposes, or both.

Although the proposal on the subject land is for a Structure Plan, the Transport Assessment provides assumptions around access and egress from the site in line with the expected final development, informed by the built form controls and development concept provided for in the Structure Plan documentation. Vehicle access to the site is assumed to be taken from Korcula Court; egress would be from Splash Terrace. One way movement through the site would connect the two access points. The Transport Assessment assumes that access would be controlled through an automatic electronic gate. This is shown in the following figure.



Assumptions made in the Transport Assessment indicate that access to the site through the strategic road network will generally be made via Frobisher Avenue, Button Street, Rockingham Road and Stock Road. Egress to the strategic road network would be via Splash Terrace, Albion Avenue, Coogee Road, Frobisher Avenue, Button Street and Rockingham Road. This is shown in the following figure.



The subject site is currently vacant and generates no vehicle movements. For the purposes of rendering an accurate trip generation estimate and to quantify the impacts of the proposal the Transport Assessment assumes that the proposed development will include a 3,000m² storage facility and incidental office component.

The Transport Assessment estimates that the total vehicle movements to and from the site on an average weekend will be 60 trips. Peak hour trips in both the AM and PM periods are estimated to be 8 trips.

The Transport Assessment for context provides a comparison to trip generation rates should the subject land be developed for residential purposes. Utilising an assumption on the subject land of 6-7 residential dwellings and a daily traffic generation rate of approximately 9 trips per dwellings it was outlined that the development of the site for storage type purposes will generate a similar amount of vehicle movement. The assumption of 9 trips per dwelling is in line with standard practice.

The transport assessment was reviewed by the City's Transport Engineer for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related to traffic management, for any proposal for development approval on the subject site should the Structure Plan be approved.

The Part 1 of the Structure Plan and the Structure Plan Map makes clear the development conditions associated with the proposed land uses on the subject land. Any proposal for development is to be accompanied by a Traffic Management Plan, prepared and implemented to the satisfaction of the City.

The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the transport assessment/management controls proposed on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface and access the existing residential development and how traffic would be managed across the entire precinct. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Noise Management

The applicant engaged the services of Herring Stoner Acoustics to undertake an acoustic assessment of noise emission associated with the Proposed Structure Plan to assess the likelihood of compliance with the Environmental Protection (Noise) Regulations 1997. The preparation of an acoustic assessment was deemed necessary in light of the proximity of residential development and the need to ensure compliance with Clause 5.9.3 of the Scheme.

The assessment was undertaken with the assumption that the site would be developed for small scale self-storage units of hardstand storage purposes. The assessment was also carried out in accordance with the Environmental Protection Authority's Draft Guidance for Assessment of Environmental Factors No. 8 – Environmental Noise

The noise modelling undertaken included the consideration of noise emissions from both cars moving on site and also trucks moving on site. Worst case scenario assumptions included the possibility of vehicle movements occurring during night time periods.

Based on assessments undertaken it was stated that the noise received at the neighbouring residential from vehicle movements has been determined by Herring Stoner Acoustics to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 at all times.

The acoustic assessment was reviewed by the City's Environmental Health Department for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related to noise management, for any proposal for development approval on the subject site should the Structure Plan be approved.

The Part 1 of the Structure Plan and the Structure Plan Map makes clear the development conditions associated with the proposed land uses on the subject land.

Any proposal for development is to be accompanied by a Noise Management Plan, prepared and implemented to the satisfaction of the City. The Noise Management Plan should include:

1. Sound proofing measures used in the design and construction of the development.
2. Predictions of noise levels.
3. Control measures to be undertaken (including monitoring procedures).
4. A complaint response mechanism.
5. All noise attenuation measures, identified by the plan or as additionally required by the City, to be implemented prior to occupancy of the development or as otherwise required by the City and the requirements of the plan are to be observed at all times.

The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the noise attenuation/management controls proposed on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface the existing residential development and how noise would be managed across the entire precinct. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Proposed Built Form Controls

The Proposed Structure Plan looks to place a commercial/industrial use directly adjacent to land utilised for residential land uses. Therefore, officers when considering the appropriateness of any built form controls proposed on the subject land are guided by the requirements of the Scheme.

Clause 5.9.3 of the Scheme provides requirements for commercial and industrial uses on land abutting a 'Residential Zone' to protect the amenity for residences, as follows:

Clause 5.9.3 Amenity
(a) Buildings shall be located on land abutting a residential zone so as to minimise overshadowing on, and to maximise privacy within adjoining, existing or future residences.

Therefore in accordance with the Scheme the significance of the preservation of residential 'Amenity' is the priority. Amenity is defined in the Scheme as,

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

As such, when considering the appropriateness of the land use, location of the land use in proximity to residential land uses and the site specific built form controls - the context of the area, both present day and future, were considered relevant. This point is discussed elsewhere in this report.

The site specific built form controls outlined by the applicant on the Proposed Structure Plan include:

1. Limiting office space to 100m², such that it is incidental to the predominant use;
2. A minimum setback of 1.5m to the common boundary with abutting residential properties to the east (excluding Lot 8005 Splash Terrace) and to the Splash Terrace Frontage.
3. A minimum nil setback to the western and southern boundaries and to the common boundary with Lot 8005 Splash Terrace.
4. Screening vegetation within the eastern boundary setback area to the satisfaction of the local government.
5. A maximum building height of 4.5 metres within 4.5 metres of the eastern boundary, and a maximum building height of 7.5 metres elsewhere.

The site specific built form controls that have been proposed by the applicant to satisfy the requirements of Clause 5.9.3 constitute a reasonable attempt to address the requirements of the Scheme. They were deemed appropriate to in the context of an advertised Structure Plan. In general the setbacks, building height, screening vegetation and overshadowing were deemed to constitute no greater burden on the adjoining residential lots than would be reasonably expected should the land be developed for residential purposes.

The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the built form controls proposed on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface the existing residential development. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Local Context – Local Amenity

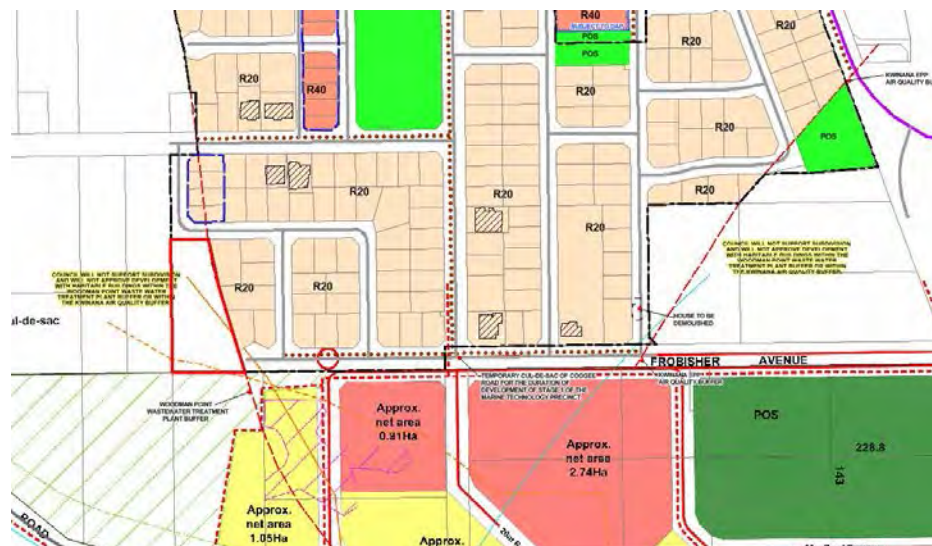
As discussed briefly previously when considering the appropriateness of the Proposed Structure Plan: the land use, location of the land use in proximity to residential land uses and the site specific built form controls - the context of the area, both present day and future, are considered relevant.

Amenity as described by the Scheme is defined as:

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

Therefore in making a determination on whether a proposal will impact on the ‘Amenity’ of an area a thorough understanding of the approved planning framework is required.

The following figure provides a view of the surrounding approved and endorsed Structure Plans surrounding the subject land.



To the north and east of the subject land is subject to an endorsed Structure Plan that facilitates low and medium density residential outcome. The present and future residential amenity of this cell in isolation is a residential one.

However, directly to the south and south east of the subject land is the Australian Marine Technology precinct. This land, which begins approximately 30m from the subject land, is zoned for commercial and light & service industrial uses. Therefore the future ‘amenity’ of the subject land and the surrounding locale cannot exclude this known outcome.

In proximity to the subject land, on the southern side of Korcula Court/Frobisher Avenue is land zoned for either 'Research and Development' or 'Mixed Use'. The figure below outlines the purpose and objectives of these two structure plan zones.

Research and Development - The majority of the Structure Plan area consists of land allocated for research and development uses (shown in light yellow). A portion of this use is allocated to Raytheon Australia. Raytheon is a mission systems integrator providing solutions for sea, land, air and office environments. The company is focused on engineering and technical workforce. The research and development site, identified on the Structure Plan in yellow, has already received planning approval from the City of Cockburn. Research and Development is a Permitted use under the Scheme.

Mixed Use (Residential, Support Services, Office) - Two pockets of land are allocated to the north of the subject land for mixed use. It is envisioned that these two portions will incorporate residential, office and commercial uses. The residential components of this precinct will be placed outside of the Water Corporation Waste Water and Environmental Protection buffers. The residential component will provide localised accommodation opportunities for those working within the Technology Precinct. Support services such as lunch bar and restaurants are Discretionary Uses, whilst Office and Residential are Permitted Uses under the Scheme.

Further to this the Australian Marine Park – Technology Precinct Structure Plan provides a land use permissibility table, which along with the DA 6 provisions of the Scheme controls land use within that structure plan.

This structure plan allows a wide range of commercial and light & service land uses. The following table outlines the current land use permissibility in the Australian Marine Park – Technology Precinct Structure Plan.

Land Use	Use
Research and Development	P
Product or process development and improvement	P
Supply of technology based products and services	D
Provision of specialist services to increase the capabilities of companies in technology industries	D
Education and Training	P
Light and Service Industry	D
Office Administration	P
Support Services, including but not limited to child care facilities, lunch bar and restaurants	D
Caretaker Dwellings	P
Education Establishments (but excludes Primary and Secondary Schools)	P
Residential Building	P
Bank	P
Office	P
Child Care Premises	D
Civic Use	D
Community Purpose	D
Convention Centre	D
Reception (function) Centre	D

Showroom	D
Private Recreation	D
Restaurant	D
Tavern	D
Health Studio	D
Convenience Store	D
Industry – Light	D
Industry – Service	D
Lunch Bar	D
Storage	D
Telecommunications Infrastructure	D
Warehouse	D
Other activities that the Council is satisfied are directly or associated to marine related activities	D

The above table should be read in conjunction with the provisions of Schedule 11 of the Scheme where they relate to DA 6.

From the land use table it is clear that a wide range of land uses complimentary to that proposed on the subject land currently permissible in the locality. Significant portion of Korcula Court/Frobisher Avenue include direct frontage of land zoned to allow these uses and it is feasible that traffic to these uses will utilise the local road network.

The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the effect on local amenity from the proposal on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface the existing residential development. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Community Consultation

The proposed Structure Plan was advertised for public comment from 3 March 2015 and 21 April 2015. All submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 3). A total of 105 submissions were received

The original advertising period was scheduled to run from 3 March 2015 until 24 March 2015. During this period a community street meeting was organised by concerned residents. Following this a request was lodged with the City to extend the advertising period to allow residents additional time to formulate arguments with the intent being to lodge more comprehensive submissions. The City approached the applicant to ascertain their openness to an extension; the applicant

supported an additional period of time. The formal advertising period was extended by four weeks to 21 April 2015.

The City wrote to all those previously written to and all those who had previously lodged a submission regarding the extension of advertising and also the City's intent to hold a Community Forum. This forum was held at the City's Administrative Centre on 13 April 2015.

The intent of the forum was for the City to create an open dialogue between the community and the applicant and to allow residents to voice their concerns and raise matter directly with the applicant. In total 43 members of the community attended the forum. Presentations were given by the City and the applicant, focusing on the wider strategic planning of the locality and the specifics of the proposal, respectively.

Following the two presentations there was approximately 100 minutes of question and answer. All residents were given an opportunity to ask questions to both the City and the applicant.

One submission, specifically an addendum to a submission, has been excluded from the Schedule of Submissions due to the use of offensive language and inflammatory threatening comments. This is considered unacceptable behaviour to be highlighted in the public domain.

Eight submissions were received from government agencies and servicing authorities; none of these objected to the proposal. A number of submissions raised points of comment which have been addressed in the schedule of submission.

97 submissions were received from adjoining landowners. Of these only one submission provided conditional support. The remaining 96 submissions objected to the proposed Structure Plan for varying reasons.

The matters raised, though various, are summarised in detail below:

Inappropriate Land Use

A number of submitters raised the point that consideration of light industrial or commercial land uses are inappropriate and not compatible with the residential context of the locality of Munster.

As noted above the objective of the 'Development Zone' is to:

*“provide for **future residential, industrial or commercial** development in accordance with a comprehensive **Structure Plan** prepared under the Scheme.”*

As residential development is forbidden via the Scheme and the state planning framework the consideration of industrial and commercial land uses are in line with the Scheme able to be considered within DA 5.

The question is then to determine, when considering a proposal, is whether the specific proposal and the land uses that are proposed are appropriate for the local context.

In general commercial and light industrial uses and residential uses can coexist in the same area, that is to say that they are not incompatible. What is important is how they coexist, how any off site emissions and impacts are managed or restricted to ensure the viability of both and the health and wellbeing of the residential community.

The applicant has lodged a noise report and the City had secured additional Noise Management procedures on the subject land. Further to this built form controls ensure that any land use is internalised further reducing issues on conflict that may arise from the subject land.

In this case the proposed land uses: 'Warehouse', 'Storage' and 'Office' are uses that can operate in proximity to residential land uses where the appropriate built form controls and public health requirements are placed on developments. Moreover, as outlined earlier in this report all three land uses are already permissible within the local context on land zoned by the Australian marine Complex – Technology Precinct.

The decision to refuse the application was not made on the site specific of incompatibility of the proposed land uses with the existing residential properties. The Proposed Structure Plan, in part, is being refused as it does not sufficiently address Clause 6.2.6.2 (f) (iii) in terms of its integration with surrounding land uses, being predominantly residential. Specifically that it will set a precedent on how such uses should interface with residential land uses across the precinct.

Loss of Amenity

A significant number of submitters raised the matter of loss of amenity both in their private properties and the wider community should the Proposed Structure Plan be approved.

The report above provides the definition and planning background on the concept of amenity within the City and local context as to what the current and future amenity of the area.

Amenity includes "all those factors which combine to form the character of an area and include the present and likely future amenity." The fact

that amenity includes all those things likely now and into the future has significant bearing on the determination of the veracity of submitters arguments.

As outlined above the area currently is typified by residential land uses and the remanent of the areas market gardening past. However, the future amenity of the area includes those areas approved by the City for future uses as allowed under the 'Research and Development' or 'Mixed Use' zones of the Australian Marine Complex Technology Precinct Structure Plan. Those uses predate the development of the Munster Phase 2 Structure Plan area and have statutory weight and statutory rights of development.

The decision to refuse the application does not constitute a critical assessment of the effect on local amenity from the proposal on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface the existing residential development. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Traffic

A significant number of submitters raised the matters related to traffic should the Proposed Structure Plan be approved. These generally were more superficially linked to the following concerns:

1. Type of traffic movements (increased truck movements).
2. Overall increase in traffic movements.
3. Increase in traffic unfamiliar with the area accessing the locality.
4. Speeding and distracted drivers.
5. Risk to children playing in the street and pedestrians.
6. Issues with some assumptions made in the Transport Assessment.
7. Noise related to transport.

The following responses are provided to the points above:

1. The Transport Assessment has assumed that the development of the site to be a small scale self-storage facility or a small hardstand storage area. Both have the potential to have trucks utilise the facility. Given the small number of overall traffic movements expected from such a development, 60 per day, and the small scale nature of the site the number of truck movements would be negligible.

Further to this, the road network has been designed to cater for 'as-of-right' heavy vehicles. Speed limits, turning radius and sight lines on the roads in the locality have been designed to Austroads standards.

2. The Transport section of this report covers comprehensively the matter of total vehicle movements to and from the subject land. The total number of vehicle trips on a standard weekday is projected to be 60 trips a day. This increase is well within the expectations on the carrying capacity of an access road. Moreover, the projected number of vehicle trips is similar in number to that which could be expected if the site was developed for residential purposes.
3. The likelihood of this use vs another use generating drivers who are unfamiliar with the area cannot be determined.
4. The likelihood of this use vs another use generating speeding or distracted drivers cannot be determined.
5. This likelihood of this use generating traffic that may impact children's safety cannot be determined, especially as the road environment is not made for playing within. The provision of footpaths is such that traffic and pedestrian interaction should occur safely in all of the City's neighbourhoods. The current planning and engineering road design for the Munster Locality are in keeping with current engineering thinking on road design. The roads in the area are not shared spaces where pedestrians and vehicles are expected to mingle at low speeds.
6. The Transport Assessment has been reviewed by the City's Traffic Engineer and has been deemed to be consistent with industry standards in the assumptions used to inform the outcomes.
7. This matter is discussed above. However noise emanating from this use has been studied to be compatible with residential amenity.

The transport assessment was reviewed by the City's Transport Engineer for compliance with State and Local requirements. The City's Officers in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given prior to advertising to include additional statutory requirements related to traffic management, for any proposal for development approval on the subject site should the Structure Plan be approved.

The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the transport assessment/management controls proposed on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface and access the existing residential development and how traffic would be managed across the entire precinct. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Noise

A significant number of submitters raised the matter of noise both in their private properties and the wider community should the Proposed Structure Plan be approved. Submissions related to both noise from vehicles and noise from the development itself.

The applicant engaged the services of Herring Stoner Acoustics to undertake an acoustic assessment of noise emission associated with the Proposed Structure Plan to assess the likelihood of compliance with the Environmental Protection (Noise) Regulations 1997. The preparation of an acoustic assessment was deemed necessary in light of the proximity of residential development and the need to ensure compliance with Clause 5.9.3 of the Scheme.

The noise modelling undertaken included the consideration of noise emissions from both cars moving on site and also trucks moving on site. Worst case scenario assumptions included the possibility of vehicle movements occurring during night time periods.

The acoustic assessment was reviewed by the City's Environmental Health Department for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related to noise management, for any proposal for development approval on the subject site should the Structure Plan be approved.

The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the noise attenuation/management controls proposed on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface the existing residential development and how noise would be managed across the entire precinct. To set this precedent without district level

planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.

Crime and Safety

A significant number of submitters raised the matter of crime and safety both to their person, private properties and the wider community should the Proposed Structure Plan be approved. Submissions related to a number of matters relating to crime and safety, including:

1. Storage of illegal items in storage facilities (weapons, laundered money, stolen items).
2. Use of storage facilities for illegal activities (clandestine drug labs, prostitution, terrorist bomb making).
3. Increases in burglaries due to the proximity of commercial/industrial land uses.

Matters such as these are not planning matters and have no bearing on the final determination of the Structure Plan. To suggest a use like this attract criminal behaviour is simply unsubstantiated and irrelevant to a proper planning consideration of this proposal.

Property Values

A significant number of submitters raised the matter of decreasing property values of private dwellings should the Proposed Structure Plan be approved. Private financial matters are not planning considerations and such matters were not considered in the formulation of the officer's recommendation.

Overshadowing, building bulk and other built form considerations

A significant number of submitters, primarily those who lived in closer proximity or directly adjacent to the site, raised the matters relating to overshadowing, building bulk and other built form considerations should the Proposed Structure Plan be approved.

The Proposed Structure Plan looks to place a commercial/industrial use directly adjacent to land utilised for residential land uses. Therefore, officers when considering the appropriateness of any built form controls proposed on the subject land are guided by the requirements of the Scheme, particularly Clause 5.9.3.

The site specific built form controls outlined by the applicant on the Proposed Structure Plan include:

1. Limiting office space to 100m², such that it is incidental to the predominant use.

2. A minimum setback of 1.5m to the common boundary with abutting residential properties to the east (excluding Lot 8005 Splash Terrace) and to the Splash Terrace Frontage.
3. A minimum nil setback to the western and southern boundaries and to the common boundary with Lot 8005 Splash Terrace.
4. Screening vegetation within the eastern boundary setback area to the satisfaction of the local government.
5. A maximum building height of 4.5 metres within 4.5 metres of the eastern boundary, and a maximum building height of 7.5 metres elsewhere.

The site specific built form controls that have been proposed by the applicant to satisfy the requirements of Clause 5.9.3 constitute a reasonable attempt to address the requirements of the Scheme. They were deemed appropriate to in the context of an advertised Structure Plan. In general the setbacks, building height, screening vegetation and overshadowing where deemed to constitute no greater burden on the adjoining residential lots than would be reasonably expected should the land be developed for residential purposes.

Conclusion

It is recommended that Council refuse the Local Structure Plan for Lot 9001 Coogee Road, Munster.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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

Budget/Financial Implications

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

Legal Implications

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of

such longer period as may be agreed by the applicant. The advertising period concluded on 21 April, 2015.

Community Consultation

Public consultation was undertaken between 3 March 2015 and 21 April 2015. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies. The City also held a community forum on 13 April with 43 members of the community attending.

Detailed analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions (Attachment 3).

Attachment(s)

1. Location Plan
2. Proposed Local Structure Plan
3. Schedule of Submissions

Advice to Proponent(s)/Submitters

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

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 14/5/2015) - LIST OF CREDITORS PAID - MARCH 2015 (076/001) (SINTA NG) (ATTACH)

RECOMMENDATION

That Council adopt the List of Creditors Paid for March 2015, 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 March 2015 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 – March 2015.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 14/5/2015) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - MARCH 2015 (071/001) (SINTA NG) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the Statement of Financial Activity and associated reports for March 2015, as attached to the Agenda; and
- (2) amend the 2014/15 Municipal Budget by:
 - 1. Adjusting the project budget for the RPAEC@CCW to incorporate \$1,158,446 of partner contribution funding expected to be received in the 2014/15 financial year (CW4449).
 - 2. Adding \$72,838 to Senior Management Group Salaries (GL116-6000) and funding this from the Staff Payments and Entitlements Reserve (GL 116-4103).
 - 3. Adding \$103,633 to GIS Salaries (GL 873-6000) and funding this from the Staff Payments and Entitlements Reserve (GL 873-4103).
 - 4. Adding \$1,305,848 expenditure budget to North Lake Road – Hammond to Kentucky (CW 3544-6200), funded from the following list of project reductions:

CW 2356	Beeliar Drive (Hammond/Dunraven)	\$84,000
CW 2471	Beeliar Drive (Wentworth Pde/Kwinana Fwy) (subject to 2/3 MRD funding approval)	\$500,000
CW 2442	Frankland Avenue – Roper Boulevard	\$59,000
CW 2476	Jandakot Road Duplication Berrigan – Warton	\$100,000
CW 2477	Spearwood Ave Bridge design (Barrington – Beeliar)	\$50,000
CW 3548	Russell Power and Henderson Intersection	\$160,000
CW 2481	Ralston Street traffic management	\$100,000
CW 2492	Parking Signage & Line Marking	\$70,000
CW 2970	Children’s Crossings	\$70,000
CW3602	Starbush Park (Drainage improvements)	\$112,848

- 5. Reallocating \$183,000 expenditure budget from the Elected Members Budget Contingency (OP 8272) to the following budget areas:

OP 9608	Sister City Expenses	\$35,000
OP 9802	Project Allowances Directors/SBMG	\$108,000

	Managers	
OP 9849	Conference/Seminars Directors	\$40,000

6. Including the following self-funding operational budget changes within the Human Services Business Unit:

GL 230-4843	Family Day Care Reserve – LSL Recoup	(\$15,012)
GL 230-6000	Family Day Care Salaries	\$15,012
GL 400-5101	Youth Outreach – Grant indexation	(\$5,553)
GL 400-6288	Youth Outreach Program Costs	\$5,553

TO BE CARRIED BY ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

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

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

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

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

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

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

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

This Regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. Council adopted a materiality threshold of \$200,000 for the 2014/15 financial year at its August meeting.

Submission

N/A

Report

Opening Funds

The opening funds actuals of \$13.17M represents the audited closing municipal position for 2013/14 and the revised budget was updated to this figure in the mid-year budget review.

The opening funds cover the \$3M surplus forecast in the adopted budget, \$8.9M of municipal funding attached to carried forward works & projects and a residual balance of \$1.3M in uncommitted funds that was applied to the CCW Development Fund Reserve in accordance with Council's budget policy.

Closing Funds

The City's closing funds of \$56.3M were \$18.9M higher than the YTD budget target. This comprised net favourable cash flow variances across the operating and capital programs as detailed within this report.

The revised budget shows end of year closing funds of nil, representing a balanced budget position. The previous month's surplus of \$8,500 was allocated against additional security costs for Coolbellup library not included within the mid-year budget review.

The budgeted closing funds fluctuate throughout the year, due to the ongoing impact of Council decisions and budget recognition of additional revenue and costs. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial summaries attached to this report.

Operating Revenue

Consolidated operating revenue of \$116.1M was ahead of the YTD budget forecast by \$2.1M. The significant variances in this result were:

- Rates revenue \$0.97M ahead of YTD budget due to higher part year rating adjustments.
- Fees & charges were collectively \$0.20M ahead of YTD budget with the only material variances being parking infringement revenue \$0.28M ahead of YTD budget and commercial landfill fees \$0.46M behind YTD budget.
- Operating grants & subsidies were over YTD budget by \$0.40M impacted mainly by \$0.43M of additional In-Home Care and Family Day Care child care subsidies.
- Reimbursement of costs received (e.g. legal, insurance) were collectively \$0.31M ahead of YTD budget.

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

Operating Expenditure

Cash operating expenditure of \$67.4M (excluding asset depreciation) was under the YTD budget by \$2.15M. Total operating expenditure of \$83.9M (including depreciation) was \$1.38M lower than the YTD target.

The following significant items were identified:

- Material and Contract expenses were \$0.96M under YTD budget overall, with Waste Services contributing \$0.60M to this result (waste collection \$0.35M, waste disposal \$0.25M). Payments to child care providers were \$0.46M over the YTD budget, consistent with the extra revenue received.
- Utility costs were down \$0.33M against YTD budget with street lighting contributing mostly to this variance at \$0.25M.
- Direct employee costs were collectively \$0.45M under the YTD budget of \$32.1M, with the only material variance being accrued LSL at \$0.35M below YTD budget.
- Depreciation of \$18.7M was overall, \$0.45M over the YTD budget with Roads depreciation over by \$0.53M. However this variance is only timing related and will rectify itself before the end of the financial year.
- The internal recharging of operating costs to the capital works program was \$0.32M behind YTD budget, consistent with the budget variance within the infrastructure assets capital program.

A more detailed explanation of the variances within each business unit is included in the attached financial report.

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

Nature or Type Classification	Actual Expenses \$M	Revised Budget YTD \$M	Variance to YTD Budget \$M	FY Revised Budget \$M
Employee Costs - Direct	31.62	32.06	0.45	43.79
Employee Costs - Indirect	0.55	0.70	0.16	1.33
Materials and Contracts	25.79	26.75	0.96	35.94
Utilities	3.14	3.48	0.34	4.62
Interest Expenses	0.07	0.07	0.00	0.12
Insurances	1.95	2.12	0.17	2.22
Other Expenses	4.26	4.33	0.08	7.53
Depreciation (non-cash)	18.69	18.24	(0.45)	25.10
Internal Recharging-CAPEX	(2.15)	(2.47)	(0.32)	(3.25)
Total	83.91	85.29	1.38	117.41

Capital Expenditure

The City's total capital spend at month end was \$25.7M, representing an under spend of \$10.9M against the YTD budget of \$36.6M.

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

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	Annual Budget \$M	Commit Orders \$M
Roads Infrastructure	7.12	7.98	0.87	16.59	7.12
Drainage	0.51	0.96	0.44	1.60	0.51
Footpaths	0.80	0.92	0.12	1.29	0.80
Parks Hard Infrastructure	2.46	4.12	1.66	8.52	2.46
Parks Soft Infrastructure	0.38	0.73	0.35	0.89	0.38
Landfill Infrastructure	0.07	0.39	0.32	0.85	0.07
Freehold Land	1.11	1.27	0.16	2.38	1.11
Buildings	9.82	15.53	5.72	32.31	9.82
Furniture & Equipment	0.01	0.01	0.00	0.01	0.01
Computers	0.55	1.02	0.47	1.19	0.55
Plant & Machinery	2.92	3.74	0.82	5.52	2.92
Total	25.74	36.67	10.93	71.14	25.74

The CCW project is responsible for \$4.8M of the net \$5.7M underspend variance in Buildings, with another \$2.3M comprising all the other building projects. Offsetting these under spends is \$1.46M of gifted building assets taken up but not budgeted for. These include \$129k for the Ngarkal Beach toilet block at Port Coogee and \$1.33M

worth of building assets at the Coogee Beach Caravan Park, which belong to the City in accordance with the terms of the lease agreement.

Parks infrastructure projects are \$2.0M underspent against their YTD budget of \$4.8M. The Manning Park stairs and indigenous section of the Spearwood Ave Friendship Way are the more significant projects adding to the variance.

North Lake Road (Hammond to Kentucky) at \$0.89M under YTD budget is the main contributing project to the overall underspend variance for roads infrastructure. However, the latest projected costs for this project show that the current budget is not sufficient to complete the remaining works. Another \$1.3M is required for 2014/15 and appropriate funding sources have been identified for this amount. These comprise both municipal funds and Main Roads project grants redirected from other budgeted road projects. Another \$0.35M of Roads to Recovery grant funds will also be required in 2015/16 to complete the project.

Beeliar Drive (Hammond Rd North & South) is \$0.29M ahead of the projected cash flow spend, as is Beeliar Drive (Wentworth Pde to Kwinana Fwy) by \$0.26M. Further details on these variances are disclosed in the attached CW Variance analysis report.

The City's drainage capital works program is \$0.44M (46%) behind YTD budget with several key projects contributing to the majority of this variance. These will most likely need to be carried forward into 2015/16.

Spending on major plant items is \$0.82M behind the cash flow budget as certain items are yet to be delivered. However, the majority have been ordered and committed to.

Capital Funding

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

Significant variances for the month included:

- Transfers from financial reserves were \$3.5M behind YTD budget due to the capital budget under spend.
- Bank guarantees totalling \$1.6M held for the GP Super Clinic/ Cockburn Integrated Health Facility have since been budgeted for as per Council decision in April 2015. These partly compensate the City for additional project costs due to the failure of the first

contractor to complete the project. The funds will be transferred to the building maintenance reserve for the facility.

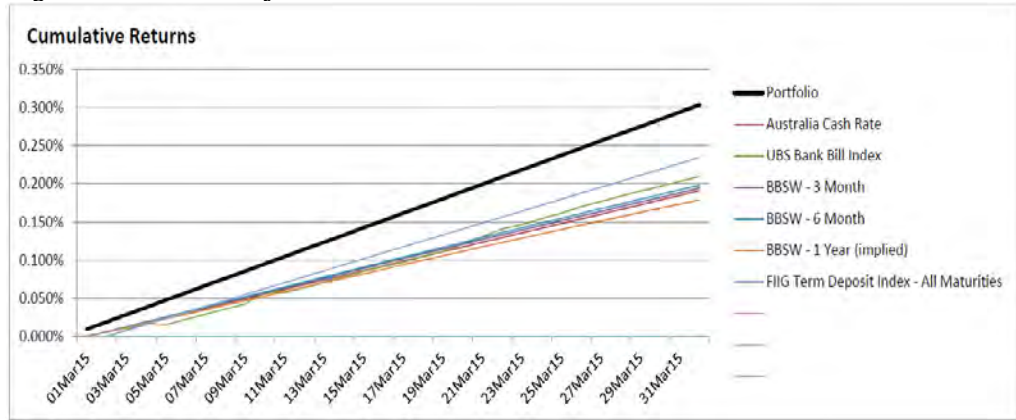
- Developer contributions received under the Community Infrastructure plan continued to outpace the YTD budget by \$0.65M, even though the budget was significantly increased through the mid-year review. This reflects ongoing strong levels of land development activity across the City.
- Developer contribution plans revenue for roads infrastructure was \$0.77M ahead of the YTD budget setting.
- Road grant funding is overall \$0.42M ahead of YTD budget.
- Sale of land revenue from various sub-divisions was \$3.19M behind YTD budget. This included Lot 702 Bellier PI & Lot 65 Erpingham Rd, Lot 1, 4218 and 4219 Quarimor Rd, Lot 23 Russell Road and Lot 40 Cervantes Loop. Bellier/Erpingham is expected to settle in June 2015. Sale of plant proceeds were also cumulatively \$0.20M behind YTD budget.

Cash & Investments

The closing cash and financial investment holding at month's end totalled \$152.9M, up slightly from \$148.2M the previous month mainly due to the final rates instalment falling due in March. Of this balance, \$85.8M represented the amount held in the City's cash backed financial reserves. Another \$6.5M represented funds held for other restricted purposes such as deposit and bond liabilities. The remaining \$60.6M represented the cash and financial investment component of the City's working capital, available to fund current operations, capital projects, financial liabilities and other financial commitments (e.g. end of year transfers to financial reserves).

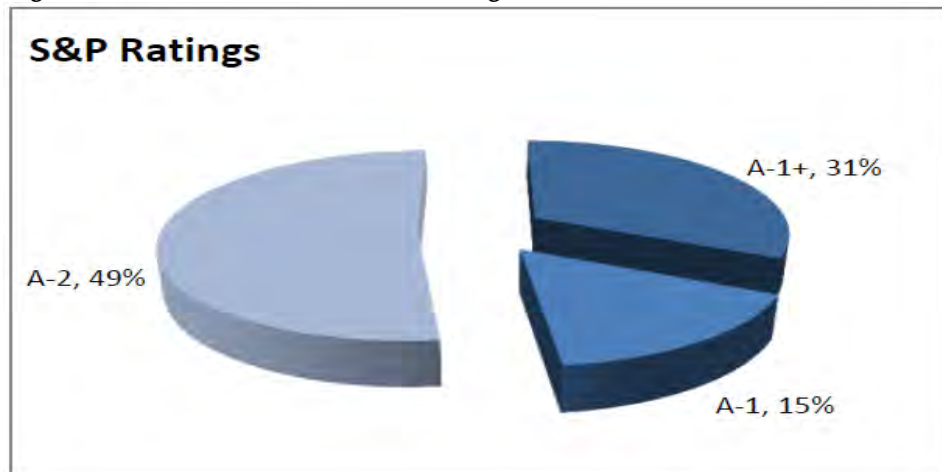
The City's investment portfolio made a weighted annualised return of 3.52% for the month, marginally down from 3.59% the previous month and 3.61% in January. Whilst this result compares favourably against the UBS Bank Bill Index annualised rate of 2.42%, it continues to trend downwards as a result of the falling Australian official cash rate and term deposit rates being offered. The cash rate is currently 2.25% and is forecast by many industry analysts to be cut again to 2.00% as soon as the May Reserve Bank board meeting. This would put further pressure on the City's interest earnings budget, particularly for the 2015/16 financial year.

Figure 1: COC Portfolio Returns vs. Benchmarks



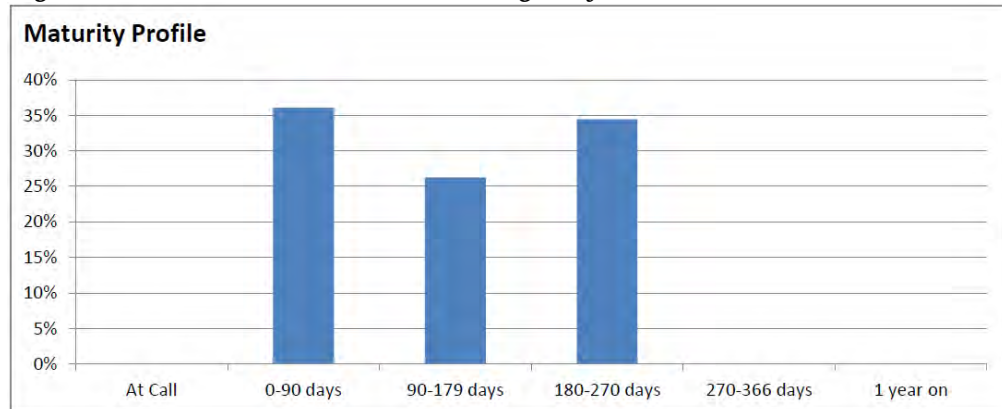
The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are invested for terms ranging from three to twelve months. All investments comply with the Council’s Investment Policy and fall within the following risk rating categories:

Figure 2: Council Investment Ratings Mix



The current investment strategy looks to secure the best possible rate on offer over the longer duration terms allowed under legislation and policy (6 to 12 months for term deposits), subject to cash flow planning requirements. The City’s investment portfolio currently has an average duration of 135 days (slightly down from 139 last month) as graphically depicted below:

Figure 3: Council Investment Maturity Profile



Budget Revisions

Several budget amendments have been recommended to deal with the following matters:

- Development contributions of \$1,158,446 towards the CCW Aquatic & recreation facility are expected to be received in 2014/15 from the City's project partner, Fremantle Football Club.
- \$176,471 is needed from the Staff Payments & Entitlements Reserve to fund two recent staff termination payouts.
- Funding for North Lake Road (Hammond to Kentucky) needs to increase by \$1.3M in 2014/15 to accommodate the latest projected costs for this project. The proposed source of funding for this amount comprises both municipal funds and Main Roads project grants redirected from other budgeted road projects (as listed in the recommendation). Another \$0.35M of Roads to Recovery grant funds will also be required in 2015/16 for the completion of this project.
- \$183,000 from the Elected Members Budget Contingency is required to be redirected to:
 - Increase in Sister City Expenses to accommodate the Council delegation to City of Split in May 2015 - \$35,000
 - Increase in Conference/Seminars - Directors Expenses to accommodate the Waste to Energy tour and site visits in May 2015 - \$40,000
 - Increase in the Project Allowances Directors/SBMG Managers expense account to cater for the payment of 2014/15 project payments related to local government reform - \$108,000 (as per Minute No.5491 (OCM 9/4/2015))
- Self-funding operational budget adjustments (no impact on Municipal budget) within the Human Services business unit:
 - Funding of \$15,012 of LSL taken from the Family Day Care Accumulation Reserve,
 - Recognition of \$5,553 grant indexation funding for the Youth Outreach Program and allocating this to program costs.

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

- Effective and constructive dialogue with all City stakeholders.
- 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

Budget amendments have been included in the Council recommendation and already explained in the report. These do not impact the municipal budget closing position as they are either internally funded from Council reserves or redirected project budgets, or from external funding sources.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated reports – March 2015.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.3 (OCM 14/5/2015) - ADVERTISING OF DIFFERENTIAL RATES 2015/16 (071/006) (S DOWNING) (ATTACH)

RECOMMENDATION

That Council endorse the advertising of the Draft Differential Rates for 2015/16 in accordance with Delegated Authority LGAFCS1 'Advertising Proposed Differential Rates'.

COUNCIL DECISION

Background

The City is required by section 6.36 of the Local Government Act to advertise the differential rates that it intends to implement for the following year prior to adopting them in the annual municipal budget. The purpose of the advert is to call for submissions on the proposed differential rates.

Submission

N/A

Report

The Local Government Act section 6.36:

Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.

- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
- (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency; and*
 - (b) is to contain —*
 - (i) details of each rate or minimum payment the local government intends to impose; and*
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed;*
- and*
- (c) is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification*

The City will advertise the proposed differential rates as per Council's Delegation LGA FCS1:

1. Display an advert in the West Australian newspaper – Local Government Notices.
2. Display an advert in the Community newspaper – Cockburn Gazette.
3. Display an advert in the Cockburn Herald newspaper.
4. City's Public Notice Board.

5. City's Libraries – Spearwood, Coolbellup and Success.
6. Front page of the City's web site.
7. City's Social Media outlets.
8. Copy sent to community and ratepayer groups.
9. Copy sent to groups and organisations who have registered to receive the City's email newsletters.

The overall objective of the proposed rates and charges in the 2015/16 Budget is to provide for the net funding requirement of the Council's Operational and Capital Program of \$209.79M. These are based on an overall increase of 3.5% in the rates for all improved and vacant properties, both for those rated under the Gross Rental Value (GRV) method (apart from two caravan parks) and those under the Unimproved Value (UV) method, apart from the Residential Improved Minimum Payment which will rise by 5.6%

For an average household, the proposed increase in rates, waste and the community surveillance levy will total \$46.30 per annum or \$0.89 per week. For properties on a minimum payment rate the impact will be \$67 per annum or \$1.28 per week. Whilst the minimum payment has increased more than the average, a number of the ratepayers paying the minimum will enjoy a substantial increased rebate on their rates.

This year will see the Residential Improved rate incorporate the waste management service charge and the community surveillance levy for the first time. This will enable the City's over 6,300 registered pensioners be entitled to a rebate on all City charges. The ESL Levy is a State Government service fee for which registered pensioners will receive the rebate. The Pool Levy is not in the mix as it only applies to those properties with a swimming pool. The Seniors Rebate, also provided by the State Government is not affected by this proposal.

This year will see the Residential Improved rate incorporate the waste management service charge and the community surveillance levy for the first time. This will enable the City's over 6,300 registered pensioners be entitled to a rebate on all City charges. The ESL Levy is a State Government service fee for which registered pensioners will receive the rebate. The Pool Levy is not in the mix as it only applies to those properties with a swimming pool. The Seniors Rebate, also provided by the State Government is not affected by this proposal.

The table below demonstrates the reasons why the City is proposing an increase in rates by 3.5% as it needs to fund the deficit after accounting for all operating and capital income and operating and capital expenditure including depreciation:

All Dollars are \$M	Draft Budget 2015/16
Operating Revenue	\$39.35M
Plus Capital Revenue	\$43.36m
Plus Operating Adjustments for Depreciation	\$26.54M
Plus Net Loans	\$25.00M
Plus Financial Reserve transfers to M/F	\$30.34M
Less Financial Reserve transfers from M/F	\$47.37M
Less Operating Expenditure	\$123.25M
Less)Capital Expenditure	\$83.54M
Less Loan Repayments	\$1.37M
Plus Surplus Brought Forward Estimate	\$0.30M
Less Surplus Carried Forward	\$0.36M
Rate Setting Statement Deficit from Rates	\$91.19M

A comprehensive Objects and Reasons document is attached detailing and explaining the proposed differential rates.

The following table lists all differential rates to be advertised.

Category	Rate Category	Rate in \$	Min rate
		2015/16	
GRV	Residential Improved	7.074¢	\$1,250
GRV	Residential Vacant Land	9.000¢	\$710
GRV	Commercial & Industrial Improved	7.239¢	\$710
GRV	Commercial & Industrial Vacant Land	9.000¢	\$710
GRV	Large Commercial & Industrial Improved	8.058¢	\$710
UV	Rural General Improved	0.243¢	\$1,066
UV	Rural Vacant Land	0.375¢	\$1,066
GRV	Commercial Caravan Park	8.058¢	\$710
GRV	Specified Area Rate - Port Coogee	1.400¢	N/A
GRV	Specified Area Rate – Cockburn Coast	1.400¢	N/A

As required by the Local Government Act, the City will provide twenty-one(21) days' notice for submissions commencing from the day after the first advert appears in the newspaper as the following timeline notes:

Council decision to advertise proposed:

Differential Rates	14 May 2015
First advert – Cockburn City Herald	15 May 2015
Second advert – The West Australian	16 May 2015
Third advert – Cockburn Gazette	19 May 2015
Submissions close	8 June 2015

All submissions can be made to the Director, Finance and Corporate Services at the City of Cockburn.

Strategic Plan/Policy Implications

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- Effective advocacy that builds and manages relationships with all stakeholders.
- A responsive, accountable and sustainable organisation.

A Prosperous City

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

Budget/Financial Implications

The cost of advertising the draft differential rates for 2015/16 in the Cockburn Herald, Cockburn Gazette and the West Australian is covered by existing budget allocations.

Legal Implications

Section 6.36 of the Local Government Act 1995 requires that Differential Rates are advertised using a newspaper circulating in the Municipality.

Community Consultation

In accordance with Council's Delegated Authority LGAFCS1, the City will ensure that all advertising and contacts with community groups will occur.

Attachment(s)

2015/16 Objects & Reasons.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.4 (OCM 14/5/2015) - IMPACT OF FREEZING FINANCIAL ASSISTANCE GRANTS (162/004; 162/005.) (S DOWNING) (ATTACH)

RECOMMENDATION

That Council

- (1) acknowledges the importance of Federal funding through the Financial Assistance Grants (FAG) Program for the continued delivery of Councils services and infrastructure;
- (2) acknowledges that Council will receive \$3.60M in 2014/15;
- (3) will ensure that this Federal funding, and other funding provided by the Federal Government under relevant grant programs, is appropriately identified as Commonwealth grant funding in Council publications, including annual reports; and
- (4) request the Federal Government in writing to rescind that part of the 2014/15 Federal Budget freezing the indexation of FAG for the period 2014/15 to 2017/18.

COUNCIL DECISION

Background

The City of Cockburn receives FAG from the Federal Government each year. The FAG grants are to fund general expenditure and road specific expenditure for the City. The grants are indexed to CPI. In 2014/15, the City is expected to receive \$2.13M and \$1.47m respectively and \$3.60m in total FAG Grants. In the 2014/15 Federal Budget delivered in May 2014, the Federal Government froze the indexation of the FAG grants for the period 2014/15 to 2017/18. The City has been requested by the Australian Local Government

Association (ALGA) to have Council endorse a motion seeking the Federal Government to rescind the freezing of FAG grants.

Submission

N/A

Report

FAGs are a vital part of the revenue base of all Councils, and this year Councils will receive \$2.3 billion from the Australian Government under this important program.

The Federal Government's decision in the 2014/15 Federal Budget to freeze the indexation of FAGs for three years beginning in 2014/15 will unfortunately cost Councils across Australia an estimated \$925 million by 2017/18.

The impact of freezing FAG grants for the City of Cockburn will mean approximately \$400,000 will be lost as a result of the loss of indexation for the period 2014/15 to 2017/18. Although this may be small in view of the size of the overall FAG program it does represent the equivalent 0.5% rate increase, the City will forego as a result of the Federal Government's decision to freeze indexation of FAG grants. It also further dilutes the share of taxation provided to local governments of the national taxation income. Over the last ten years the % of income received by the City via FAG has fallen from 3.9% of total City of Cockburn income to 2.9% of total income despite a growth in population over ten years of 47% and CPI increasing by 27% over the same period. These funds assist the City in the provision of a range of services free to the community such as the three libraries, 811 kms of roads and 611 kms of footpaths. The funds play a vital part in connecting the people of the City of Cockburn.

ALGA and the state local government association WALGA are seeking the support of Council for advocacy to have the Federal Government reverse the decision to freeze the indexation of FAGs. While the FAGs are paid through each State's Local Government Grants Commission, the funding originates from the Commonwealth and it is important it is recognised as such. Council, and every other Council in Australia, have been asked to pass a resolution acknowledging the importance of the Commonwealth's Financial Assistance Grants in assisting Council to provide important community infrastructure. Council is also being asked to acknowledge the receipt of Financial Assistance Grants from the Commonwealth in media releases and Council publications, including our Annual Report and to highlight to the media a Council project costing a similar size to the FAGs received by Council, so that

the importance and impact of the grants can be more broadly appreciated.

Strategic Plan/Policy Implications

Infrastructure

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

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

Budget/Financial Implications

The cost to the annual budget is \$400,000 over the period the FAG grants are frozen.

Legal Implications

N/A

Community Consultation

The City will ensure that the community is advised via the annual budget process of the freezing of grants.

Attachment(s)

Correspondence from the Australian Local Government Association.

Advice to Proponent(s)/Submitters

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

16.1 (OCM 14/5/2015) - SUSTAINABILITY ACTION PLAN UPDATE 2015/16 (064/021) (J HARRISON) (ATTACH)

RECOMMENDATION

That Council adopt the Sustainability Action Plan 2015/16.

COUNCIL DECISION

Background

In June 2012, Council adopted the City's first Sustainability Action Plan with a commitment to an annual review. This Action Plan is aligned with the City's Sustainability Policy (SC37), Sustainability Strategy 2013 – 2017, Strategic Community Plan 2012 – 2022 and Corporate Business Plan 2013-2017.

The 2015/16 Sustainability Action Plan is the City's blueprint for action towards sustainability for the next financial year and will be reported upon in the release of the fifth *State of Sustainability (SoS) Report* in November 2016.

The City's Executive and Strategic Business Management Group have developed the actions in this plan in conjunction with the Sustainability Officer.

Submission

N/A

Report

The 2015/16 Sustainability Action Plan presents 75 key performance indicators, balanced across the four sustainability themes of Governance, Environment, Society and Economy.

In comparison to the previous year of reporting, the 2015/16 Action Plan has been streamlined with some actions consolidated to improve their alignment to respective strategies.

Highlights for the 2015/16 include:

Governance

- Improving sustainable design criteria for new developments and delivering a sustainable building design workshop for developers.
- Developing a Revitalisation Strategy for 'The Lakes' suburbs to help create more liveable neighbourhoods with mixed densities.
- Undertaking a customer perceptions survey to identify and address areas of concern and priority for the community.

Environment

- Developing a Coastal Adaptation Plan for the long-term benefit of the Cockburn coast and community.
- Developing a Public Open space and Street Tree Master Plan.
- Developing a Greenhouse Gas Emissions Reduction Action Plan for 2015/16 – 2017/18.
- Installing additional Solar Photovoltaic Systems to help achieve the City's renewable energy target of 20% by 2020.

Community

- Developing of a definition and a set of guidelines for Sustainable event management.
- Developing a Cultural Strategy to identify needs and enhance opportunities for the arts, culture and heritage.
- Delivering an annual festival of free, accessible and inclusive events to the Cockburn community

Economy

- Constructing a regional playground at Bibra Lake to create a community and tourism destination and a place of connection.
- Assessing and adopting the structure plan for the Gateways Shopping Centre to enhance retail precincts in Cockburn.
- Finalising the Development Area 2 (Wattelup) structure plan for Latitude 32

Through the implementation of the actions identified in the 2015/16 Plan, the City will progress a more socially equitable, diverse and inclusive community, whilst achieving excellence in governance, environmental and financial management.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

- A responsive, accountable and sustainable organisation.

Environment & Sustainability

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Sustainability Action Plan 2015/16.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.2 (OCM 14/5/2015) - INTERSECTION - COCKBURN ROAD / AMITY BOULEVARD COOGEE (163/001) (J MCDONALD) (ATTACH)

RECOMMENDATION

That Council takes no further action regarding the proposed installation of a roundabout or traffic signals at the Cockburn Road / Amity Boulevard intersection, Coogee.

COUNCIL DECISION

Background

At the Ordinary Council Meeting held on 9 April 2015 Cr Kevin Allen requested the following matter be noted for investigation without debate:

“Request for a report to be presented to a future OCM that provides a plan and necessary steps to enable traffic lights or a roundabout to be installed, on the corner of Amity Boulevard and Cockburn Road, so as to improve safety for entering and exiting of vehicles and residents crossing an ever increasing traffic flow.”

Submission

N/A

Report

The Cockburn Road / Amity Boulevard intersection is a give-way controlled T-junction, as shown in the aerial photograph included as Attachment No. 1, with Cockburn Road as the continuing priority road. At the intersection, Cockburn Road is a two-lane undivided road with auxiliary left and right turn lanes whilst Amity Boulevard is a two-lane undivided road. Traffic islands exist at the intersection to separate opposing traffic movements and provide pedestrian crossing refuge.

Cockburn Road is classified as a Primary Distributor road and a traffic survey north of Amity Boulevard completed in September 2013 recorded an Average Weekday Traffic volume of 15,529 vehicles, north of Amity Boulevard. Amity Boulevard is classified as Local Distributor Road and a traffic survey near Cockburn Road in March this year recorded an Average Weekday Traffic volume of 1,944 vehicles.

It is important to note that Main Roads Western Australia (MRWA) has responsibility for the care and control of Cockburn Road and therefore any modification to that road or intersections along that road must be approved by that State Government agency. As the State Road Authority, MRWA is also responsible for approving the installation of traffic signals on all public roads in Western Australia. If MRWA's approval is to be obtained to upgrade the intersection, the City must demonstrate that there is a need to upgrade the intersection and that the proposed treatment is appropriate.

Observations made of the intersection during the AM peak hour found that the delays experienced by motorists turning out of Amity Boulevard were minor, and are considered to be acceptable for peak hour traffic conditions. The average delay for vehicles turning out of Amity

Boulevard was approximately 16 seconds, with the longest delay being one minute and eight seconds for a Transperth bus. The length of this average delay is minor and would actually increase if the intersection was controlled by traffic signals, because Amity Boulevard motorists would only be able to turn right when permitted by a green signal.

From a safety perspective, the intersection has a very low crash history with only 5 crashes being reported there in the 5-year period to the end of 2013, the most recent crash data available at the time of writing. The predominant crash type is right-angle crashes involving vehicles turning right out of Amity Boulevard hitting/or being hit by vehicles travelling south on Cockburn Road. During the officer's site visits pedestrians were also observed to be able to cross Cockburn Road safely using the pedestrian refuge facilities and with little delay.

An economic analysis of the potential cost of upgrading the intersection to either a roundabout or traffic signals was performed, using an assumed cost of \$300,000 and the resulting Benefit-Cost ratio (BCR) for a roundabout was 0.58 and for traffic signals was 0.71. As a BCR of 1.0 is required to economically justify a project the implementation of either intersection treatment could not be justified as a crash countermeasure.

In context of the priority need for treatment of this intersection based on crash history, an Intersection Crash Ranking report was generated from MRWA's website, for crashes at all intersections in Cockburn where at least one approach is a City of Cockburn Road. This intersection is ranked 143rd on the list by crash frequency.

In regards to the appropriateness of the proposed intersection treatments, neither a roundabout nor traffic signals would typically be considered appropriate for this intersection. The intersection does not satisfy a number of key MRWA criteria for traffic signal approval, as noted in the following table:

Criteria	Comment
Vehicle volumes on the minor road approach must exceed 100 vehicles per hour over any four hours of an average day	Westbound Amity Boulevard volumes only just exceeded an average of 100 vehicles for 1 hour on a weekday during a March traffic survey
An average of three or more casualty crashes per year over a five year period (<i>i.e. ≥15 or more casualty crashes in 5 years</i>)	Only five reported crashes in five years in total – including one casualty crash
The delays for the minor road during AM and PM peak periods should be less than the existing delays	Existing average observed delays of 16 seconds would be exceeded if Amity Boulevard turning movements

	are controlled by traffic signals
Economic analysis of proposal as a crash countermeasure must result in a BCR of two or greater	BCR of 0.71 achieved for traffic signals with an estimated cost of \$300,000

A roundabout is not considered appropriate because of the significantly disproportionate traffic volumes. Roundabouts perform best when entering traffic flows are balanced. In this case, the ratio of the volume of traffic on Cockburn Road vs westbound traffic on Amity Boulevard is approximately 18:1.

MRWA Traffic Services officers were informally consulted about the possible upgrade of the Cockburn Road/Amity Boulevard intersection and they advised that the installation of a roundabout or traffic signals would not be supported by MRWA.

Based on the above information, it is considered that the intersection is operating acceptably and does not warrant being upgraded to either a roundabout or traffic signals either at the moment, or in the foreseeable future. As a result, it is recommended that neither a roundabout nor traffic signals are installed at the Cockburn Road / Amity Boulevard intersection.

Strategic Plan/Policy Implications

Moving Around

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

Budget/Financial Implications

N/A.

Legal Implications

N/A.

Community Consultation

N/A.

Attachment(s)

1. Aerial photograph of the Cockburn Road/Amity Boulevard intersection.

2. Photographs of the Cockburn Road/Amity Boulevard intersection

Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the 14 May 2015 Ordinary Council Meeting.

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

Nil.

16.3 (OCM 14/5/2015) - COOGEE BEACH SURF LIFESAVING CLUB PARKING 164/002 & 3300004 (C SULLIVAN & A LEES)

RECOMMENDATION

That Council receive this interim report on the project status.

COUNCIL DECISION

Background

At the Ordinary Council Meeting of 9 April 2015, Cr Allen requested that “a report be presented to the May OCM that provides a viable options paper and plan that will enable and make it possible for additional overflow parking to be completed by October 2015 at the Coogee Beach Surf Lifesaving Club. Council seeks to improve safety and minimize the amount of vehicles that continue to park and populate Cockburn Road on event days. There are quite a number of options currently being considered however, given the environmental sensitivities in the adjacent vicinity, Council seeks to adopt a solution, which is most environmentally friendly, minimize impacts and to negate years of potential delays caused by the complicated environmental review process. The report is also to address the option of a longer leasing period of the land from the PTA.”

Submission

N/A

Report

The additional parking requirements for the Coogee Beach Surf Lifesaving Club (CBSLSC) are being delivered through the Coogee Beach Master Plan. This plan provides an embellishment program for the Coogee precinct to address recreational and social values of the coastal environment. The additional carparking for the SBSLC was incorporated with the master plan as a replication of the proposed overflow car parking site plan for the CBSLSC in 2007. Based on the overflow carparking residing in land owned by PTA, discussion with PTA on licencing this area have commenced with investigations into alternative car parking sites being undertaken.

A number of considerations are being investigated prior to having the necessary information for a submission to Council. These are:

- Cost/benefit – costing must incorporate all costs including remediation. The tenure on the PTA land is a significant impediment. Expanding the current carpark offers options for a slightly larger space, or for works to be staged; whereas the PTA option does not.
- Safety - a CPTED (crime prevention) analysis of each option. Noting that one option is more isolated than the other, the physical safety of patrons, as well as the costs for CCTV & lighting in each location must be assessed.
- Vegetation assessment – discussions are currently underway with the Department of Environment and Regulation (DER) based on the study of the flora and fauna carried out in 2007 that covers the whole site area. If the DER is prepared to accept this study as part of an application for vegetation clearance (subject to confirmation of no significant changes since 2007) then this will eliminate the need for a new study of the area.
- The City does not control PTA land and would need clearing permits to be raised by the City in accordance with the licence conditions. The DER requirement for vegetation offsets cannot be resolved until the clearing application is submitted.

As noted above, there are a number of factors to assess before a decision on the preferred option can be presented to Council. A report will be presented to the June 2015 OCM on the proposals with a recommendation to progress with one option.

Strategic Plan/Policy Implications

Infrastructure

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

Environment & Sustainability

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

Moving Around

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

Budget/Financial Implications

Provision must be made in the proposed 2015/16 budget for the option selected. Cost estimates are currently being produced for the two options described above.

Community Consultation

Ongoing consultation is taking place with representatives of the Coogee Beach Surf Lifesaving Club as the options are developed.

Attachment(s)

N/A

Advice to Proponent(s)/Submitters

N/A

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

Nil.

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 14/5/2015) - TENDER NO. RFT 03/2015 - SECURITY SERVICES (MOBILE SECURITY PATROLS) (043/003) (R AVARD) (ATTACH)

RECOMMENDATION

That Council

- (1) accept the tender submitted by Wilson Security for Tender No.RFT03/2015 – Security Services (Mobile Security Patrols) for the provided contract value of \$2,235,982.109 GST Inclusive (\$2,032,711 GST Exclusive) per annum, commencing July 2015 for the 2015/16 Municipal Budget; and
- (2) accept Option 1 – Five (5) fully badged operational mobile patrol security vehicles service operating 24 hours a day 365 days a year for the price noted in (1) above.

COUNCIL DECISION

Background

In July 2010 Council approved and implemented a new contracted mobile security patrol services known as 'Co-Safe'.

This service took over from a partnership agreement that the City had with the City of Melville at the time and this service was formerly known as CSS and expired on 30 June 2010.

From 1 July 2010 the City approved the use of Wilson Security Services to undertake a contract in providing the residents and businesses of the City of Cockburn a mobile security patrol service; the service contained 4 fully marked operational security vehicles which operated 24 hours a day 7 days a week service, patrolling the City streets responding to call outs for such matters but not limited to, suspicious activities or persons, anti-social behaviour and responding to alarm call out to Council owned and operated facilities. The service does not operate on private land such as shopping centres.

The Co-Safe services also provided a 'Holiday Watch' service, where residents were able to advise the City's Co-Safe service of the days in

which their occupied premises were vacant and the City's Co-Safe service would conduct patrols past this property where possible and report anything that looks or was perceived to be out of the ordinary and reported these concerns to the key contact of that property.

The service also targeted known hot spot areas within the City as reported to them by external government departments such as Western Australian Police Service, or as had been identified by the reports being submitted by the officers themselves. All information obtained and gathered is also being shared between the parties in accordance with a Memorandum of Understanding.

The contract service also provides a manned 24 hours a day 7 days a week call centre service, where calls made by City's residents and business are made to a special 1300 telephone number and answered by a manned phone operation centre.

The current mobile contracted service is due to expire on 30 June 2015 with no further extension options available and as a result the City has requested submission of potential contractors for the service for the next 3 years with a 1 year plus 12 month further extension option after this.

Submission

The Security Services (Mobile Security Patrols) request for tender RFT03/2015 closed on 31 March 2015. There were (9) tenders received.

1. Executive Risk Solutions
2. Telfer West Corp T/A Gentlemen Guards
3. Griffon Alpha
4. Kencross Pty Limited T/A TMS Security
5. Major Security Services
6. MCS Security
7. Newcrest Security
8. MCW Corporation T/A Perth Security Services
9. Wilson Security

Report

In the tender offered the City requested for two options to be considered by potential contractors.

Option 1

To provide five (5) fully marked mobile patrol vehicles 24 hours a day 7 days a week for 365 days a year.

The intention for Option 1 is based on the increases in demand now being placed on the City's mobile patrol security service by the City's residents and internal departments. A charge is made to internal departments when the relevant department has failed to close facilities.

A total of approximately 45,000 individual jobs were carried out in the 2010/11. It is anticipated that in excess of 75,000 jobs will have been carried out by end of 2014/15.

The increase in demand for the Co-Safe service is related to increases in population, improved knowledge of the service and the increase in business and industrial growth within the City.

It is expected that the increase in the number of full time vehicles on the road will allow the maintenance of our current standard of service.

Option 2

To maintain the current mobile security service of four (4) full time vehicles on the road as has been provided over the last five (5) years with an additional mobile patrol vehicle over the summer months of mid-December to April as is currently provided.

Of the (9) tenders received (9) were deemed compliant.

Compliance Outcome

Tenderer's Name		Compliance Criteria Overall Assessment
1	Executive Risk Solutions	Compliant
2	Telfer West Corp T/A Gentlemen Guards	Compliant
3	Griffon Alpha	Compliant
4	Kencross Pty Limited T/A TMS Security	Compliant
5	Major Security Services	Compliant
6	MCS Security	Compliant
7	Newcrest Security	Compliant
8	MCW Corporation T/A Perth Security Services	Compliant
9	Wilson Security	Complaint

Assessment Criteria	Percentage Breakdown %
Price	40%
Demonstrated Experience	25%
Response times and Contactability	15%
Tender Resources	15%
Sustainability Experience	5%
Total	100%

The services required included but were not limited to:

- ❖ Provision for a mobile security patrol service to operate to the City's required specifications, 24 hours a day, 365 days a week.
- ❖ The requirement to provided:
 - Option 1: Five (5) fully marked mobile patrol vehicles to operate all year round.
 - Option 2: Four (4) fully marked mobile patrol vehicles and another one (1) manned vehicle for the summer months on a schedule of peak hours.
- ❖ Provisions for a fully staffed contact centre to operate to the City's specification, 24 hours a day, 365 days a year.
- ❖ To undertake and respond to, opening and closing requests of specified council owned and operated facilities.
- ❖ To respond to alarm call outs to all Council owned facilities as required and listed within the tender specifications.

The *Scope of the Service* in the Tender documentation includes the Qualitative Criteria relevant to performance standards.

The tender submissions were evaluated by:

1. Don Green – Director Governance and Community Services
2. Andrew Trosic- Manager Strategic Planning
3. Bruce Mentz – Rangers and Community Safety Services Manager
4. Amanda Symons- Co-Safe Contracts and Operations Co-ordinator
5. Jenny Baker- Property Rates and Revenue Manager

Scoring Table with Option One (5 x Officers and vehicles 24/7, 365 days per year)

Tenderer's Name	Percentage Scores		
	No Cost Evaluations	Cost Evaluation Option 1	Total
	60%	40%	100%
Executive Risk Solutions	35.44%	34.98%	70.42%
Gentlemen Guards	29.03%	36.83%	65.86%
Griffon Alpha	27.73%	37.16%	64.89%
TMS Security	26.24%	14.61%	40.85%
Major Security Services	28.12%	38.84%	66.96%
MCS Security	37.37%	38.80%	76.17%
Newcrest Security	36.47%	40.00%	76.47%
Perth Security Services	26.28%	39.87%	66.14%
Wilson Security**	44.41%	38.30%	82.71%

Scoring Table with Option Two (4 Officers and vehicles 24/7plus with an additional officer and vehicle summer periods Dec- April)

Tenderer's Name	Percentage Scores		
	No Cost Evaluations	Cost Evaluation Option 2	Total
	60%	40%	100%
Executive Risk Solutions	35.44%	34.46%	69.91%
Gentlemen Guards	29.03%	33.22%	62.24%
Griffon Alpha	27.73%	37.06%	64.79%
TMS Security	26.24%	14.73%	40.97%
Major Security Services	28.12%	38.74%	66.85%
MCS Security	37.37%	38.52%	75.88%
Newcrest Security	36.47%	40.00%	76.47%
Perth Security Services	26.28%	39.87%	66.15%
Wilson Security**	44.41%	38.19%	82.60%

Evaluation (Qualitative) Criteria Assessment

The Evaluation Panel (The Panel) determined that all tenderers addressed the qualitative selection criteria and most showed a capacity to undertake the services of the brief albeit with varying degrees.

The panel's assessment and scoring of tenders identified the three (3) highest scoring tenderers across the qualitative criteria as being:

1. Wilson Security,
2. Newcrest Security,
3. MCS Security Group.

a. Demonstrated Experience

1. Wilson Security ranked highest overall in this area. They were able to demonstrate a very strong and reliable current operational mobile security service. Wilson's also currently operate the City's Co-Safe mobile security service which is currently listed to expire on 30 June 2015.

Wilson's also demonstrated that it is one of the largest mobile security services working within Western Australia. Wilson Security also has extensive experience with a number of other WA local government authorities such as Rockingham, Belmont and Joondalup City Councils.

Wilson's offer a lower risk capability in providing the required vehicles and officers deployment needed for a 24 hours a day 7 days a week, 365 days a year service, with the required infrastructure and back end services needed already established and in full operation.

2. Newcrest Security similar to the above demonstrated their capacity to provide the required services, however have had no local government mobile security exposure but were providing a mobile security patrol services for a State Government authority as a sub-contractor. Newcrest were able to demonstrate their capacity to provide 24 hours a day 7 days a week contact centre.
3. MCS Security Group was able to demonstrate the ability to provide a mobile security service but did not provide examples of undertaking the services within Local Government. Examples provided did not match the City's requirement of a minimum 4 vehicle patrols.

b. Responses Times and Contractibility

1. Wilson's Security provided a very detailed account of their ability to provide an 18 minute response requirement to calls received, and as was specified within the submission papers specifications. Further demonstrating and highlighting how their centre operates 24 hours a day, 365 days per year, with a prime purpose for mobile security patrol services. This is already in place and offered to the City of Cockburn under the current contract and other Local Government authorities such as Belmont, Rockingham and Joondalup City Councils. This includes their rapid response mobile service.

Wilson's were able to demonstrate the capacity to provide a reliable and strong communication network throughout the entire Local Government area, with examples of how this was achieved and what back-up services were in place.

2. Newcrest Security and ERS had similar responses and provided generic responses to the 18 minute request, with no proper examples provided as to how they would ensure this will be done. Newcrest and ERS again also provided a generic response to the 365 day service requirement with a lack of detail in the submission. Newcrest network communication further indicated that their reliability would be based purely on a mobile phone service network, however they did not provide examples or direction of what back up plan would be used should this service fail.
3. MCS Security Group able to demonstrate a capacity to respond to complaints and attending to these within the 18 minute requirement, but provided generic answers and lacked detail in examples. MCS demonstrated a capacity to have the required

communication networks required but lacked strong examples of this being in use currently. MCS also appeared to indicate that it had the capacity to provide the 24/7 call centre but every indication was that this was yet to be established and untested.

c. Tenderers Resources

1. Wilson's Security were able to detail a strong and robust company profile and demonstrate to the Panel the capacity to accommodate the supply and demands required in this area. This included the qualification and establishment of key personnel within their organisation highlighting key skills and experience.
2. Newcrest Security and MCS Security provided detail of the company profile, required qualified personnel and illustrated a capacity to accommodate the City's needs for the required resources. MCS provided less detail within this criteria.

d. Sustainability

1. Wilson's Security provided very detailed examples of a commitment to improve social and environmental outcomes within the community. Wilson was able to demonstrate sound target outcomes, and had obtained ISO 14001 certification with examples of this in use.
2. Newcrest Security provided examples in brief and target outcomes that were limited with minimal detail. Newcrest Security did not have ISO14001 certification but were able to demonstrate some capacity in working towards this qualification.
3. MCS Security Group did provide examples of commitments to improve social and environment outcomes within the community but lack details in some of the examples provided. MCS does not have the required ISO 14001 certification but were able to demonstrate some capacity in working towards this qualification.

Summary Recommendation

As this Contract is for the provision of a mobile security service for the City there can only be one (1) service provided to be determined.

All of the submissions appeared to be able to provide and demonstrate the necessary services experience and responses required for the service; however one submission rated above the others based on the qualitative review process. A combined evaluation score resulted in one clear outcome, Wilson Security.

The highest ranking tender for both options was Wilson Security Services who hold the current contract for the City's Co-Safe Service.

Wilson's is one of the largest mobile security services working within Western Australian. Wilson Security also has extensive experience with a number of other WA local government authorities such as Rockingham, Belmont and Joondalup City Councils.

Wilson's offer a lower risk capability in providing the required vehicles and officers deployment needed for a 24 hours a day 7 days a week, 365 days a year service, with the required infrastructure and back end services needed already established and in full operation.

Recommended Tender

Option 1

Wilson's Tendered Price \$2,032,711 (ex-GST)

Option 2

Wilson Tendered Price \$1,660,147 (ex-GST)

The types of services likely to be diminished are in the areas of:

- Holiday Watch patrols currently offered to the City's residents,
- Facility related requests.

These requests are from internal departments and include the following:

1. Open and close requests of Council facilities by user groups having trouble.
2. Opening and closing of bollards to key sites and toilet blocks.
3. Internal Intel gathering and additional patrols requests for such internal department as Environmental Health, Rangers, Planning Services etc.
4. Request to open and close Council owned facilities for servicing and maintenance needs.
5. Facility inspection sweeps to some of the City's larger facilities prior to lock down.

If these services are still required to be undertaken and Option 1 is not the preferred option determined by Council, then additional funding would need to be found by the relevant internal department affected and the jobs outsourced where applicable.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Moving Around

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

Budget/Financial Implications

In the financial period 2013/2014 there was a total spend of \$1,727,784 GST exclusive, for the mobile security service and for the financial period 2014/15 there has been a total of \$1,762,173 GST exclusive being spent on the City's mobile security patrol service. There is also an allocation of \$2,032,711 GST exclusive being proposed for the 2015/16 budget.

The Tender is for a three (3) year period with a further option of 1 year plus 1 year exercisable by the City. The increase in the tender price over the period of the tender is based upon the latest Consumer Price Index (CPI – Perth WA)

Additional costs

The above mentioned proposed contract costs do not include the costs of covering internal staff who oversee the supervision of contract and the daily Co-Safe operations or the facility operating costs.

The tender price excludes the cost of fuel which is paid through the City's CUA Fuel 2013 contract with BP.

For the budget period of 2015/2016 the estimated cost of fuel, based on Option 1 is \$95,000 per annum which works on the average of \$19,000 per vehicle per year.

The funds for these officers and facility operation are drawn from the City's Security Levy.

Legal Implications

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

Community Consultation

The tender request appeared in the Saturday's West Australian Newspaper on 14 March 2015 and attracted nine(9) responses by the

closing date 31 March 2015. It was also placed on the City's E-tendering website around the same date.

Attachment(s)

1. Compliance Criteria Checklist
2. Evaluation Scores
3. Lump-sum Prices
4. Fuel Costs
5. Map showing current zones

Attachments 1 – 4 above are confidential and are provided under separate cover.

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 14 May 2015 Council Meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

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

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

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

23. CONFIDENTIAL BUSINESS

24 (OCM 14/5/2015) - 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 WEDNESDAY, 22 APRIL 2015 AT 5:00 PM

	Page
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9.1 <u>(MINUTE NO 83)</u> (GAD 22/04/2015) - LITTLE GREEN STEPS WA PROPOSAL FOR PARTNERING WITH LOCAL GOVERNMENT TO PROMOTE EDUCATION FOR SUSTAINABILITY IN THE EARLY YEARS (162/002) (M BOLLAND) (ATTACH)	3
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CITY OF COCKBURN

MINUTES OF THE GRANTS & DONATIONS COMMITTEE MEETING HELD ON WEDNESDAY, 22 APRIL 2015 AT 5:00 PM

PRESENT:

Mr L. Howlett	-	Mayor (Presiding Member)
Mrs C. Reeve-Fowkes	-	Deputy Mayor
Mr S. Portelli	-	Councillor
Mr L. Wetton	-	Councillor
Mr Y. Mubarakai	-	Councillor
Mr P. Eva	-	Councillor

IN ATTENDANCE:

Mr R. Avard	-	Manager, Community Services
Ms M. Bolland	-	Grants & Research Officer
Ms S. Sieber	-	Grants & Research Admin Officer

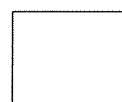
1. DECLARATION OF MEETING

The Manager, Community Services declared the meeting open, the time being 5:06pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

The Manager, Community Services advised that in the absence of the appointed Presiding Member, and pursuant to Section 5.44 of the Local Government Act, 1995 he had been delegated the power to preside at the Grants and Donations Committee Meeting held on 22 April 2015 and to conduct the election to determine the Presiding Member of the Committee, in accordance with Schedule 2.3 Division 1 of the Act.

The Manager, Community Services called for nominations and received two nominations for Mayor Logan Howlett to be appointed Presiding Member for the meeting, from Deputy Mayor Carol Reeve-Fowkes and Cllr Philip Eva.



There being no further nominations, Mayor Logan Howlett was duly declared Presiding Member.

3. (GAD 22/04/2015) - ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS & CONFLICT OF INTEREST (BY PRESIDING MEMBER)

The Presiding Member advised the meeting that he had received written advice from Clr Yaz Mubarakai that he wished to declare a Conflict of Interest in Item 9.2 "Grants and Donations Committee Recommended Allocations 2014/15" pursuant to Regulation 11 of the Local Government (Rules of Conduct) Regulations 2007. The nature of the interest is that his wife is the Vice President of the Melville Cockburn Chamber of Commerce, which is a potential recipient of sponsorship funding from Council.

4. (GAD 22/04/2015) - APOLOGIES & LEAVE OF ABSENCE

Clr Stephen Pratt - Apology

5. CONFIRMATION OF MINUTES

5.1 (MINUTE NO 82) (GAD 22/04/2015) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 21/10/2014 (ATTACH)

RECOMMENDATION

That the minutes of the Grants and Donations Committee Meeting held on 21 October 2014 be adopted as a true and accurate record.

COMMITTEE DECISION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Clr P Eva that Council adopt the Minutes of the Grants and Donations Committee Meeting held on 21 October 2014 as a true and accurate record, subject to the amendment that the Presiding Member is noted next to the names of the Committee Members present at the meeting.

CARRIED 5/0

6. DEPUTATIONS & PETITIONS

Nil



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

Nil

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

Nil

CLR S PORTELLI entered the meeting, the time being 5:11pm.

9. COUNCIL MATTERS

9.1 (MINUTE NO 83) (GAD 22/04/2015) - LITTLE GREEN STEPS WA PROPOSAL FOR PARTNERING WITH LOCAL GOVERNMENT TO PROMOTE EDUCATION FOR SUSTAINABILITY IN THE EARLY YEARS (162/002) (M BOLLAND) (ATTACH)

RECOMMENDATION

That Council:

1. Enter into a two-year partnership agreement with Little Green Steps WA, to promote Education for Sustainability in the Early Years in accordance with the proposal attached to the agenda, and
2. Allocate \$25,000 from the 2014-15 Grants and Donations budget for this purpose.

COMMITTEE RECOMMENDATION

MOVED Clr L Wetton SECONDED Clr P Eva that the recommendation be adopted.

CARRIED 6/0

COUNCIL DECISION

Background

Little Green Steps WA (LGS WA) is a not-for-profit organisation that supports early years services across Western Australia with Education for Sustainability (EfS). This includes childcare centres, preschools, playgroups, schools, family day care, kindergartens, after school care and long day care services, that provide care and education for children aged 0-8 years.

Embedding sustainable practices is now part of the Australian Curriculum (AC), Early Years Learning Framework (EYLF) and the National Quality Standards (NQS). Across the nation the early years learning providers are being assessed against these regulations, and more centres, services and schools are searching for support from their local governments and communities to reach, maintain and exceed in sustainable practices.

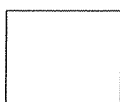
LGS WA is a hub for information relating to sustainability for those working in the early years sector, they work on connecting educators with the resources already available within their Councils and other educational providers. LGS WA helps centres to: minimise waste and optimise recycling efforts, reduce energy use, save water, choose environmentally friendly cleaning methods, grow plants and vegetables, maintain natural play spaces, explore Australia's environments, wildlife and native plants and develop environmental policies.

Little Green Steps has been running successfully in NSW's Gosford City and Wyong Shire Councils since 2004. In 2010, the Australian Association for Environmental Education WA (AAEEWA) Chapter conducted the first workshops in WA.

In July 2012, AAEE WA secured funding through a Lotterywest grant for a 12 month pilot program in WA, which directly supported sustainability learning and practice in three not-for-profit childcare centres, one each in the Cities of Canning, Gosnells and Armadale. The pilot proved to be very successful, and was independently evaluated.

During the 'pilot phase' there was a lot of interest from other educators that were facing similar challenges in implementing sustainability in their day to day learning, leading to several 4.5 hour workshops in Perth and Albany.

At the beginning of 2014, Lotterywest awarded AAEE WA another grant to continue running the program in a slightly different model facilitating workshops and support on a broader scale. This began the 'implementation phase' of the program and the initial stages of the establishment of LGS WA.



Submission

The proposal submitted by LGS WA and supporting documents are attached to the agenda.

Report

In 2014, LGS WA partnered with the City of Cockburn to trial a local government based approach based on one day a week over 12 months. This trial gave the program the opportunity to determine the benefits of working directly within a local government. The relationship that formed between LGS WA and the City of Cockburn has proven to be very positive for many of the services within Council.

Additional, unexpected benefits included:

- Extra promotion of the City's services.
- Making the community aware of many of Council's grants and subsidies such as energy audits for childcare centres.
- Connecting departments through liaising and discussing mutual interdepartmental benefits and sharing resources.
- Connecting with the Aboriginal Reference Group.
- Direct support to staff with their efforts with sustainability.

It can be difficult to build effective, long lasting networks within a Council working only one day a week over a 12 month period, therefore a 24 month program is seen as a better length of time to achieve the best outcomes.

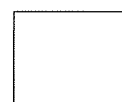
Therefore, Little Green Steps WA is proposing a minimum two-year partnership with their staff member focussed on the City of Cockburn for the equivalent of one day (7.5 hours) a week over the term of the agreement.

Financial Summary of Partnership

The cost of this program is \$25,000 plus GST per year. The program proposes to commence in July 2015 ending 30 June 2017, with a possibility for an extension. Payments are to be made in two equal annual instalments at the beginning of July.

Year One:

- Initial scoping and establishment within the City
- Contact local early childhood services
- Contact local providers
- Three workshops
- Local newspaper article
- Promote City grants and sustainability efforts in quarterly newsletter



- Attend one local event to promote involvement

Year Two:

- Five workshops
- Attend one local event to promote involvement
- Local newspaper article
- Promote City grants and sustainability efforts in quarterly newsletter
- Run a local networking event
- Send out evaluations and collate City report and outcomes

Little Green Steps WA offers three types of workshops with a fourth one in development.

1. Day-to-Day Sustainability in Early Years Setting – 4.5 hours
2. Introduction to Sustainability in the Early Years – 2 hours
3. Cultural and Social Diversity in the Early Years – 2 hours
4. Waste Management in the Early Years – 2 hours (Coming Soon)

There are also many benefits to local governments and their communities when partnering with LGS WA. Some of these are outlined below:

- Employment and insurance costs are under SERCUL (South East Regional Centre for Urban Landcare).
- Equivalent to one day a week (7.5 hours) focused on the City.
- Equivalent of four x 4.5 hour, area specific workshops a year with the opportunity to have a fifth if numbers are large.
- Four x 1-2 hour workshops or presentations a year promoting sustainability in the early years.
- Direct consultation for services/schools within the area that fit criteria determined by Council such as:
 - Lower socio-economic areas
 - Not-for profit
 - Disadvantaged communities
 - Aboriginal/TSI communities
- Promotion of City's services, activities, grants and opportunities through the LGS WA website and workshops.
- City logo on the LGS WA website.
- Attendance at one large community event with a display and children's activities.
- Assist with networking opportunities within the Council area.

LGS WA is supported by the City's Environmental Services and Human Services Departments. They also have letters of support from the City's Childcare Services Manager, Department of Education and the Waste Authority.



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 take pride and aspire to a greater sense of community.

Leading & Listening

- A responsive, accountable and sustainable organisation.

Environment & Sustainability

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

Budget/Financial Implications

The cost of this program is \$25,000 plus GST per year. The program proposes to commence in July 2015 ending 30 June 2017 with a possibility for an extension. Payments are to be made in two equal annual instalments at the beginning of July.

The proposal is for the City to enter into a two-year partnership agreement with Little Green Steps WA for \$25,000 plus GST each year, drawn from the 2014-15 and 2015-16 Grants and Donations Budgets.

Legal Implications

N/A

Community Consultation

An Evaluation Summary of the Little Green Steps WA and City of Cockburn Partnership 2014 is attached to their proposal, which includes feedback from the City of Cockburn, Early Years sector services and the broader community that have been involved in this partnership.

LGS WA is supported by the City's Environmental Services and Human Services Departments. They also have letters of support from the City's Childcare Services Manager, Department of Education and the Waste Authority.



Attachment(s)

1. Little Green Steps WA Proposal for Partnering with Local Government to Promote Education for Sustainability in the Early Years, including:
 - Evaluation Summary of Little Green Steps WA and City of Cockburn Partnership 2014.
 - Letters of Support.

Advice to Proponent(s)/Submissioners

LGS WA has been advised that their submission will be considered at the 22 April 2015 Grants and Donations Committee Meeting and then the 14 May 2015 Council Meeting.

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

Nil

9.2 (MINUTE NO 84) (GAD 22/04/2015) - GRANTS AND DONATIONS COMMITTEE RECOMMENDED ALLOCATIONS 2014/15 (162/003) (R AVARD) (ATTACH)

RECOMMENDATION

That Council adopt the revised grants, donations and sponsorship allocations for 2014/15 as attached to the agenda.

COMMITTEE RECOMMENDATION

MOVED Clr P Eva SECONDED Deputy Mayor C Reeve-Fowkes that the recommendation be adopted.

CARRIED 6/0

CLR Y MUBARAKAI LEFT THE MEETING, THE TIME BEING 5:38PM.

CONFLICT OF INTEREST – THE NATURE OF THE INTEREST IS THAT CLR Y MUBARAKAI'S WIFE IS THE VICE PRESIDENT OF THE MELVILLE COCKBURN CHAMBER OF COMMERCE, WHICH IS A POTENTIAL RECIPIENT OF SPONSORSHIP FUNDING FROM COUNCIL. CLR Y MUBARAKAI ALSO PROVIDED A LETTER OF SUPPORT FOR THE DONATION APPLICATION BY THE PORTUGUESE CULTURAL AND WELFARE CENTRE.



AMENDMENT TO MOTION

MOVED Clr S Portelli SECONDED Clr P Eva that the recommendations regarding the Melville Cockburn Chamber of Commerce and Portuguese Cultural and Welfare Centre be adopted.

AMENDMENT CARRIED 5/0

CLR Y MUBARAKAI RETURNED TO THE MEETING, THE TIME BEING 5:46PM.

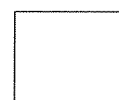
THE PRESIDING MEMBER ADVISED CLR Y MUBARAKAI OF THE RECOMMENDATIONS OF THE COMMITTEE IN HIS ABSENCE.

COUNCIL DECISION**Background**

Council approved a budget for Grants and Donations for 2014/15 of \$1,049,591. The Grants and Donations Committee is empowered to recommend to Council how these funds are to be distributed. At its meeting of 15 July 2014, the Committee recommended a range of allocations which were duly adopted by Council on 14 August 2014.

Following the September 2014 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 21 October 2014, recommended a revised range of allocations which were duly adopted by Council on 13 November 2014.

The March funding round was advertised to close on 31 March 2015. A total of 27 applications were received, including 12 applications for Community Grants and one application for a Sustainable Event grant, which will be reviewed under delegated authority of the Manager of Community Services. The Committee is to consider the remaining 11 applications for Donations and three applications for Sponsorship, as well as revised allocations for the 2014/15 grants, donations and sponsorship budget.



Submission

N/A

Report

In the Summary of Grants, Donations and Sponsorship Recommended Allocations Budget 2014/15, attached to the agenda, there are the following items for the Committee to consider:

- 3 proposed adjustments to the committed/contractual donations
- 11 applications for donations
- 3 applications for sponsorship, and
- 6 proposed adjustments to grant funding allocations.

The proposed adjustments and applications for donations and sponsorship are described in brief below.

Committed and Contractual

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 two adjustments and one new proposed commitment highlighted:

Spearwood Dalmatinac Club Inc. – Rates Reimbursement

Council resolved on 14 May 2009 to provide an annual reimbursement of 50% of the annual rates payable by Spearwood Dalmatinac Club for 41 Azelia Road, Spearwood. The actual amount for 2014/15 equates to \$10,821, so there is a proposed adjustment to the budget from an allocation of \$11,000 reduced to \$10,821.

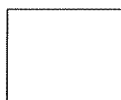
Spearwood Dalmatinac Club Inc. – Solar Panels

As to the Council decision on 8 May 2014, Council agreed to a 50% contribution for supply and installation of a PV System of 40kWp Solar Panels at Spearwood Dalmatinac Club, with a maximum allocation of \$27,445. The actual amount of the 50% contribution equates to \$24,250, so there is a proposed adjustment to the budget from an allocation of \$27,445 reduced to \$24,250.

Little Green Steps WA

This proposal is addressed in Agenda Item 9.1.

The total for committed/contractual donations will be \$398,913 for 2014/15.



Donations

The proposed total for donations for 2014/15 is \$196,300, following are the latest round of application summaries for consideration.

Applicant: Second Harvest Inc.

Requested: \$20,000

Recommended: \$14,000

Second Harvest is a not-for profit community group which supports a number of low cost food outlets run by public welfare organisations and various church bodies. Second Harvest's role is to obtain low cost and discounted foodstuffs and household and personal items for the food centres that service Commonwealth Health Care cardholders, including pensioners, people with disabilities and the unemployed, together with other low income families and individuals. Second Harvest also dispenses much needed emergency food relief through its head office and six community food centres.

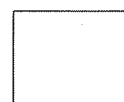
Second Harvest moved into new premises in Cockburn Central at the beginning of 2012 and has recently participated in the Work for the Dole program through PVS Workfind. The Centres also provide individuals with volunteering opportunities, training and emotional support such as mothers wanting to return to the workforce and pensioners who are lonely and want company.

Second Harvest has received the following funding from the City:

March 2012	\$8,850 (Community Grant for fridge and freezer)
March 2013	\$10,000 (Donation)
March 2014	\$12,000 (Donation)

The donations assist with their ongoing costs in providing emergency relief food hampers. In 2014, Second Harvest dispensed 524 food hampers, blankets, sleeping bags and school back packs in the Cockburn district. In addition they provided 80 hampers to families during Christmas 2014.

Second Harvest is also supported through Lotterywest and Westpac Bank grants. It is recommended to support this application for \$14,000, as there is no justification provided for the increased amount of \$20,000 requested.



Applicant: Business Foundations Inc.

Requested: \$10,000

Recommended: \$10,000

Business Foundations Inc. is a not-for-profit provider of enterprise development services to the community of Cockburn. Clients range from people wanting to start a small business or become self-employed, to existing small to medium sized business owners that require business management skills, to people wanting to exit from business. Services are provided for free and include one-on-one advisory sessions, small business mentoring, group training, business coaching and business incubation.

In 2014, Business Foundations decreased their services in Cockburn considerably, they have advised they:

- Assisted 81 people and businesses in Cockburn through their variety of services such as training and networking sessions.
- Helped 10 new businesses in Cockburn to start up, representing approximately \$2.2 million of economic value to the area.
- Helped to create an estimated 15 fulltime jobs.

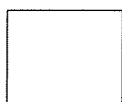
The Grants Officer sought advice from the CEO of Business Foundations as to the reason for the decline in services in the City of Cockburn and this is the response provided:

Business Foundations acknowledges that in the previous financial year ending 30th June 2014, we provided one to one advisory services and training services to fewer residents located within the City of Cockburn than in previous years.

Business Foundations conducted its marketing and operations in the same manner as in previous years, but for whatever reason, fewer people accessed the service from within the City of Cockburn in the 2013-14 year.

The Board of Business Foundations also recognised the lower take up of the service and has requested from the management of the organisation an increased effort to ensure that numbers return to the long term average and to increase the number beyond this into the future.

To that effect, Business Foundations has scheduled seminars to take place within the City of Cockburn from venues such as the Jakovich Centre at Henderson and to increase our marketing in the region, in particular in the local community newspaper, which will take effect from the 1st July this year.



We hope to see a bounce in the numbers of people accessing our services from the City of Cockburn in the later part of 2015 and into 2016 and beyond.

The organisation has received funding from the City in previous years:

October 2007	\$10,000
March 2009	\$10,000
March 2010	\$10,000
March 2011	\$10,000
March 2012	\$10,000
March 2013	\$10,000
March 2014	\$10,000

Business Foundations is supported by major State and Federal Government funding bodies, receiving \$144,715 from the Small Business Development Corporation, and \$200,000 from New Enterprise Incentive Scheme and AusIndustry.

This year the organisation has again requested a donation of \$10,000 to contribute to operating costs to ensure the one-on-one advisory service is provided to Cockburn residents and for a staff member to maintain a presence at the Melville-Cockburn Chamber of Commerce meetings, promoting services available to Cockburn business people. It is recommended to support this application.

Applicant: City of Cockburn Pipe Band

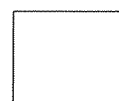
Requested: \$9,000

Recommended: \$9,000

The City of Cockburn Pipe Band competes in all local competitions and has gained first and second place regularly in State competitions. They perform for free at a number of events to support other Cockburn community organisations including the Cooby Festival, the Spring Fair and in nursing homes.

A number of the parades they attend have audiences of up to 50,000 e.g. ANZAC Day Parade in Perth, and 290,000 at the Christmas Pageant. Locally, they regularly play for audiences between 50 to 3,000 for fetes, fun-runs, graduation ceremonies, weddings and funerals.

Up to 30 junior pipers and drummers benefit from tuition provided by band members.



In 2012 they were the first Australian Band to attend the St Patricks Parade in New York, which they raised funds to attend. They travelled to Glasgow, Scotland in August 2013 to compete in the World Pipe Band Championships.

Previous funding from the City in the form of donations and community grants are as follows:

October 2004	\$6,000
October 2006	\$4,000
October 2007	\$8,000
March 2009	\$8,000
March 2010	\$8,000
March 2011	\$8,000
March 2012	\$9,000
March 2013	\$9,000
March 2014	\$9,000

This year, the Band is seeking a donation of \$9,000 to assist with ongoing expenses such as drum and case equipment and kilts.

It has come to our attention that the applicant's contact person is the owner of the business where uniforms are purchased and it is possible that some of the items could be bought much cheaper elsewhere. It is recommended that the application be supported subject to:

1. Notifying the applicant that the City is aware of this fact and for probity reasons alternative quotes be sought for uniforms.
2. The Cockburn Pipe Band agrees to perform at the Spring Fair as well as one RSL function.

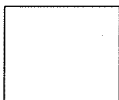
Applicant: Constable Care Child Safety Foundation Inc.

Requested: \$12,000

Recommended: \$12,000

The purpose of Constable Care Child Safety Foundation (CCCSF) is to prevent harm to children, young people and the community through best practice theatre-in-education programs and community services that raise awareness, change attitudes and influence behaviours.

The organisation works with children and young people aged 4-17 to educate and develop strategies to address safety, crime prevention and social concerns, including child abuse, alcohol and drug use, cyberbullying, violence, cultural conflict and human rights.



The foundation delivers these programs across primary schools and early learning centres in the Cockburn area and has received an annual donation for a number of years.

October 2006	\$18,045
October 2007	\$18,780
September 2008	\$19,531
September 2009	\$20,495
September 2010	\$20,950
March 2012	\$10,000
March 2013	\$10,000
March 2014	\$12,000

The foundation receives income through the State Government via the WA Police, Local Government Partnerships, Community Project Grants and various Corporate Sponsorships and donations.

This year CCCSF has requested a donation of \$12,000 to assist with the development, promotion and delivery of theatre-in-education programs and resources on topics such as alcohol abuse and crime prevention.

The foundation has met with City of Cockburn staff to ensure relevant messages are relayed to Cockburn children in line with the City's Crime Prevention Strategy and identified topics/needs. It is recommended to support this application.

Applicant: Hamilton Hill YouthCARE Council

Requested: \$9,000

Recommended: \$9,000

The Hamilton Hill YouthCARE Council supports a full time chaplain at the Hamilton Hill Senior High School and also the chaplains at two other schools including two days at Coolbellup Community School.

The City has provided annual donations for this program for a number of years:

October 2006	\$9,000
March 2008	\$9,000
March 2009	\$9,000
March 2010	\$9,000
March 2011	\$9,000
March 2012	\$9,000
March 2013	\$9,000
March 2014	\$9,000



The Youth CARE mission is to provide pastoral care, and provide personal and professional development to staff and volunteers.

Hamilton Hill YouthCARE Council has requested a donation of \$9,000 to assist with their aim to serve the school community and provide positive benefits for the whole community. It is recommended to support this application.

Applicant: Pets of Older Persons WA Inc.

Requested: \$2,450

Recommended: \$2,450

Pets of Older Persons Western Australia Inc (POOPS WA) was founded in 2010 and has 200 volunteers who provide support to the elderly or people with disabilities to enable them to sustain an ongoing relationship with their pet. POOPS provides a range of services including home visits, animal feeding, dog walking and transport to/from vet clinics or boarding kennels. POOPS caters specifically for people over 65 years of age who have no relative/friend willing to take responsibility for the pet – or palliative care patients, of any age, in the same situation. Clients are referred by Aged Care Assessment Teams (ACAT), Brightwater, Silver Chain, hospitals, doctors and vets.

In the six months July-December 2014 period used for in-kind volunteer income, logged statistics show that between them South and Coastal South volunteers put in a combined 2,376 hours and travelled 15,920 kilometres to make 1,640 service calls.

POOPS has previously received a donation for \$600 from the City in September 2013.

Pets of Older Persons have requested a \$2,450 donation to help with day-to-day running costs of insurance, inks, stationery, police checks and promotional material. It is recommended to support this application.

Applicant: South Lake Ottey Family and Neighbourhood Centre

Requested: \$10,000

Recommended: \$10,000

The South Lake Ottey Family and Neighbourhood Centre provide diverse programs and outreach activities in the community in collaboration with solid partnerships and networks. The Centre works closely with the City of Cockburn, St. John of God Murdoch, Strong



Families and Medicare Local. The Centre is available to individuals and families in Cockburn-Central and surrounds, offering support and activities in response to demonstrated community needs. The Centre aims to provide an integrated service and is seen as a 'one stop shop' by centre users and external stakeholders. In responding to needs, the Centre sees 'the whole person' and seeks to provide a mix of formal and informal programs and interactions.

The centre has previously received a number of donations for operating costs and community grants for specific projects from the City:

Donations:

March 2007	\$5,000
March 2008	\$5,000
March 2009	\$5,000
March 2010	\$5,000
March 2011	\$5,000
March 2012	\$10,000
March 2013	\$7,000
March 2014	\$10,000

Community Grants:

October 2001	\$1,000
March 2003	\$1,000
March 2008	\$1,500
September 2009	\$1,260

This round, the group has requested a donation of \$10,000 towards general operating costs. This group is well supported by operating grants from Department for Communities and Lotterywest. It is recommended to support this application for \$10,000.

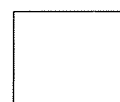
Applicant: Cockburn Volunteer Sea Search and Rescue

Requested: \$8,500

Recommended: \$8,500

The Cockburn Volunteer Sea Search and Rescue group is a non-profit volunteer organisation that provides a 24 hour rescue service for people and vessels at sea in the Cockburn area. The group covers about one thousand square kilometres of ocean. The majority of the volunteers are based within the City of Cockburn.

In the past year, the group has been involved in a range of emergencies including; day and night searches for missing people; recovery of kite surfers; sinking vessels; boat fires; vessels grounded; a large amount of broken down vessels and out of fuel vessels at sea.



The previous 12 months have completed in excess of 250 rescues bringing over 900 seafarers safely back to shore.

The Cockburn Volunteer Sea Search and Rescue group receives the majority of its income from the State Government (\$149,411) and also relies on income from donations and memberships for the continuation of the group. A large proportion of the group's income is set aside for the repair and replacement of boats and equipment.

The group has previously received funding from the City as follows:

October 2006	\$6,000
October 2007	\$8,000
September 2008	\$8,000
March 2010	\$8,500
September 2011	\$8,500
March 2014	\$8,500

The group has requested a donation of \$8,500 towards ongoing operating costs. It is recommended to support this application.

Applicant: Port Community High School

Requested: \$15,000

Recommended: \$15,000

Port School is an independent school that serves students that have not been able to achieve success in mainstream schooling, including some students that have very specific needs and are severely disadvantaged.

The school has previously received the following donations:

September 2010	\$9,000
September 2011	\$15,000
September 2012	\$15,000
March 2014	\$15,000

Community Grants:

September 2014 \$15,000

The requested donation of \$15,000 will continue to support extra chaplaincy hours so the school community has access to a full-time chaplain. The chaplain's role is to provide additional social support to meet the social and emotional needs of students. The application is



supported by the WA Police and Southwell Primary School. It is recommended to support this request for \$15,000.

Applicant: Volunteer Home Support Inc.

Requested: \$5,000

Recommended: \$5,000

Volunteer Home Support provide Government subsidised domestic cleaning, transport, handyman, lawn and gardening services to around 800 people that are frail, aged and with disabilities.

Volunteer Home Support had been able to dump waste material from their gardening activities at Henderson Waste Management Site free of charge for many years, until May 2012 when tip fees were applied to them.

The City provided a \$5,000 donation to cover some of the cost towards their waste disposal from the Cockburn homes that they service.

October 2006	\$5,000
May 2012	\$5,000
March 2013	\$5,000
March 2014	\$5,000

Volunteer Home Support has again requested a \$5,000 donation to help with the cost of waste removal for the 377 Cockburn homes they service. It is recommended to support this application.

Applicant: Portuguese Cultural and Welfare Centre

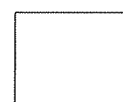
Requested: \$5,000

Recommended: \$0

The Portuguese Cultural and Welfare Centre (PCWC) provide support to community members of Portuguese speaking background. Support services include advocacy and interpretive services to those who need help in dealing with service providers such as Centrelink, Fremantle Hospital and Silver Chain. The group provide vehicle/transport support and weekly lunches to the elderly whilst providing respite for their carers.

The PCWC relies heavily on the fundraising efforts of volunteers. The group has requested a \$5,000 donation to purchase a new oven and for running costs. Previous funding provided by the City includes:

2007 - \$10,000 (Kitchen Installation)



September 2012	-	\$2,000
March 2014	-	\$1,300 (upright freezer)

The PCWC also receives significant support from the City through heavily subsidised operational costs including electricity and maintenance costs, via an annual donation provided to the Old Jandakot School Management Committee. Since the lease is with the Old Jandakot School Management Committee, any oven or maintenance issues should come through this organisation instead.

The oven currently in place has not been identified in the recent energy audit as needing replacement as it is in good condition and suitable for its current purposes. There are concerns that the kitchen is being used for private commercial purposes. It is recommended not to support this application.

Sponsorship

The proposed total for sponsorship is \$48,500, please see following the latest round of proposal summaries.

Applicant: Melville Cockburn Chamber of Commerce

Proposal: Partnership Sponsorship

Requested: \$20,000

Recommended: \$20,000

The City has provided funding to the MCCC for several years to assist with the operational cost of delivering timely information, events and services to the business community of the City of Cockburn. Previous funding includes:

October 2006	\$20,000
October 2007	\$20,000
September 2008	\$20,000
September 2009	\$20,000
August 2010	\$10,000 (interim funding)
March 2011	\$20,000
March 2012	\$20,000
March 2013	\$20,000
March 2014	\$20,000

The MCCC has applied for \$20,000 for a Partnership Sponsorship with the City for 2015. The MCCC intends to use these funds to promote and foster building of relationships, exchange of business and social contacts and exchange of business knowledge between members. The



proportion of members of the MCCC is currently 46% from Cockburn and 54% from Melville, and they currently go out to 1500 businesses.

Sponsorship and branding benefits include organisational naming rights, City logo on Partnership Position on MCCC website, bimonthly newsletter, mail outs, big screen at events and public acknowledgement at all MCCC events. The City will be promoted as 'Partner'. The MCCC hosts 10-12 large scale events per year, with approximately 50% to be based in Cockburn.

The MCCC has just taken up office accommodation (24.3m²) at the Cockburn Health and Community Facility for three years with rent to be deducted from their annual sponsorship funding from the City. The annual rent with outgoings equates to \$4,700, therefore it is recommended to support this sponsorship proposal for \$15,300 as a direct cash contribution to the MCCC with the balance transferred to the Cockburn Health and Community Facility income account.

Applicant: Outback Academy Red Dust Healers

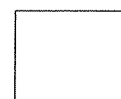
Proposal: Official Sponsor

Requested: \$20,000

Recommended: \$0

The Outback Academy (OA) appears to be a private company that was formed in 2014 to work in partnership with Indigenous communities to accelerate economic freedom, employment and well-being. The Red Dust Healers (RDH) were formed under the OA banner to bring Aboriginal and other athletes with disabilities together, including Paralympians, to raise awareness about disability within communities, as well as levels of social inclusion and participation in sports and recreation, education and employment.

The sponsorship proposal is for the OA RDH to play 2 National Wheelchair Basketball League (NWBL) games at Wally Hagan Stadium in May and August; dates and fixtures are yet to be determined by the NWBL. It is proposed by RDH that all Paralympic and other disability sports and recreation options will be showcased in the lead up to and during the games. This includes a series of workshops with schools and youth services groups in the City of Cockburn. OA RDH is planning to work closely with Council, schools and youth services, including Aboriginal organisations, as well as organisations servicing the needs of people with disabilities to ensure maximum numbers participating in workshops and attending NWBL Games.



The Academy has proposed the City become the Official Sponsor of the event for \$20,000. This includes the City's logo on printed material and products and in the media. The event will also have a dedicated Facebook and webpage which will feature the City's logo. Invitations will be extended to the Mayor to speak at Opening, as well as for City of Cockburn staff to attend.

It has been difficult getting additional information from the organisers via phone and email, and information in the application and answers provided in most cases are vague. The organisation has not contacted the Disability Services Commission, Perth Wheel Cats or other any other disability or youth organisations as proposed in the application and the event is due to start in May. This limits the opportunities to promote the sponsorship as well. The City's Disability and Access Inclusion Officer reviewed the application and additional information provided and was not aware of the organisation and not supportive of the application. It also appears that the event will be run by the National Wheelchair Basketball League (which is not affiliated with RDH) with or without City funding. It is not recommended to support this application.

Applicant: Growing Change

Proposal: Official Sponsor

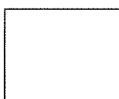
Requested: \$20,000

Recommended: \$0

Growing Change is a new social enterprise established in November 2014 dedicated to eliminating social isolation. They aim to connect people through growing, making and selling food through their social farming and food enterprises. Growing Change offer social and therapeutic horticulture programs, job ready skills training and education opportunities to support and connect members of the community.

Their proposal is to use the funding to assist with the material establishment of the 'Spearwood Social Farm' including purchasing soil improvements and building raised garden beds. The site is located on a vacant bowling green at the Spearwood Bowling Club on Azelia Road.

Growing Change has not made contact with the City to discuss their project and we have made various attempts to contact them to obtain more information. The application is vague, with no information on plans to engage participants or do the project, or any other social farms already operating successfully. Furthermore, the City's Environmental Services officers were not aware of the project.



After contacting the Spearwood Bowling Club, it has been confirmed by the club's president that this project was discussed with them, but did not receive approval from the main committee as mixed use is not an acceptable use at this facility.

Based on this information it is recommended not to approve this sponsorship application.

Grants

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

The total proposed for grant programs is \$405,878 with the following recommended amendments to the allocations.

An increase in funds allocated to the following programs to account for an increase in applications in these grant areas in the latest grant rounds that closed in March:

- Cultural Grants Program from \$6,000 to \$12,500.
- Grants General Welfare from \$3,000 to \$5,000.
- Community Group Newsletter Subsidy from \$4,000 to \$8,000.
- Sustainable Events Grants Program from \$3,000 to \$4,000.
- Sport and Recreation Club Grants Program from \$35,000 to \$45,000.
- Grants to Schools from \$5,000 to \$5,500.

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 2014/15 of \$1,049,591. Following is a summary of the proposed grants, donations and sponsorship allocations.



Committed/Contractual Donations	\$398,913
Specific Grant Programs	\$405,878
Donations	\$196,300
<u>Sponsorship</u>	<u>\$ 48,500</u>
Total	\$1,049,591

Legal Implications

N/A

Community Consultation

In the lead up to the March 2015 round, grants, donations and sponsorship funding opportunities were promoted through the local media and Council networks. The promotional campaign has comprised:

- Three advertisements running fortnightly in the Cockburn Gazette City Update on 24/02/15, 10/03/15 and 24/03/15.
- Three advertisements in the City of Cockburn Email Newsletter on 20/02/15, 10/03/15, and 24/03/15.
- Advertisement in the February Edition of the Cockburn Soundings.
- All members of the Cockburn Community Development Group, Regional Parents Group and Regional Seniors Group have been encouraged to participate in the City's grants program.
- Additional Advertising through Community Development Promotional Channels:
 - Community Development Calendar distributed to all NFP groups in Cockburn.
 - Cockburn Community Group ENews March 2015 edition.
- Closing dates advertised in the 2015 City of Cockburn Calendar.
- Information available on the City of Cockburn website.
- Reminder email sent to regular applicants.

Attachment(s)

1. Grants, Donations and Sponsorship Recommended Allocations Budget 2014/15.

Advice to Proponent(s)/Submissioners

Applicants have been advised that they will be notified of the outcome of their applications following the 14 May 2015 Council Meeting.

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

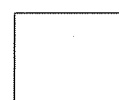
15. (GAD 22/04/2015) - CLOSURE OF MEETING

5:55pm

CONFIRMATION OF MINUTES

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

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





Government of Western Australia
 Department of Local Government and Communities
 Our Ref: 343-98 E1510025

City of Cockburn
DOC No
31 MAR 2015
035/001
66-1A5
APP
ACTION 01/10/10 F.Y.I Don Green James Ngoyaymota

Mr Stephen Cain
 Chief Executive Officer
 City of Cockburn
 PO Box 1215
 BIBRA LAKE DC WA 6965

Dear Stephen

FINDINGS OF THE JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION – INVALID PROVISIONS IN STANDING ORDERS LOCAL LAWS

It has come to the attention of the Department that the City of Cockburn's *Local Law Relating to Standing Orders* includes provisions similar to those of other local governments with which the State Parliament's Joint Standing Committee on Delegated Legislation (JSCDL) has taken issue.

The JSCDL expressed concerns in its Sixty First Report to Parliament (November 2012) regarding local laws that prevent council members from participating in meetings. The concerns arose from its interpretation of section 2.10 of the *Local Government Act 1995* (the Act) which defines part of a council member's role as being present at meetings and participating in decision making processes. Section 5.21(2) emphasises this aspect of the role by establishing that any member present at a meeting must vote, unless having disclosed a financial or proximity interest.

An example of the provisions to which the JSCDL objects is any requirement that a council member leave a meeting on the basis of a 'conflict of interest' not defined by the Act as a financial interest. Its Parliamentary Report notes that it was given an undertaking by the City of Swan to remove from its Standing Orders a clause requiring that council members leave meetings following declaration of any interest that may adversely affect their impartiality on a matter (an impartiality interest).

In general, the JSCDL considers that Part 5, Division 6 of the Act clearly establishes financial interests as the only interests that can exclude a person from participating in decision making on matters to which they relate. Further to this, regulation 11 of the *Local Government (Rules of Conduct) Regulations 2007* (the Rules of Conduct) now prescribes the process to be followed, including disclosure, when a council member has an impartiality interest. This process does not include a requirement that the council member leave a meeting.

Since the introduction of the Rules of Conduct, this Department regularly responds to queries from elected members on whether impartiality interests impact their ability to participate in decision making. While views differ within the local government sector, the Department's position is that impartiality interests are distinct from financial interests (direct financial, indirect financial and proximity interests) as defined in sections 5.60 to 5.62 of the Act.

Gordon Stephenson House
 140 William Street Perth WA 6000
 GPO Box R1250 Perth WA 6844
 Tel: (08) 6551 8700 Fax: (08) 6552 1555 Freecall: 1800 620 511 (Country only)
 Email: info@dlgc.wa.gov.au Website: www.dlgc.wa.gov.au

XOLEC.DDP1

Under section 5.67, a person declaring any of these three interests is prohibited from participating in matters to which those interests relate, unless approved by the relevant council or committee, or the Minister for Local Government.

In contrast, impartiality interests are defined by the Rules of Conduct rather than the Act. It should be noted that these regulations include disclosure requirements separate from those applicable to financial interests under the Act, but which duplicate those requirements in all aspects except the participation restrictions in section 5.67.

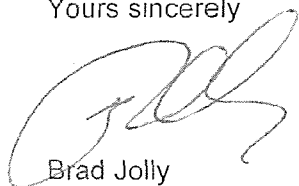
In citing the views of both the Department and the JSCDL, I do recognise that the City of Cockburn's Standing Orders preceded the introduction of the Rules of Conduct, and I am also aware that they are consistent with the recommendations of a Ministerial Inquiry into the City of Cockburn concluded by Mr Neil Douglas in April 2000. However, the introduction of the Rules of Conduct since that time has established a regulatory framework by which council members, having disclosed impartiality interests in matters, are expected to undertake that they will consider those matters with care and diligence, and make decisions based on relevant and factual information.

As such, the Department has consistently responded to queries on this issue by advising that declarations of impartiality interests do not supersede the requirement of section 5.21(2) of the Act, that all members of councils and committees cast a vote on any matter for which they are present unless disclosing a financial or proximity interest.

Given the specific wording of section 5.21(2), I should perhaps add that the Department does not envisage a scenario in which a local law can circumvent this requirement by compelling a council member to leave the meeting so as not to be present. The JSCDL has firmly expressed its view on the invalidity of any clause in a local law that prescribes when a democratically elected council member should leave a meeting, and has asserted that any law requiring or suggesting that a council member leave a meeting should only be in the Act itself.

As such, the Department would strongly recommend that the City amend Part 21 of its *Local Law Relating to Standing Orders* to remove the invalid provisions. I have attached some relevant extracts from the Sixty First Report of the JSCDL for your consideration.

Yours sincerely



Brad Jolly
EXECUTIVE DIRECTOR, SECTOR REGULATION AND SUPPORT

27 March 2015

Att: Extracts from Sixty First Report of the Joint Standing Committee on Delegated Legislation

**Attachment – Extracts from the Sixty First Report of the Joint Standing
Committee on Delegated Legislation (November 2012)**



THIRTY-EIGHTH PARLIAMENT

**REPORT 61
JOINT STANDING COMMITTEE ON DELEGATED
LEGISLATION
ANNUAL REPORT 2012**

Presented by Mr Paul Miles MLA (Chairman)

and

Hon Sally Talbot MLC (Deputy Chair)

November 2012

The necessary amendment to the model Activities in Thoroughfares and Public Places and Trading Local Law has been effected. The Local Laws Manual will be updated in the coming months, ensuring that all members have access to contemporary versions of this and other model and template Local Laws.³¹

Standing Orders Local Laws

6.25 The Committee took issue with declaration of due consideration and disclosure of interest clauses in standing orders local laws.

6.26 Clause 5.9 of the *City of Swan Standing Orders Local Laws 2010* provided:

Declarations of Due Consideration

Any member who is not familiar with the substance of any report or minute or other information provided for consideration at a council or committee meeting is to declare that fact at the time declarations of due consideration are called for in the order of business at the meeting, or otherwise before the meeting considers the matter. In the event that any members makes such a declaration, the relevant matter is to be stood down for later consideration at that meeting so as to allow an opportunity for the member making the declaration to become familiar with the relevant report or minutes or other information. If the delay in consideration of the matter has not allowed sufficient time for the member to give due consideration to the matter, unless the member satisfies the presiding person that he or she can pass an informed vote, the member should leave the chamber before the matter is put to a vote. [Committee emphasis]

6.27 The Committee was of the view that the better argument was that 'should' in this local law conveyed a preference, set a standard of behaviour or indicated an obligation that the Councillor (member) leave the meeting.

6.28 The Committee took issue with clause 5.9 (and Part 13) of this local law on the basis that these clauses were an unreasonable exercise of the power to make these local laws provided in section 3.5 of the LG Act, were legislated for an improper purpose in suggesting how democratically elected councillor should behave and when they should leave a meeting, and were inconsistent with provisions in, and the scheme of, the LG Act.

³¹ Letter from Mr Ricky Burges, Chief Executive Officer, Western Australian Local Government Association, 12 June 2012.

Delegated Legislation Committee

- 6.29 The Committee noted that sections 2.7 and 2.10 of the LG Act prescribe the role of the democratically elected Council and Councillors and section 5.25(1)(h), which authorises the Governor to make regulations to exclude a person from a meeting 'whose conduct is not conducive to the proper conduct of the meetings', implies that only the Governor can make law excluding persons from meeting. The LG Act contemplates Councillors being present and meetings and voting (subject to their disclosing any financial or proximity interest) and does not include any requirement on how they exercise that vote.
- 6.30 The Committee also noted that *Local Government (Rules of Conduct) Regulations 2007*, at regulation 3, prescribes general principles to guide member behaviour (expressly not rules of conduct) including that a council member should act with reasonable care and diligence, avoid damage to the reputation of the local government and base decisions on relevant and factually correct information.
- 6.31 The Committee takes particular issue with any clause in a local law prescribing when a democratically and validly elected Councillor should leave a meeting. A local law suggesting when a councillor should leave a meeting is contrary to the theory of democratic representative government upon which local government is based.
- 6.32 In the Committee's view, the principles in the LG Act and associated regulations do not authorise or contemplate local laws prescribing circumstances where a member should leave a meeting and not vote on a matter because the presiding member does not consider them informed.
- 6.33 This view is consistent with principles previously expressed by this Committee and its predecessor Committee. The Committee has long history of taking issue with any clause that prescribes when a Councillor shall leave a meeting, shall not take further part in a meeting or shall not vote at a meeting.³²
- 6.34 The Committee also took issue with Part 13 'Disclosure of interest affecting impartiality' of the *City of Swan Standing Orders Local Laws 2010* for reasons similar to those raised in relation to clause 5.9.
- 6.35 Part 13 of the local law repeats many requirements relating to disclosure of interest in the LG Act but provided further prescriptive 'guidance' on the meeting disclosure process where an interest affecting impartiality arises, including stating when a Council member 'should' leave the meeting room.

³² For example, see Joint Standing Committee on Delegated Legislation, Report 41, *Shire of Dardanup Standing Orders Local Law 2009*, August 2010; Report 38, *Issues of concern raised by the Committee between 1 May 2009 and 31 December 2009 with respect to Local Laws*, April 2010, pp10-13; Report 9, *Issues of concern raised by the Committee between December 20 2003 and June 30 2004 with respect to Local Laws*, August 2004, pp13 to 14; Report 8, *Issues of concern raised by the Committee between June 9 2003 and December 19 2003 with respect to Local Laws*, April 2004, pp3-4; and Report 4, *City of Perth Code of Conduct Local Law*, September 2002, pp18-32.

- 6.36 The Committee considered the legislative scheme relating to member interests. Part 5, Division 6 of the LG Act deals with disclosure of financial interests and sections 5.67 to 5.69 prescribe the exceptions to the rule that a Council member who has financial or proximity interest in a matter (as defined in the LG Act) must not participate in meetings.
- 6.37 Further, the *Local Government (Rules of Conduct) Regulations 2007*, at regulation 11, provides procedures to be complied with when a Council member has an interest affecting impartiality (this regulation does not apply to a financial or proximity interest), including the requirement to disclose and give notice of the interest. It is relevant that the regulations do not suggest that a Council member who has such an interest affecting impartiality must or should leave a meeting.
- 6.38 The Committee is of the view that any law requiring or suggesting that a Council member leave a meeting, if considered appropriate for policy reasons, should be in the LG Act.
- 6.39 The Committee concluded that the *City of Swan Standing Orders Local Laws 2010* offended Committee terms of reference (a) and (f). At the Committee's request, the City of Swan provided an undertaking to delete clause 5.9 and Part 13 of the local law.
- 6.40 The Committee also took issue with clause 11.13 (Other Persons to Disclose Impartiality Interests) in the *Town of Cottesloe Standing Orders Local Law 2012*. This clause prescribed the disclosure requirements where a local government employee or member of a committee who is not the Mayor or a Councillor has an interest affecting impartiality.
- 6.41 The Committee considered the legislative context in which the clause operates including the LG Act, *Local Government (Rules of Conduct) Regulations 2007* (noted above) and the *Local Government (Administration) Regulations 1996*.
- 6.42 Regulation 34C of the *Local Government (Administration) Regulations 1996* mandates that particular requirements relating to employee interests affecting impartiality must be contained in a local government's Code of Conduct. The *Town of Cottesloe Code of Conduct*, at clause 2.3, prescribes the employee disclosure of interest requirements as required by regulation 34C, which clause 11.13 repeated. This gave these requirements the legislative force and enforceability of a local law.
- 6.43 The Committee is of the view regulation 34C of the *Local Government (Administration) Regulations 1996* implies that employee disclosure of interests requirements are prescribed in a local government's code of conduct, and only in a code of conduct. When read in the context of the legislative scheme dealing with disclosure of interests, the legislators' decision to regulate employee's disclosure of interest in a code of conduct was considered and deliberate. In the Committee's view, clause 11.13 was not authorised or contemplated by the LG Act. This view is

Delegated Legislation Committee

consistent with the view expressed in Report 9, *Issues of concern raised by the Committee between December 20 2003 and June 30 2004 with respect to Local Laws*, where the previous Committee noted its objection to local governments incorporating their codes of conduct into their standing orders local law.³³

- 6.44 At the Committee's request, the Town of Cottesloe agreed to delete clause 11.13 from the *Town of Cottesloe Standing Orders Local Law 2012*.

Airport Local Laws

- 6.45 The Committee's scrutiny of the *City of Busselton Regional Airport Local Law 2012* provided the Committee with a unique opportunity to consider an airport local law.

- 6.46 The Committee took issue with clauses 2.2 (Requirement for a permit by flight training operators) and 4.4(3)(b) of this local law.

- 6.47 Clause 2.2 provided:

(1) *A flight training operator —*

(a) *must not, without a permit, use the Airport; and*

(b) *may use the Airport only in accordance with the terms and conditions of a permit. ...*

(3) *In this clause — ...*

(b) *the use of the Airport by a flight training operator includes the use of the Airport for landing or taking off purposes.*

- 6.48 The Committee considered the definition of 'use of the Airport' vague and uncertain as it implied that a flight training operator permit may be required in circumstances other than when a flight training operator uses the Airport for the purpose of landing or taking off. The Committee was of the view that a clear and exhaustive definition of 'use of the Airport' was required as this would clearly set out the scope of this clause which operates in a complex regulatory environment, which includes a number of Commonwealth aviation laws and regulation imposed by the Civil Aviation Safety Authority (CASA) and other aviation agencies. The Committee sought the advice of CASA, who agreed that the definition of 'use of the Airport' in clause 2.2(3)(b) was 'not clear as it may mean something other than landing or taking off'.³⁴

³³ Joint Standing Committee on Delegated Legislation, Report 9, *Issues of concern raised by the Committee between December 20 2003 and June 30 2004 with respect to Local Laws*, August 2004, pp1-2.

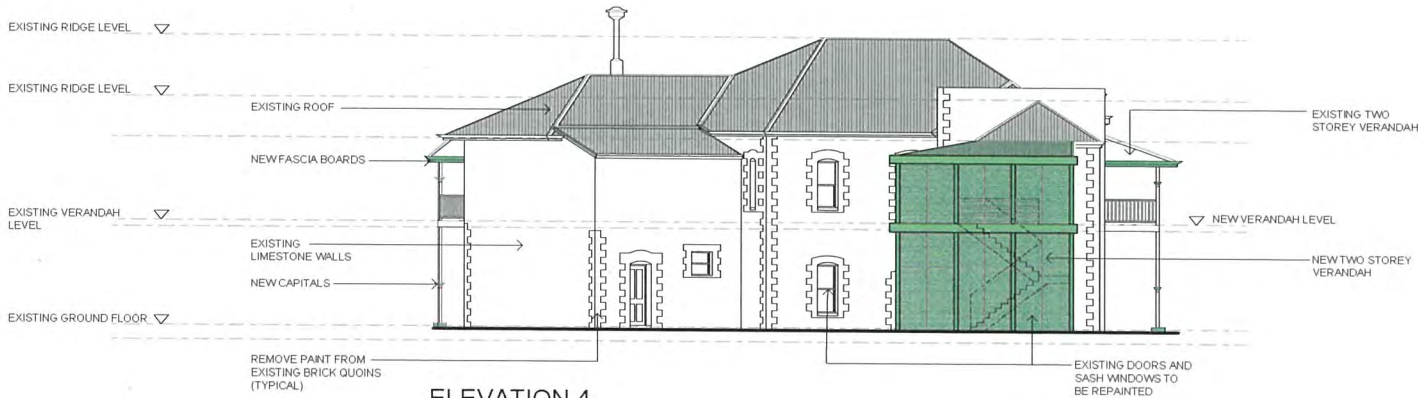
³⁴ Letter from Ms Carolyn Hutton, Manager, Corporate Relations Branch, Civil Aviation Safety Authority, 5 June 2012, p1.



ELEVATION 1



ELEVATION 2



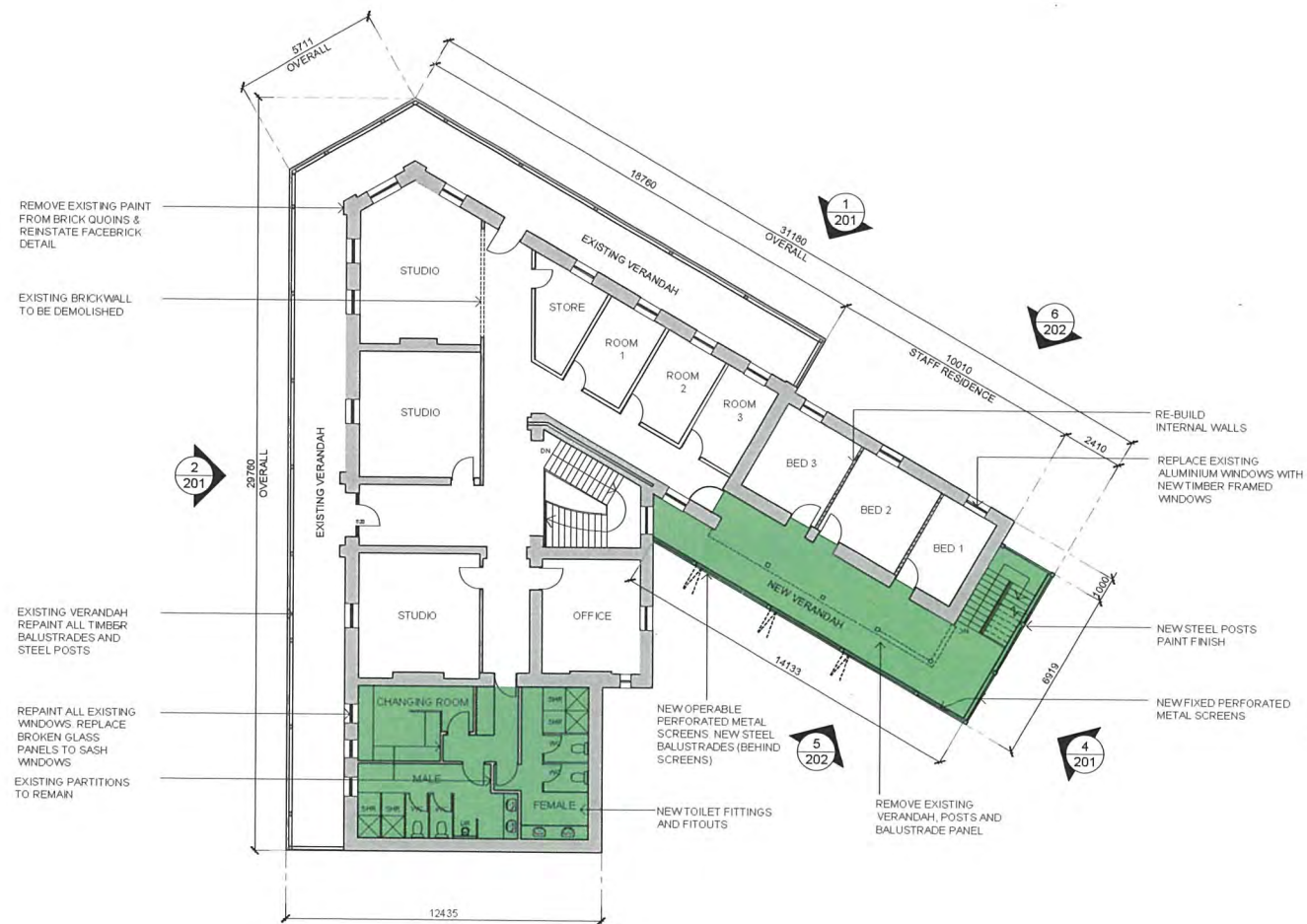
ELEVATION 4

PROJECT NUMBER : 201455
NEWMARKET HOTEL REFURBISHMENT
 1 ROCKINGHAM ROAD, HAMILTON HILL

SCALE 1:200
 DATE 06/03/2015
 DRAWING A201_C

HOCKING
 HERITAGE STUDIO

A 156 Onslow Road, Shenton Park Western Australia 6008
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 T +61 8 9388 2810
 F +61 8 9388 2817
 W www.hockingheritagestudio.com.au



FIRST FLOOR PLAN

PROJECT NUMBER : 201455

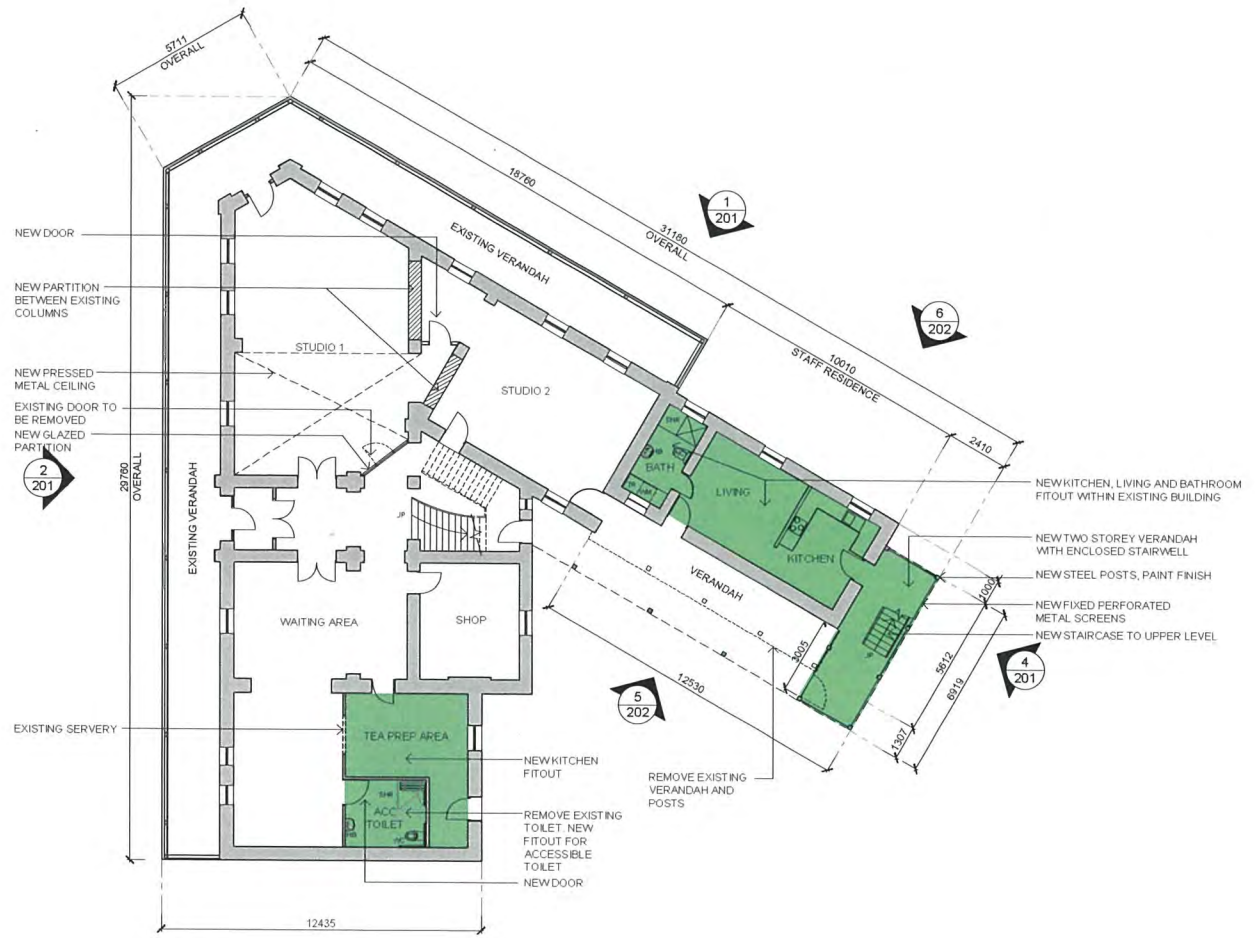
NEWMARKET HOTEL REFURBISHMENT
1 ROCKINGHAM ROAD, HAMILTON HILL



SCALE 1:200
DATE 08/03/2015
DRAWING A102_E



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GROUND FLOOR PLAN



EXISTING FOOTPATH
 SITE BOUNDARY
 EXISTING TWO STOREY VERANDAH
 EXISTING TWO STOREY BRICK AND LIMESTONE BUILDING

COCKBURN ROAD

ROCKINGHAM ROAD

LOT 21 NO.1
 EXISTING TWO STOREY BUILDING

NEW TWO STOREY VERANDAH WITH FIXED AND OPERABLE PERFORATED METAL SCREENS
 SITE BOUNDARY
 NEW BOLLARDS BETWEEN BUILDINGS TO PREVENT VEHICULAR ACCESS

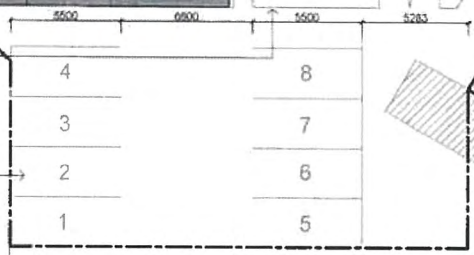
STAFF PARKING (2 BAYS)

EXISTING MULTI RESIDENTIAL UNIT

NEW 1800mm HIGH FENCING WITH GATES

NEW CAR PARKING BAYS (8 BAYS)

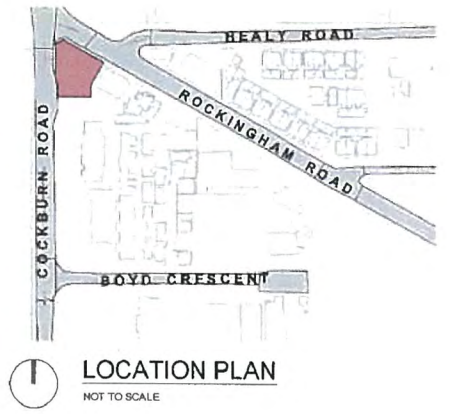
EXISTING CAR PARKING BAYS



OPEN CAR PARK

CLEAR ACCESS FOR RESIDENTS

ENTRY AND EXIT (2 WAY TRAFFIC) TO CAR PARK



SITE PLAN

9 MAR 2015

PROJECT NUMBER : 201455
NEWMARKET HOTEL REFURBISHMENT
 1 ROCKINGHAM ROAD, HAMILTON HILL

SCALE 1:250
 DATE 06/03/2015
 DRAWING A100_B

HOCKING
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Attach 4



Newmarket Hotel
1 Rockingham Road
Hamilton Hill

Scope of Works

Prepared by



February 2015

Introduction

Newmarket Hotel is a two storey brick, limestone and iron building constructed in 1912 in the Federation architectural style. The former hotel was built in two phases with the main body of the hotel being constructed in the first phase in 1912 with the bathroom section on the first floor being a later addition in the 1960s. A single storey tavern had been constructed to the south of the hotel, with internal access being built into the southern wall of the original building prior to the 1950s and was subsequently demolished in the 1970s. Internal alterations have also taken place which have had some impact on the condition and integrity of the fabric. As trends changed and the need for hotel accommodation was reduced, the hotel rooms in the eastern wing on the ground floor were converted to toilet facilities for the pub.

The building has been left vacant for a number of years and is showing signs of deterioration both internally and externally. The brick and stone work to the southern section of the former hotel is in a variable condition with some areas in a poor condition as a result of earlier works. A number of windows have been broken; graffiti has been sprayed on the southern elevation of the Rockingham Road section as well as internally in places; the rear verandah is in a failing condition with loss of the stairs, missing floor boards and non-original balustrade; and the downpipes and gutters are missing, damaged or in a failing condition. Internally, certain decorative elements have been removed including original skirting boards, original pressed metal ceilings and fire places, all of which are to be replaced.

In addition to graffiti damage and missing elements, the interior has suffered from white ant damage, specifically in the central lobby area of the Cockburn Road section. The ants are no longer active and have been treated but floor boards and other timber elements do require replacing. There are also localised areas of damp damage to the internal leaf of the southern elevation of the Cockburn Road section which requires remediation prior to repainting.

The following scope of works have been identified for remediation prior to occupation and should be undertaken in an appropriate manner to ensure that the significance of the place is maintained and enhanced through the conservation work process.

External Works

The roof has recently been replaced and it is not anticipated that any works will be required to this element.

Brick and Stonework

1. Inspect brick and stonework to assess condition
2. Remove any surplus or redundant fixtures and fittings to the elevations
3. Remove paint to brick quoining with Peelaway or D-Lam 20.
4. Remove paint to eastern elevation of Rockingham Road elevation with Peelaway or D-Lam 20.
5. Remove graffiti to southern elevation of Rockingham Road elevation.
6. Cut out areas of hard cement pointing to southern elevation of Cockburn Road section, repoint with lime mortar.
7. Where bricks and stone in any elevation cannot be refaced and retained, carefully cut out and replace with new to match existing. Repoint with lime mortar to match existing mix.
8. Limestone to Cockburn Road and Rockingham Road frontages is random rubble with flush pointing which has been scored to look like dressed stone. Any areas of repointing to these elevations is to be finished to the same detail.
9. The brickwork to the upper sections of the south elevations of the Cockburn Road section is showing signs of deterioration through missing mortar and evidence of damp. The brickwork needs re-mortaring and should be rendered and painted in a limestone colour (exact colour to be agreed). A band of bricks (3-4 courses) should be retained demarcating the change in building styles (see east elevation of Cockburn Road section).
10. The lower section of the south elevation of the Cockburn Road section has been compromised by the insertion of openings, bricked up areas, areas of hard cement. The elevation is to be remediated by cutting out any stone or brick that cannot be salvaged, replaced with appropriate replacements, repointed with a lime based mortar. Decision to be made regarding rendering this section of the elevation for reasons of aesthetics.
11. As a result of the new verandah works, the south-western end of the Cockburn Road frontage is now presenting as in incomplete elevation. The outer leaf of the wall needs to be built up by a further 3-4 courses to correspond to the height of the inner leaf. The entire section is to be repainted to an approved limestone colour and a new verandah wall plate to be inserted under the verandah rafters.
12. Reinstall window at southern end of Cockburn Road section at ground level, currently used as a door. The window should use the existing arch and be the same height as existing windows. The wall is to be filled with stone to match existing. Window to be double hung sash opening.
13. Inspect condition of brick parapet. Repair where necessary by repointing, replacing bricks and re-rendering. Painted finish to agreed colour scheme based on age and architectural style of building.

Roof

1. The roof to the entire building, including verandah/balcony, was replaced in c.2011 and appears to be watertight. Inspect to ensure sound condition.
2. Inspect condition of brick chimneys. Repoint where necessary using mortar mix to match existing. Repaint corbelling to chimneys to match existing colour scheme.

Front Verandahs

The verandah to the two front elevations has recently been reconstructed. The original timber structure had been replaced in the 1950s/1960s with steel tube columns. These columns were retained during the latest reconstruction c.2010, but are surplus to the performance of the structure. The new columns and structural frame of the verandah is square steel members, with the new columns supported on prominent brick bases. A new deck to the upper level and new timber balustrade were installed as part of the

verandah works. The existing timber canopy members (rafters and beams) have been retained and reused in the current structure. The verandah was not completed.

1. Engineering advice required confirming existing structures are fit for purpose.
2. Render and paint the brick bases or build low garden wall between the posts to conceal the brick bases.
3. Reinstate timber frieze and valance, paint to approved colour scheme
4. Paint the steel columns and structure to an approved colour scheme.
5. Prepare and paint timber balustrade to agreed colour scheme.
6. Replace fascia boards, prep and paint to agreed colour scheme.
7. Oil the deck.

Rear Verandah

The verandah was reconstructed in the mid-to-late 20th century and no longer presents as an original element. The rear verandah will provide a means of access between the two levels of the residence. It is proposed to redesign and construct a new rear verandah that will house a fully enclosed staircase at the eastern end of the structure to facilitate internal access between the two levels of the residence.

Rainwater Goods

1. Check condition of all rainwater goods.
2. Replace damaged or missing elements to match existing.
3. Ensure adequate drainage/soakwells. At present, downpipes appear to discharge onto the pavements and rear garden area which is contributing to the low level damp and erosion issues of the brick and stonework.
4. Consider removing bitumen immediately abutting the Rockingham Road and Cockburn Road frontages and introduce a drainage channel.

Windows

The windows are timber framed double hung sash windows all of which are to be retained.

1. Replace glazing to all windows with 4mm glass. Window mechanisms will require adjusting to take account of the increased weight.
2. Rub down and prepare timber frames
3. Reinsert windows, reputty frames and ensure all are fully operable.
4. Repaint to approved paint colour.

Garden/Parking Areas

Rear garden area to be lawn and parking.

1. Remove block wall enclosure around residence entrance on the east elevation.
2. Relevel the ground to facilitate parking.
3. Lay out parking as per parking plan with bitumen surface and bays marked out.
4. Set out and lay drive way with additional parking.
5. Fence garden with double gate access to the eastern side and single gate pedestrian access to the southern edge.
6. Construct bin store by kitchen

Internal Works

The interior of the former hotel does not require any modification to the plan form and works are limited to those of repair, reconstruction and redecoration.

General

1. Upgrading to all electrical installations. Existing wiring to be checked and retained where possible. Existing wall, ceiling and floor cavities to be used for the new wiring.
2. Replumbing to all areas.
3. All windows to be reglazed as described in external works. All frames are to be repainted prior to repainting. Removable film is to be placed on all ground floor windows for privacy in the dance school.
4. Introduction of new lighting to the studio areas, utilising existing light positions where possible and positioning new lighting in unobtrusive positions in the ceiling.
5. Installation of fire prevention system including alarms and smoke detectors.
6. All internal decoration to an agreed paint scheme based on age and architectural style of the building in the public areas. Studios to be painted a natural white to facilitate brightness in the spaces.

Ground floor

Waiting Area

1. The floor level of the southern section of the Waiting Area is raised by approximately 100mm. as wheelchair access is required through this area for access to the UAT in the far south-eastern corner, ramped access will be required to accommodate this change in levels. A timber ramp to be constructed to current compliance standards.
2. Timber floors to be repaired utilising salvaged boards from throughout the building or from specialist suppliers. Salvaged boards to match timber species, width and style of existing boards. Boards to be rubbed down and oiled with Tung oil.
3. Skirtings to be reinstated where missing. The skirtings to the lower level of the waiting area are the original deep moulded skirtings where as those in the upper level are non-original in both terms of timber and style. There is no requirement to replace these skirtings as they are in a sound condition. Consideration can be given to sourcing replacement skirtings to a similar design as seen throughout the rest of the building.
4. The opening in the south wall is to be bricked up and painted over. The door is a non-original redundant feature and should be removed.
5. Ceiling, cornice and ceiling rose to be retained to both rooms.
6. Plastered walls to be repainted.
7. Windows to be painted following repair and rehanging. Ensure all are fully operable.
8. Repair wall where demolition works have taken place between the waiting area and corridor. Box in and plaster over the steel supports and repaint.
9. Open ceiling hatches to be closed in with new hatch doors.

UAT

The UAT is to be accommodated in the existing ground floor toilet adjacent to the waiting area.

1. Internal wall to be demolished
2. Enlarge width of door opening to 950mm
3. Install fully compliant bathroom furnishings
4. Floor to be tiled and fully sealed.
5. Install lighting and ventilation. Windows to be overhauled and operable. Rub down timber frames, prep and repaint.

6. Walls to be plastered and painted.
7. Ceiling to be plastered and painted.

Tea Prep Area

1. Remove redundant fixtures and fittings.
2. Kitchen fitout to be updated to provide basic tea prep fitout
3. Floor to be sealed with integral skirting.
4. Walls to be tiled
5. Replumbing for kitchen sink.
6. Installation of new shutter for servery.
7. Installation of exhaust system.
8. Upgrade hallway and exit. Remove any redundant fixtures and fittings. Remove or retain tiles to wall, repaint walls above tiles and ceiling, lay new flooring over existing, install new lighting and exit door.

Lobby

1. Retention of all doors. Doors to be rubbed back, prepped and repainted.
2. Pressed metal ceiling and cornice to be retained and repainted.
3. Removal of any redundant services from the airlock area.
4. Replacement of floor to airlock with appropriate tile.
5. Retain and repair timber boards to main lobby area. Timbers have been subjected to white ant damage. The ants have been treated and are no longer active but timbers to the floor, doors and windows require remedial action. If replacing the timbers, replace to match existing.
6. Installation of new lighting.

Shop

The Shop was the former office for the hotel and contains a floor safe and bars to the window. These elements are to be retained.

1. Remove wallpaper, rub down walls, prepare and repaint.
2. Remove redundant services.
3. Repair, sand and oil timber floor boards with Tung oil.
4. Retain skirting boards and replace matching sections to match existing. Rub down, prep and repaint to approved colour scheme.
5. Pressed metal ceiling and cornice to be retained, repaired where necessary and repainted.
6. Repair door to office. Existing timber panelled door to be repaired with new glazing and door furniture.
7. Installation of new lighting.
8. Reinstatement of fire place, not to be made operational. Existing fire grate is salvaged and being kept in the building.
9. Reinstatement of mantelpiece, sourced from salvage yards and to be appropriate for age of building.
10. Repaint window and sill.

Corridor

1. Retain and repair pressed metal ceiling.
2. Remove graffiti from rendered columns.
3. Repair and re-oil timber floorboards with Tung oil.
4. Repair missing skirting and repair damaged sections close to doors. Rub door, prep and repaint.
5. Install new lighting.

6. Repaint plastered walls.

Studio 1

The area to be used as Studio 1 was originally two separate rooms with the central wall removed at an earlier stage while the building still operated as a hotel/pub. The main bar area was opened up creating an open plan bar room. Partitions are to be erected to create studio spaces, utilising the existing wall and column position and reinstating the original plan form.

1. Reinstatement partition from north wall to the central column between Studio 1 and Studio 2. Partition to be either brick wall or floor to ceiling storage, accessible from both studios.
2. Reinstatement ceiling to southern section of Studio 1. This has previously been removed and is to be replaced with a pressed metal ceiling and cornice based on the style in the adjacent section of Studio 1.
3. MDF window surrounds to be replaced with timber surrounds to match original openings.
4. Sash windows to be painted.
5. Windows to be covered with removable obscured film for privacy.
6. Timber flooring to be repaired using salvaged boards to match existing style and width. Boards to be rubbed down and oiled with Tung oil.
7. Installation of new lighting.
8. Glass wall to be inserted in south-eastern corner of room.
9. Original external doorway to be retained in truncated northern wall. Original door and window ensemble to be retained and repaired. Door is to be operable as will operate as an emergency exit.
10. Double doors in south wall to be retained and repainted and remain operable.

Cellar

1. Remove raised brick step into cellar
2. Enclose cellar access with two sets of timber hatch doors.
3. Plaster and paint brick stair wall.
4. Clean out cellar area.
5. Repaint external doors and ensure weather tight.

Studio 2

1. Reinstatement of partition from central column to southern nib wall, utilising original wall position. Partition to be brick or floor to ceiling timber shelving.
2. Partition and glass door to be inserted between the two central columns.
3. Remove remnant fittings associated with hotel use, retaining any suitable items for interpretation purposes.
4. Retain and repaint pressed metal ceiling and cornice.
5. Retain evidence of removed chimney in the ceiling plan.
6. Retain fire hearth.
7. Repair timber flooring and skirting where necessary. Re-oil flooring. Rub down and prep skirting for repainting.
8. Block up non-original arched opening in eastern wall, plaster and paint.
9. Remove graffiti from glazed door to hallway. Retain door, rub down, prep and repaint.

Staircase

The staircase and hallway arches are one of the key features of the building and are to be retained and conserved.

1. Repair damaged bottom step of staircase. All elements are extant and can be repaired.
2. All stairs to be sanded and re-oiled.
3. Handrail to be repaired at base of stair.
4. Broken baluster to be repaired.
5. All stairs and balustrade to be inspected for soundness and fit for purpose.
6. Pressed metal lining to understair ceiling to be retained, repaired and repainted.
7. Timber panelling to staircase to be retained. Paint should be removed and left as natural timber.
8. Skirtings to be retained, rubbed down, prepped and repainted.
9. All graffiti from walls and columns to be removed.
10. Repair stained glass leaded window above staircase.
11. Reputty window frame, rubdown and prep for repainting.

Upper Level

Bathrooms

The bathrooms were previously stripped out of all fittings and fixtures, leaving wall and floor tiles and remnant plumbing.

1. Repair brick walls where previous plumbing has been introduced.
2. Reinstall bathroom fittings to both male and female bathrooms, utilising existing plumbing where possible.
3. Retile walls.
4. Ensure flooring is sealed and watertight.
5. Install new extractors and lighting.
6. Repaint window.
7. Repaint plastered walls and ceilings.
8. Repaint doors.

Changing Room

1. Remove any redundant services.
2. Repaint plastered walls and ceiling.
3. Rub down and prep windows for repainting.
4. Current floor finish is painted concrete, repaint or put new treatment down.
5. Install new lighting.

Office

1. Remove any redundant services, fixtures or fittings.
2. Repair the areas of plaster damage to the south-eastern corner. Cut out all damaged areas and replaster with plaster mix to match existing.
3. Repair damage to eastern wall.
4. Reinstall fire grate. Retain hearth. Reinstall mantelpiece. Fire not to be operable.
5. Sand down timber floors and re-oil with tung oil.
6. Rub down door and prep for repainting.
7. Rub down window frames and prep for repainting.
8. Retain and repair pressed metal ceiling.
9. Repaint plaster walls to agreed colour scheme.
10. Installation of new lighting.

Studio 3

1. Remove any redundant services, fixtures and fittings.
2. Sand timber floor and re-oil with Tung oil.
3. Reinstate missing fire place and surround. Fire not to be made operable.
4. Remove graffiti and repaint walls.
5. Repair pressed metal ceiling caused by water ingress from previous roof.
6. Repaint pressed metal ceiling.
7. Rub down and prep windows for repainting,
8. Rub down and prep door for repainting.
9. Install new lighting

Studio 4

1. Remove any redundant services, fixtures and fittings.
2. Repair floor, sand and re-oil with Tung oil.
3. Reattach skirtings. Prep and repaint.
4. Repair the hole in the north wall from salvaged bricks stockpiled in building.
5. Repaint walls to approved colour scheme.
6. Rub down and repaint pressed metal ceiling.
7. Rub down and prep windows for repainting,
8. Rub down and prep door for repainting.
9. Install new lighting.

Studio 5

1. Remove any redundant services, fixtures and fittings.
2. Remove east wall. Wall already partially demolished. Continue removal, insert steel beam across opening and make good. Retain bricks for use elsewhere in the building.
3. Repair floor, sand and re-oil with Tung oil.
4. Retain skirtings. Prep and repaint.
5. Replaster the south wall where wall has been repaired.
6. Reinstate fire place and surround. Fire not to be made operable.
7. Repaint walls to approved colour scheme.
8. Retain, rub down and repaint pressed metal ceiling and cornice.
9. Rub down and prep windows for repainting,
10. Install new lighting.

Store Room

1. Remove any redundant fixtures and fittings.
2. Sand down floor and re-oil.
3. Paint walls and ceiling.
4. Rub down window frame and door, prep and repaint.
5. Install new lighting

Room 1

1. Remove any redundant fixtures and fittings.
2. Remove wallpaper, rub down walls for repainting.
3. Sand down and re-oil timber floor.
4. Retain and prep skirtings for repainting.

5. Rehang door, rub down prep for repainting. Install new door furniture.
6. Repaint pressed metal ceiling.
7. Rub down window and prep for repainting.
8. Install new lighting
- 9.

Room 2

1. Remove any redundant fixtures and fittings.
2. Rebuild wall between Bedroom 2 and 3, using bricks from Studio 5, plaster and prep for repainting.
3. Sand down and re-oil timber floor.
4. Retain and prep skirtings for repainting.
5. Rub down door prep for repainting. Install new door furniture.
6. Repaint pressed metal ceiling.
7. Rub down window and prep for repainting.
8. Install new lighting.

Room 3

1. Remove any redundant fixtures and fittings.
2. Make good wall that has been rebuilt and prep for repainting.
3. Repair, sand down and re-oil timber floor.
4. Retain and prep skirtings for repainting.
5. Rub down door, prep for repainting. Install new door furniture.
6. Repaint pressed metal ceiling.
7. Rub down window and prep for repainting.
8. Install new lighting.

Hallway and Lobby

1. Remove any redundant services, fixtures and fittings including redundant electrical cupboard.
2. Repair damaged lath and plaster arch. Make good ready for painting.
3. Sand down timber floors, repair where necessary and re-oil.
4. Retain skirtings, rub down and prep for repainting.
5. Prep walls for repainting to approved colour scheme.
6. Retain pressed metal ceilings and repaint.
7. Retain timber frieze above staircase, repaint.
8. Ensure balustrade is secure, prep and repaint.
9. Install new lighting.
10. Uncover doors to verandah, repair as necessary, rub down and prep for repainting. Reglaze sidelights and fanlights to door to Cockburn Road verandah.

Residence

The eastern end of the Rockingham Road section of the former hotel was originally used as the hotel accommodation, divided into six bedrooms with three to each floor. Access to the upper level was via a door way in the eastern wall of the main building onto the verandah or via the verandah staircase. The lower rooms all opened into the beer garden area. The rooms were single rooms and were not interconnected.

The former bedrooms to the upper level remain essentially as they were constructed but those to the ground floor have been altered and converted for bathroom use for the pub. This has resulted in a substantial amount of remodelling and installation of plumbing which has impacted on the integrity and authenticity of the rooms.

This section is now to be converted to a residence for the dance teacher, retaining the three bedrooms to the upper level and providing essential living accommodation to the ground level including kitchen, living area and bathroom. The three lower level rooms had previously been connected with non-original doorways and arches which will be retained to assist the flow and usability of the space.

The rear verandah is to be redesigned to incorporate an enclosed staircase as per the works outlined in the 'External Works' section.

Ground Level

Bathroom

The bathroom is to be created from the western most room of the ground level. An opening in the western wall will have been bricked up as part of the works to Studio 2, creating a self contained room.

1. Remove surplus plumbing fixtures.
2. Re-level the floor and put down concrete slab.
Originally the floor would have been at the same level as the adjacent rooms to the east, as indicated by the door position in the south wall. The floor level had been altered at an earlier stage to create level access from the pub into this space. The external access door will no longer be used and therefore the floor level can remain as is, with a step down into the bathroom from the living area.
3. Install new floor finish
4. Install skirting.
5. Retain door in south wall and completely seal shut.
6. Retain pressed metal ceiling, repair and repaint.
7. Form concrete steps down from living area into bathroom.
Rehang timber panelled door in east wall.
8. Rub down and prep window frame for painting.
9. Place obscured film over window for privacy.
10. Rub down and prep walls for repainting.
11. Install new plumbing for full bathroom suite to client's specification.
12. Install new lighting and extractor fan

Living Area

1. Remove all redundant plumbing fixtures and make good concrete floor.
2. Remove block cubicle partition towards eastern end of room (currently partially demolished)
3. Brick non-original opening up at north-eastern corner of room.
4. Replaster walls and prep for painting.
5. Rub down and prep window for repainting.
6. Rub down and prep door for repainting. Install new door hardware.
7. Install timber floor finish and skirting.

8. Install new lighting.
9. Retain evidence of earlier fire and chimney for interpretation purposes.

Kitchen

1. Remove redundant plumbing fixtures.
2. Remove non-original enclosure around eastern entry and remove toilet plumbing.
3. Plaster walls ready for repainting
4. Install new floor treatment and skirtings.
5. Retain and repair pressed metal ceiling.
6. Rub down window frame and prep for repainting.
7. Rub down and prep door for repainting. Install new door hardware.
8. Install kitchen to client's specification.
9. Install new lighting and extractor fan.

Upper Level

Bedroom 1

1. Remove all redundant fixtures and fittings.
2. Replace metal-framed window with traditional timber framed sash window to match existing windows in building.
3. Repair cracks in wall above window opening.
4. Repair cracks in west wall by door opening.
5. Prep walls ready for repaint.
6. Retain and repaint pressed metal ceiling.
7. Retain, sand, repair and oil timber floor with Tung oil.
8. Retain and repaint skirtings.
9. Rub down door and door architrave, prep and repaint. Install new door hardware.
10. Oil door threshold.
11. Install new lighting.

Bedroom 2

1. Remove all redundant fixtures and fittings.
2. Brick up and plaster non-original opening in west wall between Bedrooms 2 and 3.
3. Prep walls ready for repaint.
4. Retain, repair and repaint pressed metal ceiling.
5. Retain, sand, repair and oil timber floor with Tung oil.
6. Retain and repaint skirtings and reinstate missing sections to east wall.
7. Rub down and prep window frame for repainting.
8. Rub down door and repair door architrave, prep and repaint. Rehang and install new door hardware.
9. Oil door threshold.
10. Install new lighting.

Bedroom 3

1. Remove all redundant fixtures and fittings including electrical cupboard on the south wall.
2. Prep walls ready for repaint.
3. Retain and repaint pressed metal ceiling.
4. Retain, sand, repair and oil timber floor with Tung oil.
5. Retain and repaint skirtings.

6. Rub down window and prep for repaint.
7. Rub down door and door architrave, prep and repaint. Install new door hardware.
8. Oil door threshold.
9. Install new lighting.



Proposed Change of Use Application

1 Rockingham Road, Hamilton Hill
Transport Statement

PREPARED FOR:
Point Work Pty Ltd

February 2015

Document history and status

Author	Revision	Approved by	Date approved	Revision type
Ali Rasouli	r01	B Bordbar	27/02/15	Draft
Ali Rasouli	r01	B Bordbar	5/03/15	Final

File name: t15029arr01.docx
Author: Ali Rasouli
Project manager: Behnam Bordbar
Client: Michele Cleaver- Wilkinson
Project: 1 Rockingham Road, Hamilton
Document revision: r01
Project number: t15.029

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1.0 Introduction

This Transport Statement has been prepared by Transcore on behalf of Point Work Pty Ltd with regard to the proposed change of use application from former Newmarket Hotel to proposed dance studio located at 1 Rockingham Road, Hamilton Hill, in the City of Cockburn (CoC).

The Transport Assessment Guidelines for Developments (WAPC, Vol 4 – Individual Developments, August 2006) states: "A *Transport Statement* is required for those developments that would be likely to generate moderate volumes of traffic¹ and therefore would have a moderate overall impact on the surrounding land uses and transport networks". Section 6.0 of Transcore's report provides details of the estimated trip generation for the proposed development. Accordingly, as the total peak hour vehicular trips are estimated to be less than 100 trips, a Transport Statement is deemed appropriate for this development.

The proposed dance studio is to be located at 1 Rockingham Road, Hamilton Hill which is situated at the corner of Rockingham Road and Cockburn Road as shown in Figure 1.

The former Newmarket Hotel is on the State Heritage Register and as such requires a development application for heritage works and change of use under CoC's Town Planning Scheme No. 3. Accordingly this Transport Statement is prepared and forms part of the development application documents.

As shown in Figure 1 the former Newmarket Hotel building occupies the subject site. The Hotel has not been operating for a number of years. The subject site is bound by Rockingham Road to the north, Cockburn Road to the west, some residential apartments to the east and existing parking facilities, a driveway and an existing bottle shop with drive through facilities to the south. Figure 2 to Figure 4 also show the existing building and surrounding roads.

Key issues that will be addressed in this report include the traffic generation and distribution of the proposed dance studio, access and egress movement pattern and parking demand and supply.

¹ *Between 10 and 100 vehicular trips*



Figure 1: Location of the subject site



Figure 2: Subject site looking south east from Cockburn Road



Figure 3: Subject site, adjoining properties and existing car parking area



Figure 4: Subject site looking east from Cockburn Road

2.0 Proposed Dance Studio

The proposal entails the use of the former Newmarket Hotel building for a dance studio.

Based on the information provided to Transcore, the works include conservation works to both the interior and exterior of the building, updating the existing services within the building and adapting the former hotel rooms at the eastern end of Rockingham Road into a residential accommodation for a dance teacher. The proposal also includes 10 on-site parking bays for the dance studio.

More details on the operations of the proposed dance studio are provided in Sections 5.0 and 6.0 of this report.

Vehicular access to the site will be via existing full movement crossovers on Rockingham Road and Cockburn Road. These crossovers serve the commercial and residential precinct that the subject site is part of and are shared by all the land uses within the precinct. (Refer Figure 5).

The rubbish collection will be as per existing situation with bins being wheeled out from the bin store facility for kerbside waste collection on Rockingham Road.

Pedestrians will access the development from the external footpath network abutting the site on Rockingham Road and Cockburn Road.

Parking plan for the proposal is included for reference in Appendix A. More detail on the parking demand and supply of the proposed dance studio is provided in Section 3.2 of this report.

3.0 Vehicle Access and Parking

3.1 Access

It is proposed that the existing full movement crossovers on Cockburn Road and Rockingham Road continue to provide access to the subject site. As shown in Figure 5 the Cockburn Road and Rockingham Road crossovers are connected by an existing driveway to the south of the subject site. This driveway and the two crossovers serve other land uses within the commercial/residential precinct.



Figure 5: Vehicular access/ egress arrangement to the subject site

Figure 6 and Figure 7 show the existing crossover on Cockburn Road.



Figure 6: Existing Cockburn Road crossover - looking west towards Cockburn Road



Figure 7: Existing Cockburn Road crossover showing the short left turn slip lane facility

The Rockingham Road crossover leads to a laneway which connects to the driveway to the south of the subject site and then connects to the Cockburn Road crossover via the internal driveway. Figure 8 to Figure 10 show the existing laneway and driveway system.



Figure 8: Existing Rockingham Road crossover



Figure 9: Existing laneway



Figure 10: Existing driveway to the south of the subject site

3.2 Parking Demand and Supply

The parking supply associated with the proposed dance studio is 10 on-site parking bays. Based on the information provided to Transcore the parking supply for the proposed dance studio meet the minimum requirements of the City of Cockburn Town Planning Scheme No.3 (TPS 3) for a Health Studio. Under TPS 3 the definition of the Health Studio includes a dance studio.

In addition to the proposed on-site parking provision, it is Transcore's understanding that the proponent is seeking agreement to use the adjacent 13 parking bays as shown in Figure 12.



Figure 11: Shared parking area

4.0 Provision for Service Vehicles

There are no deliveries anticipated to the proposed dance studio and as such the proposal does not cater for a loading and unloading service bay.

Rubbish bins will be wheeled out from the bin store for kerbside waste collection on Rockingham Road on designated waste collection days. This is as per existing arrangement.

5.0 Hours of Operation

The dance studio would operate between the hours of 9:00AM – 8:00PM, Monday to Friday and 9:00AM to 5:00PM on Saturday.

It is anticipated that the peak operating hour of the dance studio would occur between 4:00PM to 5:00PM during the weekdays when the after school programs would commence and coincides with senior classes.

6.0 Daily Traffic Volumes and Vehicle Types

6.1 Trip Generation and Distribution

The subject site has been vacant for a number of years and therefore does not generate any traffic at present.

Dance studio trip generation

Based on the information provided to Transcore the proposed dance studio comprises of two levels with different dance sessions associated with each level. Dance sessions are expected to occur throughout the day within the opening hours with the most number of sessions as detailed below:

- ✦ Level 1: One class of 16 students in a one hour long session commencing from 4:00PM – 5:00PM;
- ✦ Level 1: One class of 16 students in a one hour long session commencing from 4:30PM – 5:30PM;
- ✦ Level 2: One class of 8 senior students in a two hour dance session commencing from 4:15PM – 6:15PM.

The maximum number of students at the dance studio within the critical peak hour (4:00PM – 5:00PM) is expected to be 40 students.

It is anticipated that some of the students would share cars with their friends to travel to the dance sessions or some of the students would use other mode of transport such as walk, cycle or public transport to arrive at the site. Therefore assuming 25% of the maximum number of students share car trips or use other modes of transport results in 30 students using cars to arrive at and depart from the site. If it is further assumed that 15 students park at the subject site and the shared parking area and the remaining 15 students are dropped off and then picked up later, this results in 45 trips of both ins and outs during the critical peak hour (1x15+2x15).

It is anticipated that during the weekdays and outside the critical peak hour the trip generation of the dance studio would be much less than the afternoon peak period. The analysis of the latest available SCATS DATA for the intersection of Rockingham Road and Cockburn Road also indicates that the background traffic on the surrounding Roads is highest during a typical weekday afternoon

Therefore the weekday combined (proposed dance studio and surrounding road network traffic) afternoon peak hour of 4:00PM – 5:00PM has been considered as the overall critical peak hour and the trip generation and distributions are assessed only for this period.

The distribution of traffic to and from the proposed dance studio has been evaluated by considering the catchment area served by the proposed dance

studio as well as the available access and egress routes to and from the site. The resulting anticipated traffic flows are detailed in section 6.2 of this report.

6.2 Traffic Flows

The traffic movements generated during the critical peak hour by the proposed dance studio have been manually assigned to the adjacent road network and detailed in Figure 12.



Figure 12: Critical Peak Hour Trip Distribution

The WAPC *Transport Assessment Guidelines for Developments* (2006) provides guidance on the assessment of traffic impacts:

"As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road, but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore any section of road where traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis."

The proposed dance studio will not increase traffic flows on any roads adjacent to the site anywhere near the quoted WAPC threshold to warrant further analysis. In accordance with the assumed trip distribution, the maximum possible traffic increase on any traffic lane would be 14 vehicles per hour. Therefore the impact on the surrounding road network is considered to be insignificant.

7.0 Traffic Management on the Frontage Streets

Rockingham Road in the vicinity of the subject site is 14m wide two lane road with paved pedestrian footpaths provided on both sides of the road- refer to Figure 13 and Figure 14.

Rockingham Road is classified as a *Distributor A* in the Main Roads WA *Metropolitan Functional Road Hierarchy* and as shown in Figure 15 it operates under a posted speed limit of 60km/h in this vicinity.

Latest available traffic count data obtained from Main Roads WA website indicates that Rockingham Road east of Hampton Road carried average weekday traffic flows of 13,450 vehicles per day (vpd) in October 2006.



Figure 13: Rockingham Road looking east



Figure 14: Rockingham Road looking west



Figure 15: Speed limit of 60 Km/hr along Rockingham Road

Cockburn Road in the vicinity of the subject site is a 14m wide two lane road with paved pedestrian footpaths provided on both sides of the road.

Cockburn Road is classified as a *Primary Distributor Road* in the Main Roads WA Metropolitan Functional Road Hierarchy and operates under a posted speed limit of 60km/h in this vicinity.

Figure 16 to Figure 18 show different views of Cockburn Road in the vicinity of the subject site.

Latest available traffic count data obtained from Main Roads WA website indicates that Cockburn Road south of Rockingham Road carried average weekday traffic flows of 18,114 vehicles per day (vpd) in April 2013.



Figure 16: Cockburn Road looking south from the subject site



Figure 17: Cockburn Road looking north from the subject site



Figure 18: Speed limit of 60 Km/hr along Cockburn Road

As shown in Figure 17 Cockburn Road forms a signalised intersection with Rockingham Road in the vicinity of the subject site.

8.0 Public Transport Access

Nearby public transport services are shown in Figure 19. The site is served by bus routes 520, 530 and 531 along Rockingham Road with the nearest bus stop located approximately 100m to the east of the intersection of Rockingham Road and Cockburn Road- refer Figure 20. These bus routes provide connectivity from the subject site to Fremantle Train Station.



Figure 19: Public transport services (Transperth Maps)



Figure 20: Nearest bus stop on Rockingham Road

9.0 Pedestrian Access

Pedestrian access to the proposed development is via the existing external footpath network comprising paved footpaths on Rockingham Road and Cockburn Road.

As shown in Figure 21 pedestrian and cyclist crossing facilities including pedestrian refuge and drop kerbs are provided at the signalised intersection of Rockingham Road and Cockburn Road.



Figure 21: Pedestrian crossing facility at the signalised intersection of Rockingham Road/ Cockburn Road

10.0 Cycle Access

The Perth Bicycle Network Map (see Figure 22) indicates good cyclist connectivity to the subject site. As shown in Figure 22 Rockingham Road in the vicinity of the subject site is classified as good road riding environment.

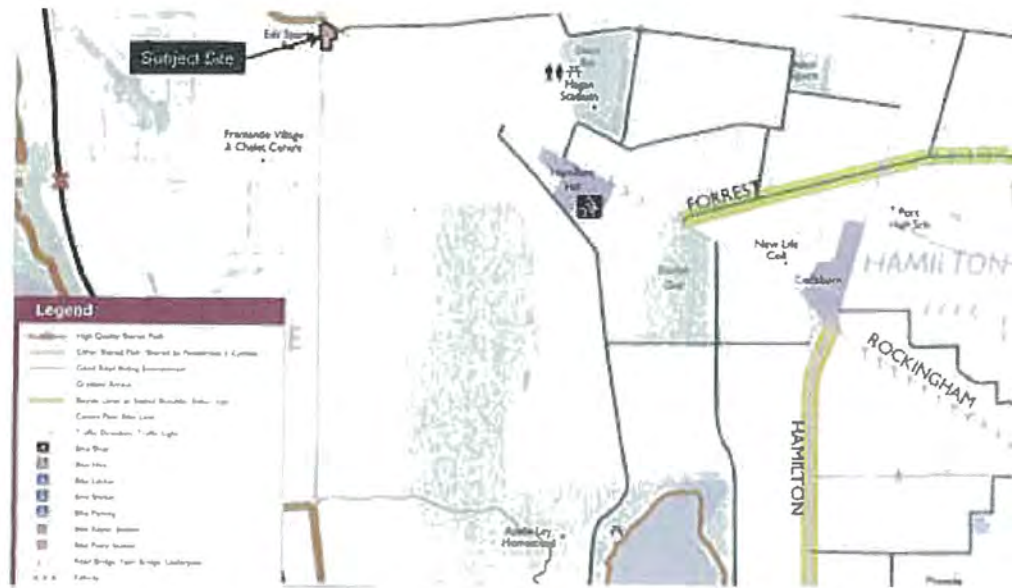


Figure 22: Extract from Perth Bicycle Network (Department of Transport)

11.0 Site Specific Issues

No site specific issues were identified within the scope of this assessment.

12.0 Safety Issues

No safety issues were identified within the scope of this assessment.

13.0 Conclusions

This transport statement provides information regarding the proposed dance studio to be located at number 1 Rockingham Road, Hamilton Hill, in the City of Cockburn.

The site is currently occupied by Newmarket Hotel which has been vacant for a number of years. This building is a heritage listed building which is being adopted for use by the proposed dance studio.

The subject site features good connectivity with the existing road, pedestrian and cycle network. There is good public transport coverage through nearby bus services which provide connection to Freemantle Train Station.

The traffic analysis undertaken in this report shows that the traffic generation of the proposed development is minimal and as such would have insignificant impact on the surrounding road network.

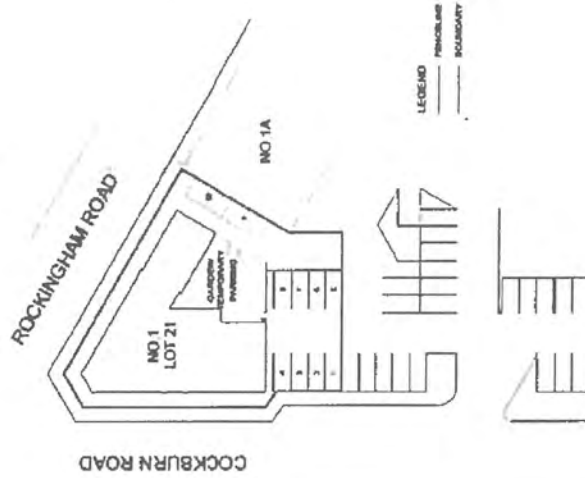
Vehicle access to and from the site will be via two existing full movement crossovers on Cockburn Road and Rockingham Road.

The parking supply associated with the proposed dance studio is 10 on-site parking bays. Based on the information provided to Transcore the parking supply for the proposed dance studio meet the minimum requirements of the City of Cockburn Town Planning Scheme No.3 (TPS 3) for a Health Studio. Under TPS 3 the definition of the Health Studio includes a dance studio.

In addition to the proposed on-site parking provision, it is Transcore's understanding that the proponent is seeking agreement to use the adjacent 13 parking bays which are located immediately to the south of the subject site.

Appendix A

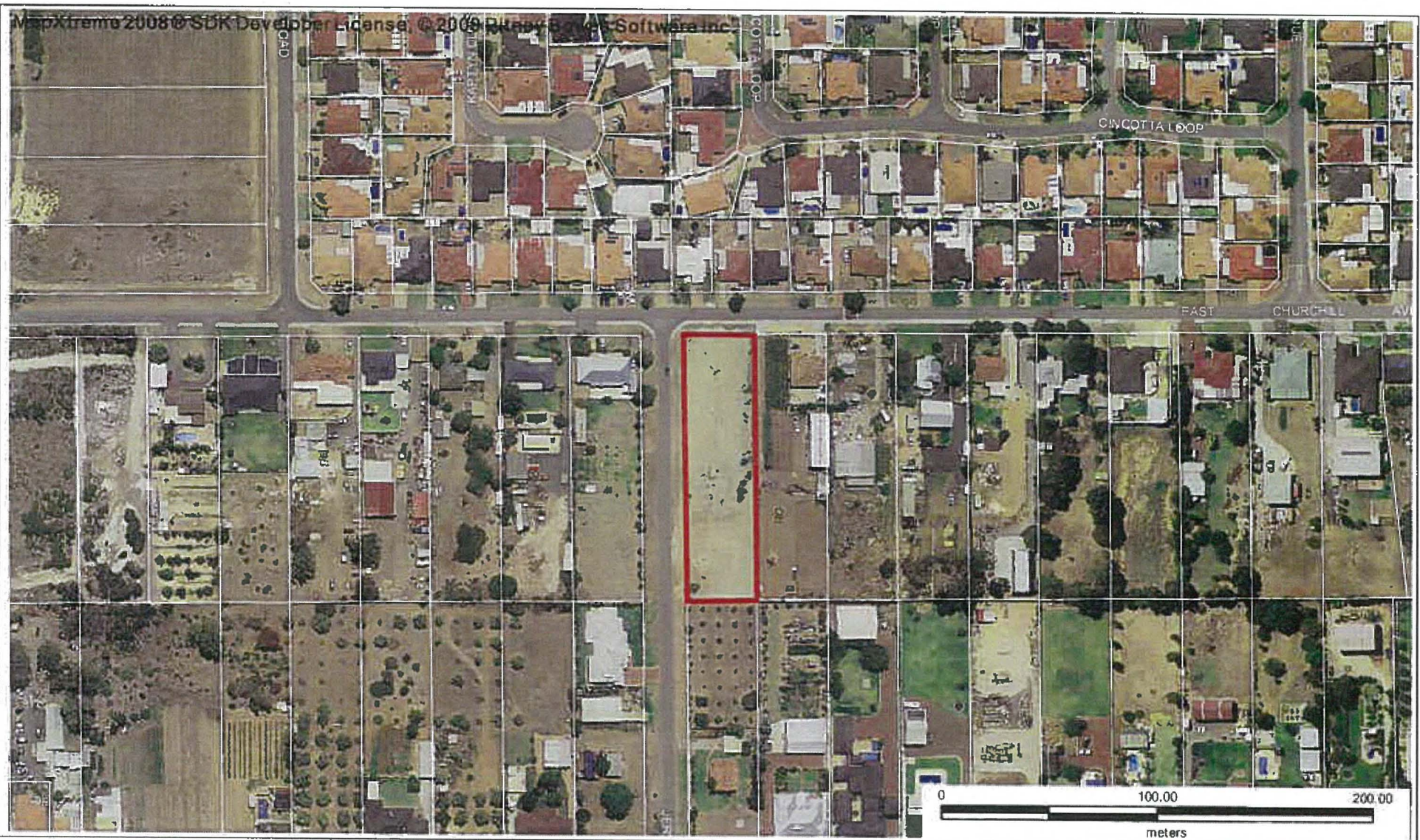
PROPOSED PARKING PLAN



PARKING PLAN
 SCALE 1:500

PROJECT NUMBER: 2014/01
NEWMARKET HOTEL REFURBISHMENT
 1 HOCHKINGHER ROAD, NEWCASTLE





Location Plan - 68 East Churchill Avenue BEELIAR WA
6164

28 April 2015

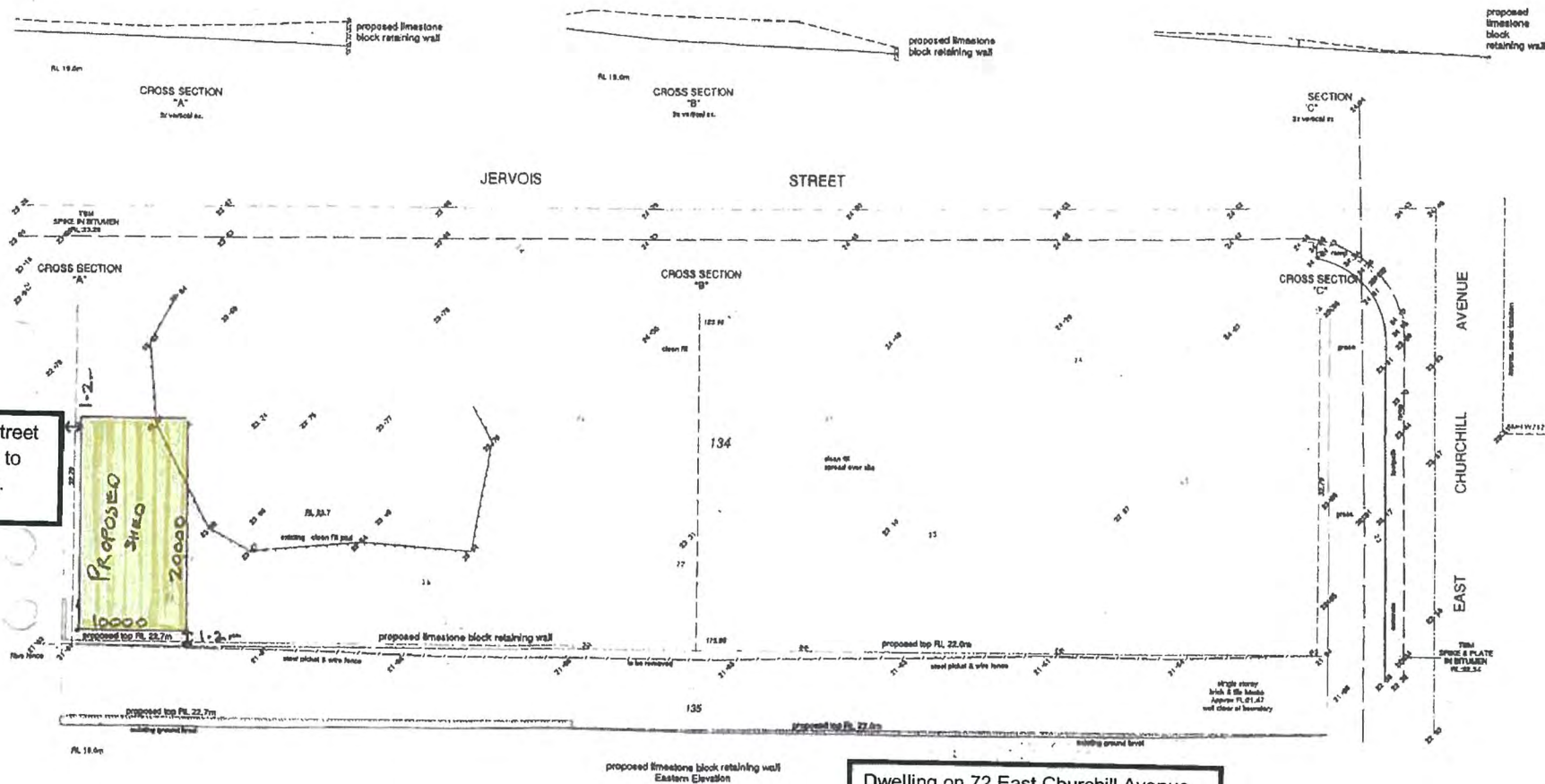
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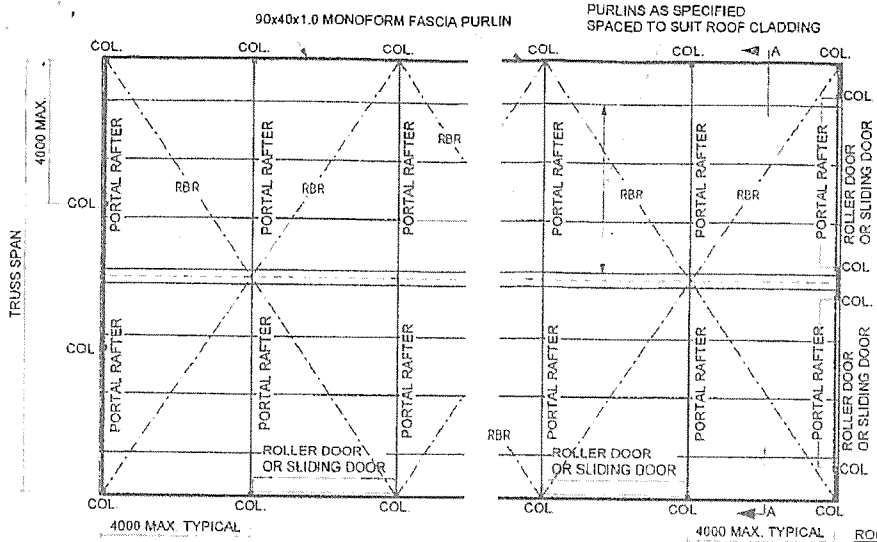
Dwelling on 22 Jervois Street approximately 78 metres to the proposed outbuilding.

Dwelling on 72 East Churchill Avenue approximately 91 metres to proposed outbuilding.

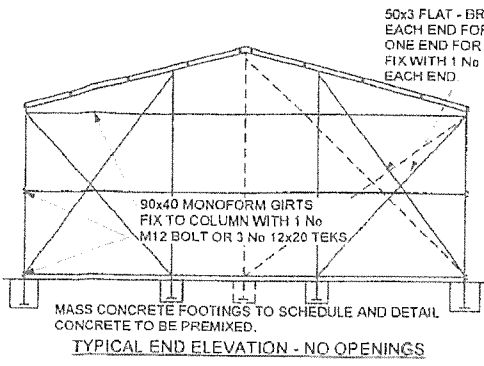


REFER TO GIUDICE SURVEYS PLAN REF: 84/13 DE FOR EXISTING FEATURES & LEVELS

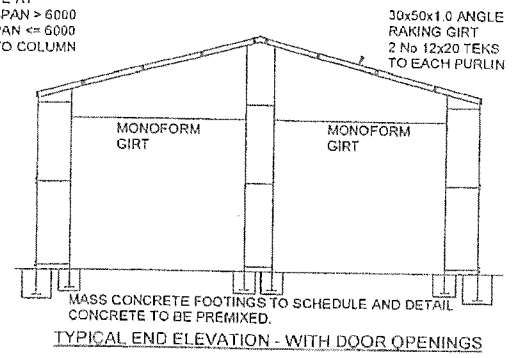
TITLE: PROPOSAL FOR RETAINING WALL 68 EAST CHURCHILL AVENUE SPEARWOOD	 ESTABLISHED 1972 LICENSED LAND SURVEYORS Land Subdivisions, Stems Consultancy, Engineering Surveys, Project Management Email: gsurveys@giudicesurveys.com T: 0735 4222 F: 0630 4900 http://www.giudicesurveys.com	LOT: 134	REVISION:	SCALE: @ A1 1:200	DATE: 22/07/2013 SURVYO 15080013	SURVEYED: D.R.D.	PLEASE NOTE: This drawing has been prepared for the purpose of designing new constructions on the land and should not be used for any other purpose. The title boundaries shown herein have been plotted from plan dimensions/faceted sections only. Boundary modification recommended before design and/or construction. Certificate of Title should be referred to as accurate source prior to design. Only visible services have been located. Prior to any demolition, construction, or excavation the relevant authorities should be contacted for detailed location of all services. The position of sewer line shown is indicative only and Water Authority as completed plans should be referred to prior to design. Approx FL 30m at Threshold of Door. The note forms an integral part of this plan.
		PLANDIAG: P 3565		REF: 84/13 - PROWALL	DATUM: AHD FROM BSM COO00EE 1 RL: 32.996	DRAWN: D.R.D.	
CLIENT: CALTSOUNIS P.	C/T VOL / FOX 1194-949	WARRC REF:	CHECKED:	6413 design - A1.dwg			



TYPICAL FRAME LAYOUT



TYPICAL END ELEVATION - NO OPENINGS



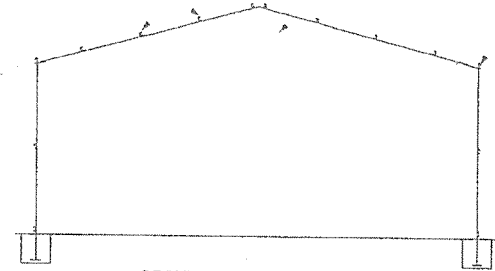
TYPICAL END ELEVATION - WITH DOOR OPENINGS

FIX PURLINS TO RAFTER WITH 1 No M12 BOLT THROUGH 80x50x5 PLATE CLEAT FULLY WELDED TO TRUSS

PORTAL RAFTER TO DETAIL AND SCHEDULE ALL MEMBERS FULLY WELDED

ROOF BRACE NOTE
RBR = ROOF BRACE FROM 50x1 6 FLAT
FIX TO TOP OF RAFTERS WITH 3 No 12x20 TEKS EACH END
AND TO UNDERSIDE OF EACH PURLIN WITH 1 No 12x20 TEK.

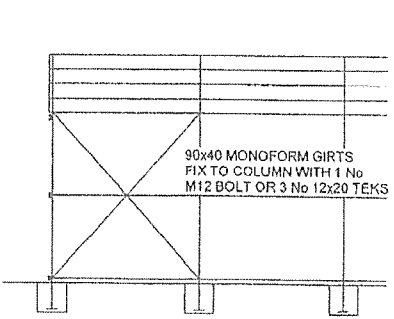
90x40 MONOFORM FASCIA PURLIN/GIRT TO DETAIL



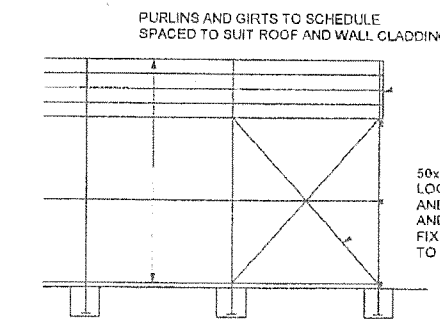
SECTION ELEVATION - A-A

COLUMNS		
WALL HEIGHT	SIDE WALL COLUMN SIZE	END WALL - INTERMEDIATE AND DOOR COLUMN SIZE
<= 3050	100x3 SHS	75x2 SHS
> 3050 <= 3700	100x4 SHS	75x2 SHS
> 3700 <= 5000	100x5 SHS	75x2 5 SHS
> 5000	REFER TO ENGINEER	

PURLINS & GIRTS		
SPAN	PURLIN SIZE	GIRT SIZE
<= 3000	76x35x1 2 RHS or 90x40x1 0 MONOFORM	90x40x1 0 MONOFORM
> 3000 <= 3500	76x35x1 6 RHS or 90x40x1 2 MONOFORM	90x40x1 2 MONOFORM
> 3500 <= 4000	C10015 or 100x50x2 RHS	90x40x1.5 MONOFORM



TYPICAL SIDE ELEVATION - NO OPENINGS



TYPICAL SIDE ELEVATION - WITH DOOR OPENINGS

30x50x1.0 ANGLE RAKING GIRT 2 No 12x20 TEKS TO EACH PURLIN

50x3 FLAT - BRACE LOCATE AT EACH END AND EVERY 3rd BAY REGION A AND AT EVERY 2nd BAY REG B FIX WITH 1 No M12 BOLT TO COLUMN EACH END.

90x40 MONOFORM GIRTS FIX TO COLUMN WITH 1 No M12 BOLT OR 3 No 12x20 TEKS

GIRT OVER ROLLER DOOR, FOR SLIDING DOOR BEAM OVER TO DETAIL FIXED TO ENDS OF RAFTERS

B. PITTARD B.ENG (Civil/Struct)
MIE Aust 1111802
17 Lobaka Drive, Darlington, 6070
Ph / Fax 92997442
email: brucepittard@iinet.net.au
CERTIFIED FOR STRUCTURAL SUFFICIENCY

COASTLINE SHEDS

COAST LINE SHEDS
18 KEATES RD,
ARMADALE WA, 6112
Ph (08) 94978832
Fax (08) 94978852

PROPOSED SHED AT
68 EAST CHURCHILL AVE
BEEILIAR
FOR P CALTSOUNIS

SCALE	1:100, 1:50, 1:25	DATE	12/01/15
DRAWN	BAP	DRAWING No	1 of 2
DRAWING	STANDARD SHED DETAILS - WIND REGIONS A & B		

8 APR 2015

Dear Sir/Madam, I write in support of an application to vary the setbacks for a proposed shed development on a Rural Living zoned block known as 68 East Churchill Avenue, Beeliar. 6164. The proposed shed is a standard size shed of 200 square metres in area. The shed is 20metres long by 10 metres wide by 4.5 metres, high with the long axis running East / West

The proposal is to erect the shed on the South Eastern corner of the subject land with the Southern and Eastern boundaries being affected.

The proposal is to have a setback of 1.2 metres on each boundary as set out in the accompanying map.

To the North of the shed there will be a hardstand area of approximately 8 metres, then a separate application for a house will be lodged when a design and builder has been chosen. The 8 metre area will provide a separation area from the dwelling and maneuvering area in front of the shed.

The landowner on the Eastern boundary has no objection to this proposal and there will be no adverse affect to this land or it,s uses. The dwelling on the Eastern boundary is approximately 100 metres away from the proposed shed. Mr Basilio states that erection of a shed now and a house later "will improve his security".

The landowner on the shorter Southern boundary has very similar views on the proposed shed and no objection to a varied set back. Mr Bombara,s dwelling is also approximately 100 metres away from the proposed shed with an established olive orchard between the two. As the proposed shed lies East / West on the boundary, there will be no adverse affects on the orchard, ie shading etc.

There is no immediate boundary sharing neighbor on the Western side, namely Jervois Rd verge being on both sides of the named road.

It can be noted that Mr Basilio has sought and obtained a similar dispensation for boundary set back for his shed from his Eastern neighbor.

The area between the proposed shed and the two affected boundaries will be covered in crushed brick or similar to minimize fire risk and maintenance thereof. Rainwater is to be stored onsite by collection from the roof area runoff.

To provide further information in determining this application , the proponent does not intend residing in the shed or any other temporary living space pending build of a permanent residence. Furthermore, should significant progress not be made in constructing a residence the proponent will remove any shed approved by City of Cockburn at the proponents expense.

It can be further noted that granting of this setback concession application and hopefully the resulting Building License will provide security and safety to the yet to be decided builder. This will take the form of enabling the builder to store onsite and lock up items that would ordinarily attract opportunistic building site thieves.

Signed



Dated 8 / 4 / 2015.

Planning Department

City of Cockburn.

15 APR 2015

Dear Sir / Madam,

I/We Alfredo Bonelara being the owner /
occupiers of 22 Jervois Street, Beeliar, 6164

in the City of Cockburn make this statement.

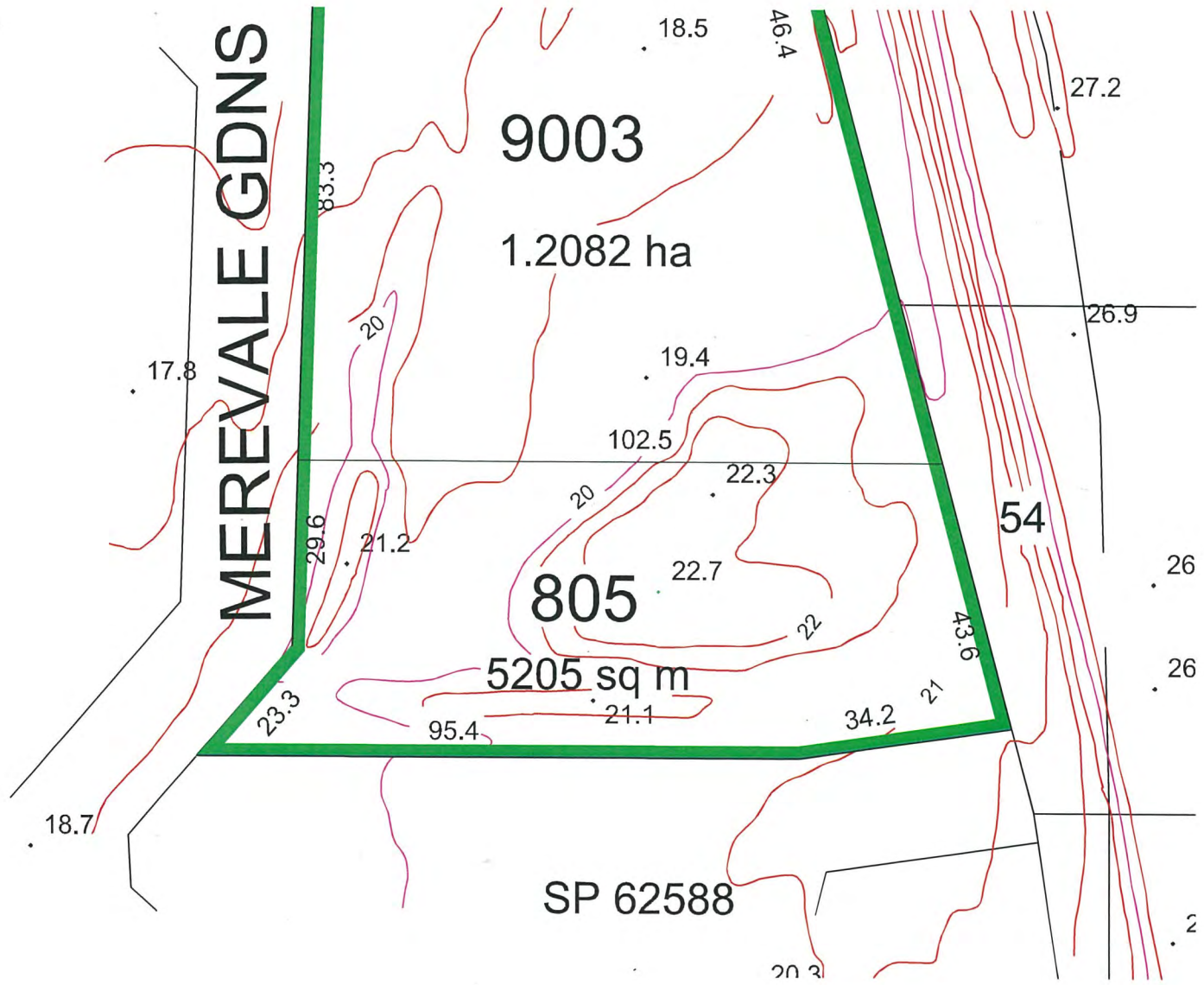
I/We have no objection to the construction of a shed being
20m x 10m x 4.5m on 68 East Churchill Avenue, Beeliar.

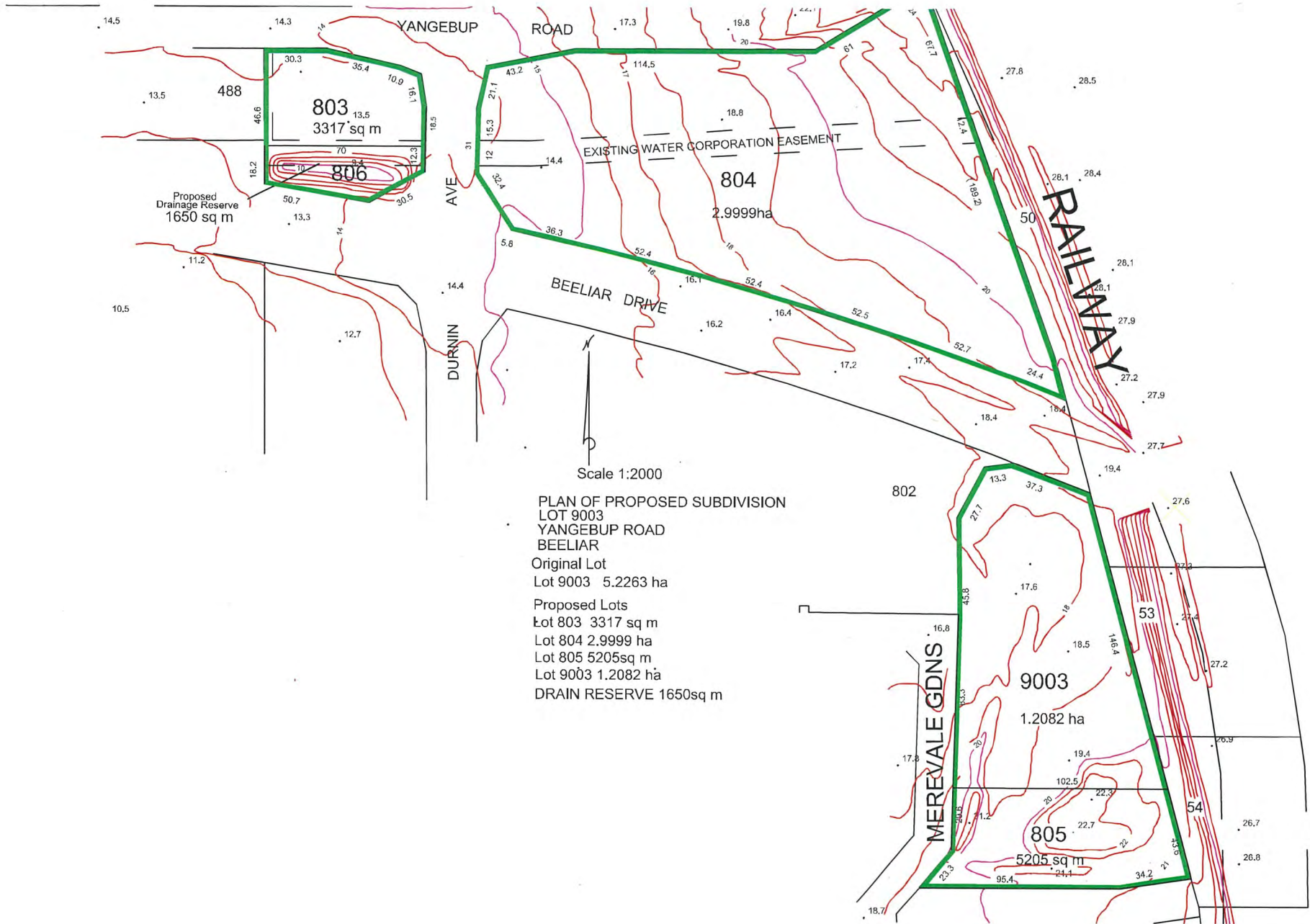
I/We have no objection to the shed being constructed with a
reduced setback to 1.2m from our common boundary.

I/We understand from discussions with the proponent, the
shed will be constructed in the South East corner of 68 East
Churchill Avenue with the 20m axis laying East/West.

Signed AB Bonelara Date 14-4-2015

Signed _____ Date _____





Scale 1:2000

PLAN OF PROPOSED SUBDIVISION
 LOT 9003
 YANGEBUP ROAD
 BEELIAR

Original Lot
 Lot 9003 5.2263 ha

Proposed Lots
 Lot 803 3317 sq m
 Lot 804 2.9999 ha
 Lot 805 5205sq m
 Lot 9003 1.2082 ha
 DRAIN RESERVE 1650sq m



PLANNING SOLUTIONS

URBAN & REGIONAL
PLANNING

SCALE 1:1,000 @ A4
DATE 21 June 2014
FILE 03_14_024_3610_Aerial_Photo.dwg
REVISION 1/NK/First Draft/24.06.2014

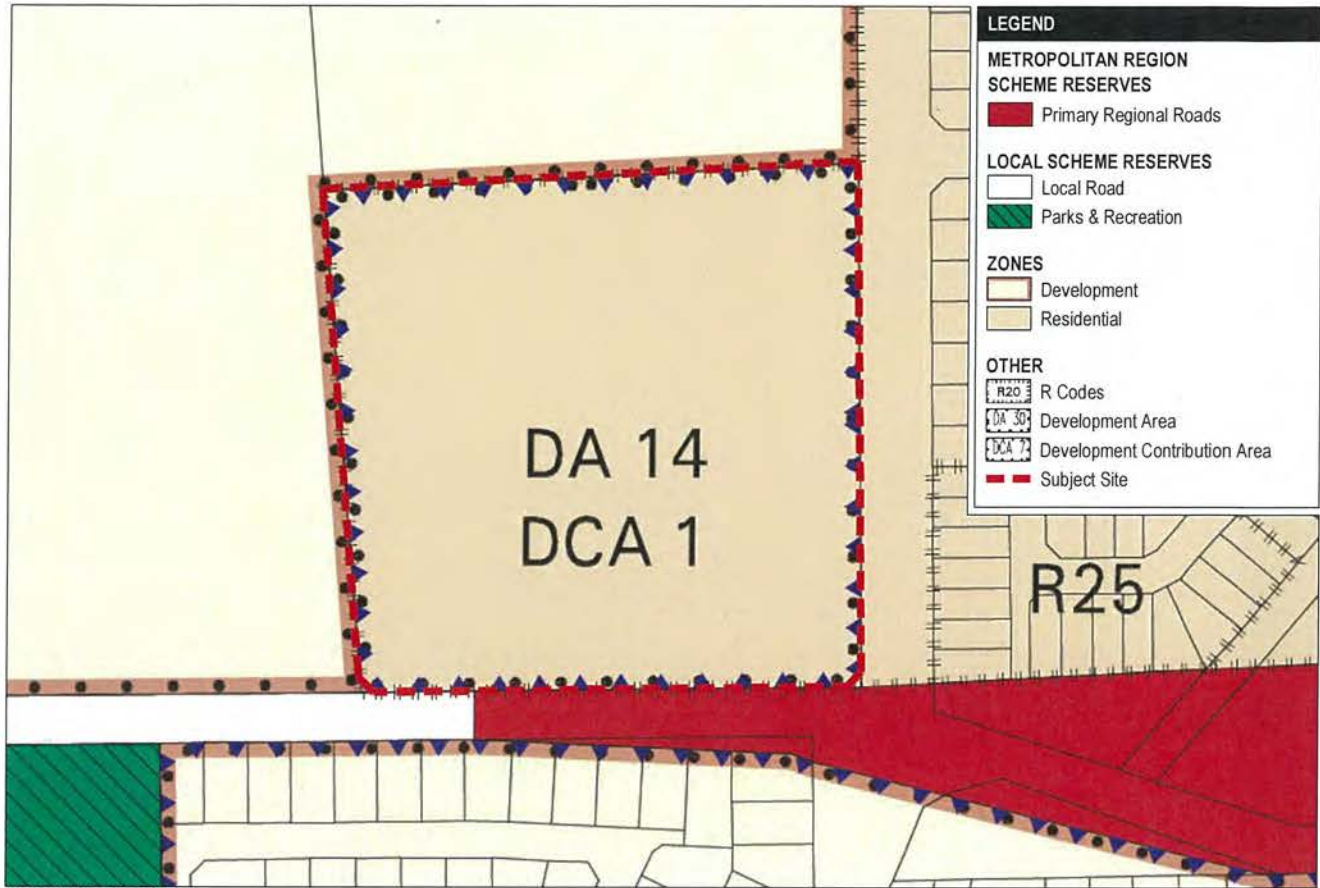


AERIAL PHOTOGRAPH
LOT 545 (77) BARTRAM ROAD
SUCCESS
WESTERN AUSTRALIA

FIGURE
03

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LEGEND	
METROPOLITAN REGION SCHEME RESERVES	
	Primary Regional Roads
LOCAL SCHEME RESERVES	
	Local Road
	Parks & Recreation
ZONES	
	Development
	Residential
OTHER	
	R Codes
	Development Area
	Development Contribution Area
	Subject Site



EXISTING ZONING



PROPOSED ZONING

PLANNING SOLUTIONS

URBAN & REGIONAL PLANNING

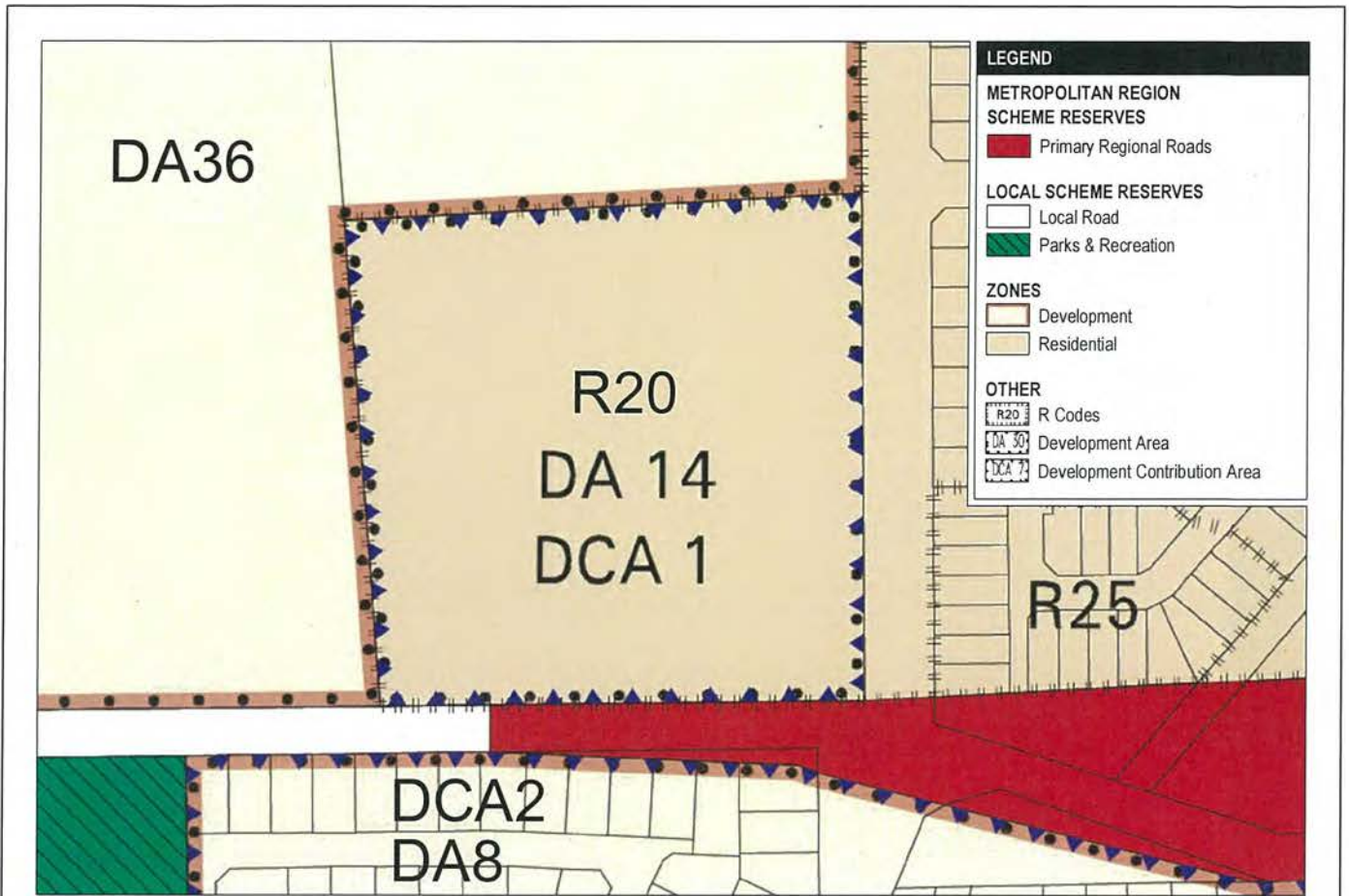
SCALE 1:3,000 @ A4
 DATE 24 April 2015
 FILE 150424 3551 Existing & Proposed Zoning Map.dwg
 REVISION 2/EF/Row/24 04 2015
 1/W/First Draft/27 05 2014



EXISTING & PROPOSED ZONING MAP

LOT 545 (77) BARTRAM ROAD
 SUCCESS, WESTERN AUSTRALIA

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EXISTING ZONING



PROPOSED ZONING

PLANNING SOLUTIONS

URBAN & REGIONAL
PLANNING

SCALE 1:3,000 @ A4
 DATE 06 October 2014
 FILE 141006 3651 Existing & Proposed Zoning Map.dwg
 REVISION 2/A/Rev/06.10.2014
 1/A/First Draft/27.08.2014



EXISTING & PROPOSED ZONING MAP

LOT 545 (77) BARTRAM ROAD
SUCCESS, WESTERN AUSTRALIA

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SCHEDULE OF SUBMISSIONS

**PROPOSED SCHEME AMENDMENT NO 106 TO CITY OF COCKBURN TOWN PLANNING SCHEME NO 3
REZONING PARTS OF LOT 545 BARTRAM ROAD, SUCCESS**

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Telstra Strategic Forecasting Locked Bag 2525 Perth WA 6001	<p>No Objection</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p>	No objection noted.
2	Department of Aboriginal Affairs PO Box 3153 East Perth WA 6892	<p>Thank you for your letter regarding Scheme Amendment No. 106 (Amendment) received by the Department of Aboriginal Affairs (DAA) on 11 February 2015.</p> <p>DAA understands that the Amendment is for rezoning parts of Lot 545 Bartram Road Success from 'Residential R 1 O' to comprise zones of 'Residential R30, 'Residential R40' and 'Residential R60', as well as reserving parts of the Lot as 'Local Road' and 'Parks and Recreation"</p> <p>A review of the Register of Aboriginal Places and Objects as well as the DAA database concludes that there are two Aboriginal Places within the proposed Amendment. The relevant DAA records are:</p> <p>DAA 15934 - Thompsons Lake 01 DAA 15935 - Thompsons Lake 02</p> <p>Information regarding DAA 15934 (Thompsons Lake 01) states that it has been assessed by the Aboriginal Cultural Material Committee (ACMC) as meeting the criteria under section 5 of the Aboriginal Heritage Act (AHA). However it is possible this place is unreliably mapped on the DAA spatial database.</p> <p>Information regarding DAA 15935 (Thompsons Lake 02) states that it is artefact scatter that has been assessed by the ACMC as stored data, therefore no statutory approvals necessary.</p>	Comments noted. It is recommended that the City make the applicant aware of these comments.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>DAA would suggest that the developer refer to the State's Aboriginal Heritage Due Diligence Guidelines in order to inform themselves of the risk of the proposed development holds with respect to its potential to impact upon Aboriginal heritage. The guidelines can be found on the DAA website at the following link: http://www.daa.wa.gov.au</p> <p>It is also recommended that relevant local Aboriginal representative groups be informed of the proposed development and their views sought as to whether the proposed development is likely to impact on DAA 15934 - Thompsons Lake 01. A list of registered informants for this heritage place can be sourced from DAA.</p> <p>Alternatively the developer could contact the South West Aboriginal Land and Sea Council (SWALASC) for further information regarding the Native Title Group. Contact details for SWALASC can be found on the following link: http://www.noongar.org.au/ DAA also recommends that if SWALASC raise any heritage concerns that the Developer meet with DAA.</p> <p>An appointment can be made by contacting Heritage Enquires on 6551 7950 or email heritageenquires@daa.wa.gov.au.</p>	
3	The Department of Education 151 Royal Street East Perth WA 6004	<p>No objection</p> <p>Thank you for your letter dated 9 February 2015 regarding the Proposed Scheme Amendment No 106 to City of Cockburn Town Planning Scheme No 3.</p> <p>The Department has reviewed the document and advises that it has no objection to the proposal.</p>	No objection noted.
4	Department of Water PO Box 332 MANDURAH WA 6210	<p>Thank you for the referral for the proposed Scheme Amendment No 106 to City of Cockburn Town Planning Scheme No 3 received with correspondence dated 9 February 2015. The Department of Water (DoW) has reviewed the information and offers the following advice:</p> <p>Urban Water Management - Local Water Management Strategy</p>	Comments noted. It is appropriate to ensure that the subdivision process be used to require the preparation of a Local Water Management Strategy, given the advice of the WAPC removed the requirement for an interim structure planning stage. Accordingly the requirements for preparing an LWMS will need

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, the proposed Local Scheme Amendment should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the future Structure Plan.</p> <p>The LWMS should demonstrate how the subject area will address water use and management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources. The LWMS should include, but not be limited to:</p> <ul style="list-style-type: none"> . Site characteristics, constraints and opportunities; . Capacity of land to support proposed land use; . Stormwater management strategy; . Fit-for-purpose water use strategy; . Issues to be determined at time of subdivision; and . Recommended monitoring and implementation framework. <p>If you wish to discuss the above or require further information please contact Catherine Taylor on (08) 95504237</p>	<p>to be at the subdivision stage. It is recommended that Council advise the applicant of this submission.</p>
5	<p>Jacqui Snelgar 50 Minerva Loop, Success jacqui@snelgar.com.au</p>	<p>Objection I object to a road being built from Bartram Rd Success over to Atwell. This will cause a huge increase to the local traffic conditions. Expand Gibbs road if need be. Only a footbridge is need at Bartram Road NOT a bridge.</p>	<p>Objection noted. Not supported</p> <p>The establishment of the Bartram Road Bridge does not form part of this proposal. Comments relating to preference for a footbridge only are noted.</p>
6	<p>Main Roads WA</p>	<p>Thank you for your letter dated 9 February 2015 requesting Main Roads comments on the above proposal.</p> <p>Main Roads has no objections to the above Scheme Amendment proceeding to facilitate the rezoning of Lot 545 Bartram Road, Success.</p> <p><u>Advice to Council and Applicant</u></p> <p>It is noted in the planning report that the indicative subdivision concept plan depicts that the southern lots will have direct access onto Bartram Road - Figure 9 refers.</p> <p>Main Roads will not permit direct access onto a primary regional road</p>	<p>No objection noted.</p> <p>Comments from Main Roads WA regarding the future Bartram Road flyover are noted. City officers met with Main Roads WA to discuss this point. It has been determined that Main Roads remains unlikely to support at the time of subdivision any direct access onto Bartram</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>reservation that requires protection for the future flyover for Bartram Road over the Kwinana Freeway. It is envisaged that the future earthworks for the embankment from these works will preclude any access onto Bartram Road. A copy of the profile plan 9521-154 has been included for your reference.</p> <p>The developer is to modify the plan of subdivision to depict an internal road servicing the southern lots for access and exiting the precinct via the local road network.</p> <p>Please forward a copy of Council's final determination on this proposed development quoting file reference 04/11588-12 (015#123022)</p>	<p>Road so as not to prejudice the future bridge.</p> <p>This point has been communicated to the applicant. Minor changes are proposed to the Scheme amendment map to provide additional flexibility to the applicant in the planning of the southern cell in light of MRWA's position. The proposed east – west access road will be relocated approximately 8 m to the south of the advertised position. This will enable a 'U' shaped laneway to be provided off this so as to remove the need for direct lot frontage off lots to Bartram Road. This is considered a minor change, given that this road will remain a left in left out only access the Wentworth Parade, removing the likelihood of headlight glare impact that could result from vehicle waiting to turn right on the Wentworth Parade form the east west road if it was a full intersection instead.</p>
7.	Water Corporation	<p>Thank you for your letter dated 9 February 2015. The Water Corporation offers the following comments in regard to this proposal.</p> <p>Water Reticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Wastewater Reticulated sewerage is not immediately available to serve the subject area. All sewer main extensions required for the development site should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p>Drainage The subject area falls within the Southern Lakes Drainage Catchment. Special drainage headworks contributions apply within this catchment.</p>	<p>Comments noted. It is recommended that the City make the applicant aware of these comments.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>The Water Corporations drainage system can only take predevelopment flows. So the developer will need to compensate any additional flows on their own land.</p> <p><u>General Comments</u></p> <p>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Water Corporation should be contacted to confirm if the information is still valid.</p> <p>Please provide the above comments to the land owner, developer and/or their representative.</p>	
8.	Western Power	<p>I refer to your correspondence dated 9 February 2015 regarding the proposed Amendment No. 106 to rezone parts of Lot 545 Bartram Road, Success and other associated amendments. Western Power provides the following comments on the proposed amendment: Recommendations</p> <ul style="list-style-type: none"> ◦ Works associated with new distribution infrastructure and the upgrading of existing infrastructure (including increasing capacity and undergrounding) will be at the developer's cost. Electrical design will be to the satisfaction of Western Power (refer to http://www.westernpower.com.au/documents/UDSManual.pdf and http://www.westernpower.com.au/documents/WA_Distribution_Connections_Manual.pdf) ◦ No development (including drainage, fill, fencing, storage or parking) or subdivision will be permitted within Western Power 	Comments noted. It is recommended that the City make the applicant aware of these comments.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>easements or restriction zones without prior written approval of Western Power or the relevant Network Operator (refer to http://www.westernpower.com.au/network-projects-your-community-easements.html).</p> <ul style="list-style-type: none"> • Western Power shall be provided with data and other information to a suitable standard prior to subdivision and development to update load demand forecasting and subsequent detailed infrastructure planning. Please liaise with the Network Forecasting team in this regard on 13 10 87 or enquiry@westernpower.com.au. 	
9.	Emma Meczes 221 Wentworth Parade Success	<p>Objection</p> <p>I wish to express my objections about the proposed scheme amendment number 106, scheme number 3, rezoning of parts of Lot 545 Bartram Road Success.</p> <p>In brief I have 2 major concerns,</p> <ol style="list-style-type: none"> 1. change from R20 to R60 directly opposite my home. 2. traffic issues. <p>When we purchased our property at 221 Wentworth Parade we were aware of the intended development of the farm/bush land opposite the house. In the meantime we have enjoyed the view of this landscape, in particular a beautiful tall tree which obscures the view of the hideous power-lines that run through the centre of the suburb. Of course I don't want to lose that view, but I knew it was inevitable with time. However, the discovery that with rezoning that instead of R20 residential, I could be getting R60 or at best R40 directly in front of my house is very disappointing. I potentially could be facing a 3 storey block of apartments instead of my stunning tree and horses. I would never have purchased my property if I thought this was going to happen.</p> <p>My second concern relates to the traffic issues along Wentworth Parade. I would urge you to look at more recent data than that which you used in your Scheme amendment report. The use of the road has increased hugely over the last couple of years with all the local development. The speed limit of 60 kph is largely ignored and we have problems with 'hooning' at night. At peak hours in the afternoon traffic tails back to my house from the roundabout with Bartram Road. It is very noisy. Any more development in</p>	<p>Objection noted but no changes required.</p> <p>As correctly noted the site is land earmarked for residential development. The subject site is currently zoned R20, the proposal is for land adjoining the submitter to be zoned R40 and R60. The maximum building height for R20 development is 2 stories; the maximum building heights for R40 and R60 are 2 and 3 stories respectively. Therefore the expected built form of development would not differ greatly from that currently allowable.</p> <p>The increased density proposed on the subject site is in line with the objectives of Directions 2031 and the Implementation Framework of the Cockburn Central Activity Centre Plan - that looks to achieve a minimum gross density on undeveloped residential land within proximity of the Regional Activity Centre.</p> <p>The future development sites sit approximately 35m across Wentworth Parade from the lot boundary of the adjoining residential area. No overshadowing or overlooking matters are therefore relevant. The submitters dwelling will retain direct sight lines to the proposed Public Open Space and wetland in the north of the subject site.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>the local area is bound to increase the problems on this road but I would suggest that going from R20 zoned development to R30-R60 will significantly increase the issues. The proposal of the left in, left out only junction at the access road off Wentworth could aggravate the issue further with southbound traffic forced to use the roundabout at Bartram to double back. My understanding from the scheme amendment report is that there will only be a 4.5%, modest, increase in traffic volume along Wentworth Parade. I would urge you to consider the already increased volume since your data was collected. From your report your concern seems mostly about whether the road can physically cope with the increased capacity of traffic. I would urge you to consider the increase in noise and other associated hazards. In particular, crossing this road is already hazardous at times, children need to cross to get to the bus for high school and to get to the local primary schools.</p>	<p>Concerns related to localised traffic congestion are noted. The applicant has lodged a traffic impact assessment with the Scheme amendment. This notes that any likely increase in traffic volumes from the proposed amendment can be catered for within the existing local road network. The design of the proposed access road connection to Wentworth Parade will be subject to detailed design at subdivision and construction drawing stage to ensure that compliance with the relevant safety and engineering standards. Comments regarding the possibility of right turn access from the north to avoid 'doubling back' are noted.</p> <p>The applicant will be required to construct a footpath/DUP to the western side of Wentworth Parade which will improve pedestrian and cyclist safety through the area.</p>
10.	<p>Department of Parks and Wildlife Locked Bag 104, Bentley Delivery Centre, Western Australia 6983</p>	<p>Reference is made to your correspondence dated 9 February 2015 in respect of the above. The Department of Parks and Wildlife have reviewed the proposal and provides the following advice.</p> <p>The department provided advice for Scheme Amendment no. 93 of the City of Cockburn's Town Planning Scheme 3 for the adjacent lots and the Wetland Management and Rehabilitation Plan for the Twin Bartram Swamp on 11 September 2013.</p> <p>Conservation category wetland</p> <p>Twin Bartram Swamp, (UFI 13841 within the <i>Geomorphic Wetlands Swan Coastal Plain</i> dataset), is a sumpland within the Jandakot consanguineous suite of wetlands, of which only 33.6 per cent retain values commensurate with Conservation management category. The wetland also falls within the Gibbs Road Swamp System (listed in <i>A Directory of Important Wetlands in Australia 2001</i>), is within 1 kilometre of Thomsons Lake (Ramsar listed) and Bush Forever site 391, and is likely to provide habitat for <i>Isoodon obesulus</i> subsp. <i>fusciventer</i> (Quenda, Priority 5). In addition, the native wetland vegetation is likely to be used as an ecological linkage for native</p>	<p>Comments noted. It is recommended that the City make the applicant aware of these comments.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>fauna. The maintenance of the hydrology of this wetland is critical to supporting its biodiversity conservation values.</p> <p>Landscape plans</p> <p>The Environmental Protection Authority's advice, dated 27 January 2015, for the proposed scheme amendment recommends the use of landscape plans, for the revegetation of the wetland buffer area, to be specified as a condition of subdivision. The department is supportive of this approach and recommends that these plans demonstrate how they integrate with the wetland buffer described in the Wetland Management and Rehabilitation Plan prepared by EndPlan Environmental for the adjacent site. It is recommended that the conservation fencing from the adjacent lot is extended around the wetland buffer on Lot 545.</p> <p>The department recommends the firebreak and fencing should be located on the perimeter of the buffer to reduce the spread of weeds and disease within the wetland and provide continuity of wetland and revegetated buffer habitats. The use of ringlock fencing is recommended to restrict pedestrian and feral animal access.</p> <p>Boundary interface</p> <p>A perimeter road should be located between residential development and conservation areas, for reasons of public safety, protection of bushland and fire safety for residents. The concept plan provided does not include a hard-road edge adjacent to the R60 Group Housing in the north west portion of the proposed development. The department recommends the plan be amended to allow for a hard road edge road at the interface between the public open space and the residential housing. The width of the road is to be adequate to accommodate all road, dual use path and drainage infrastructure, and still allow for a gently sloping fill batter which meets the natural ground level well inside the road boundary.</p> <p>If a hard road edge is not provided, the City of Cockburn should ensure that all fire protection requirements are provided for on the property itself and do not place impositions or reliance upon the management of the adjoining Conservation category wetland or buffer.</p> <p>Public open space</p>	<p>The City supports incorporating a condition on any future subdivision that requires revegetation of the wetland buffer area in a manner consistent with the adjoining development site.</p> <p>A perimeter road exists for the majority of the Scheme Amendment area. The City has prioritised direct road frontage to the future POS reserve where it is in close proximity to the wetland buffer. The R60 site that directly adjoins the future POS land is not within 20m of the wetland buffer and as such all fire management initiatives will not be within the wetland buffer.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>A potential mapping anomaly has been noted by the department in which the actual wetland boundary may extend beyond the mapped wetland boundary. As this area is encompassed by the 50 metre buffer, the department will not pursue a correction of the mapping in this instance. The department recommends that vegetation that requires lower fertiliser application should be used in the adjoining public open space.</p> <p>In order to protect the conservation values of the wetland, the proponent should ensure that flora species known to be invasive or environmentally damaging are not used in any landscaping where they may spread into the conservation area.</p> <p>Matters of National Environmental Significance</p> <p>The native vegetation within the subject site may provide suitable foraging habitat for Carnaby's cockatoo (<i>Calyptorhynchus latirostris</i>) and the forest red-tailed cockatoo (<i>Calyptorhynchus banksii naso</i>), both listed under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) and Western Australia's <i>Wildlife Conservation Act 1950</i>. Regardless of any decision under Western Australian planning or environmental approvals processes, the proponent should contact the Commonwealth Department of Sustainability, Environment, Water, Population and Communities to determine what responsibilities they have under the EPBC Act.</p>	<p>Comments noted.</p> <p>Comments noted.</p>
11.	<p>Department of Health PO BOX 8172 PERTH BUSINESS CENTRE WA 6849</p>	<p>Thank you for your letter dated 9 February 2015 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p>1. Water and Sewerage For the development density indicated (R30 to R60) in the proposed amendment, the Government Sewerage Policy - Perth Metropolitan Region requires the provision of reticulated sewerage and scheme water to serve the developments.</p> <p>2. Public Health Impact The City of Cockburn should 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. DOH has concerns there could be an impact on human health from "incompatible" activities from the surrounding areas from pesticide</p>	<p>Comments noted. It is recommended that the City make the applicant aware of these comments.</p> <p>There isn't any issue associated with potential noise impacts at this stage which impact the subject land. The City's Environmental Health team have also considered the nature of nearby land uses and nothing exists which is incompatible with residential amenity.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>spray applications such as market gardens. The City should also consider ways to mitigate potential impacts to air quality (dust, odour, spray drift, etc.) from nearby non-urban activities (market gardens, sand quarries) and/or should the industrial buffer boundary (to the south) be moved closer to this or future developments.</p> <p>3. Mosquito Borne Disease Control The subject land is in a region that experiences significant problems with nuisance and disease carrying mosquitoes. These mosquitoes can disperse several kilometres from breeding sites and are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Significant numbers of human cases of RRV and BFV diseases occur in this general locality. For example in the 2011/2012 and 2013/14 seasons, there were 111 and 87 cases of Ross River virus in the City of Cockburn, respectively.</p> <p>Areas of highly productive mosquito breeding habitat are located in close proximity to the subject land and studies in the Cockburn region show that this places residents at an increased risk of contracting debilitating mosquito-borne disease. In order to protect the health and lifestyle of communities, land use planning decisions must include consideration of the proximity to breeding habitat of mosquitoes and other nuisance or biting insects (e.g. chironomid midges, ceratopogonid midges, March flies) and whether insect management, if required, will be</p> <ul style="list-style-type: none"> ➤ effective, ➤ appropriately resourced; and ➤ be approved by the relevant environmental agencies <p>Recommendations:</p> <ul style="list-style-type: none"> ➤ The City of Cockburn ensures they have sufficient resources to continue mosquito management to protect future residents within the proposed Scheme Amendment. ➤ New residents should be warned of the risk of mosquito-borne disease and the potential for nuisance mosquitoes via an appropriately worded notification on any newly created property titles. 	<p>The future subdivision stage will ensure appropriate notifications are placed on title regarding the risk of midge and mosquito impacts, particularly RRV and BFV. This will be done consistent with City of Cockburn Local Planning Policy APD76. The future Local Water Management Strategy will need to ensure that drainage design does not give rise to being a breeding area of mosquitos or midgees.</p>

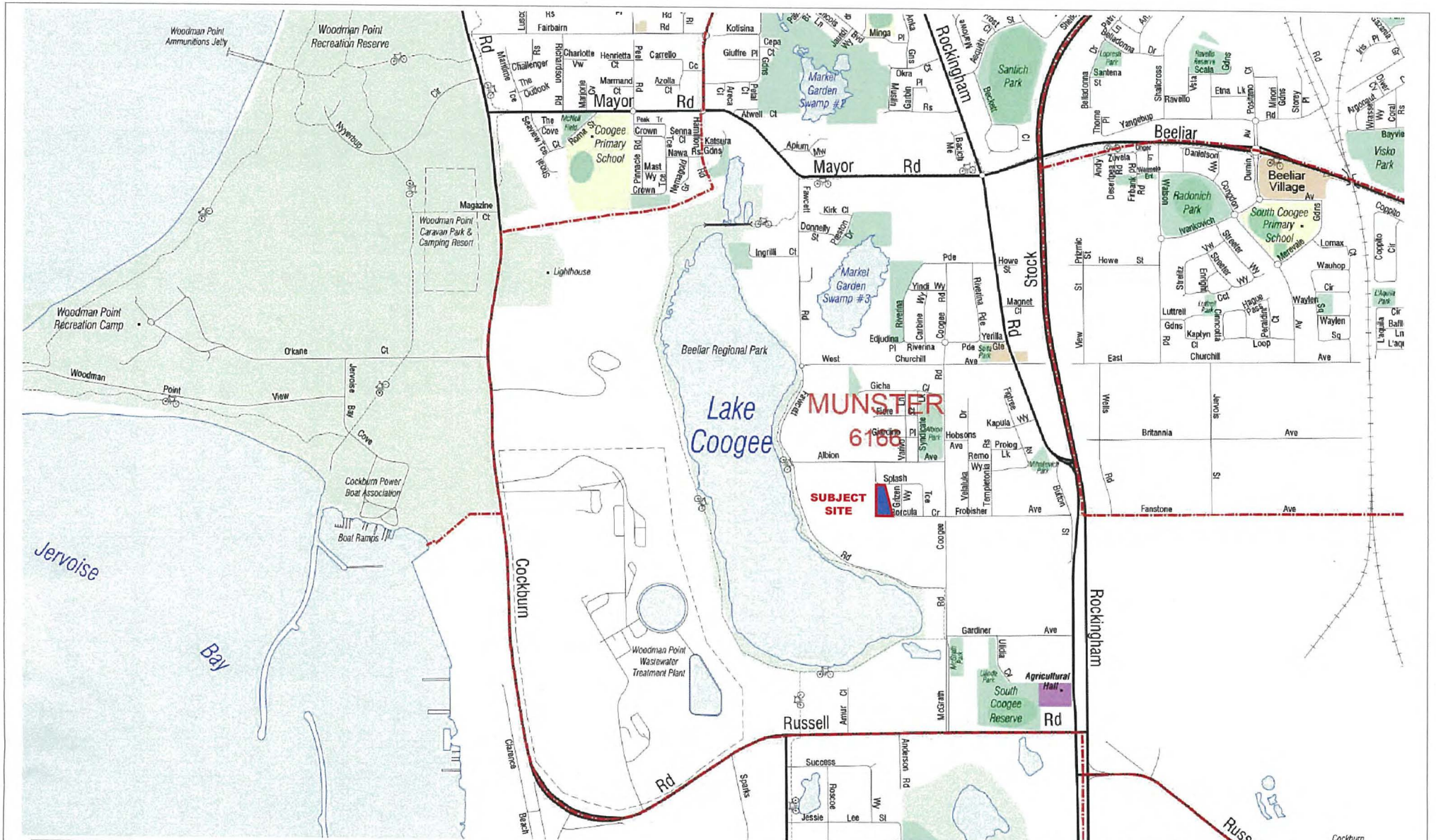


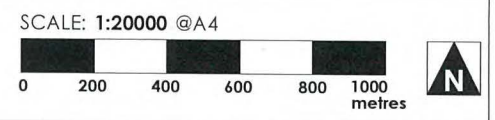
FIGURE 1

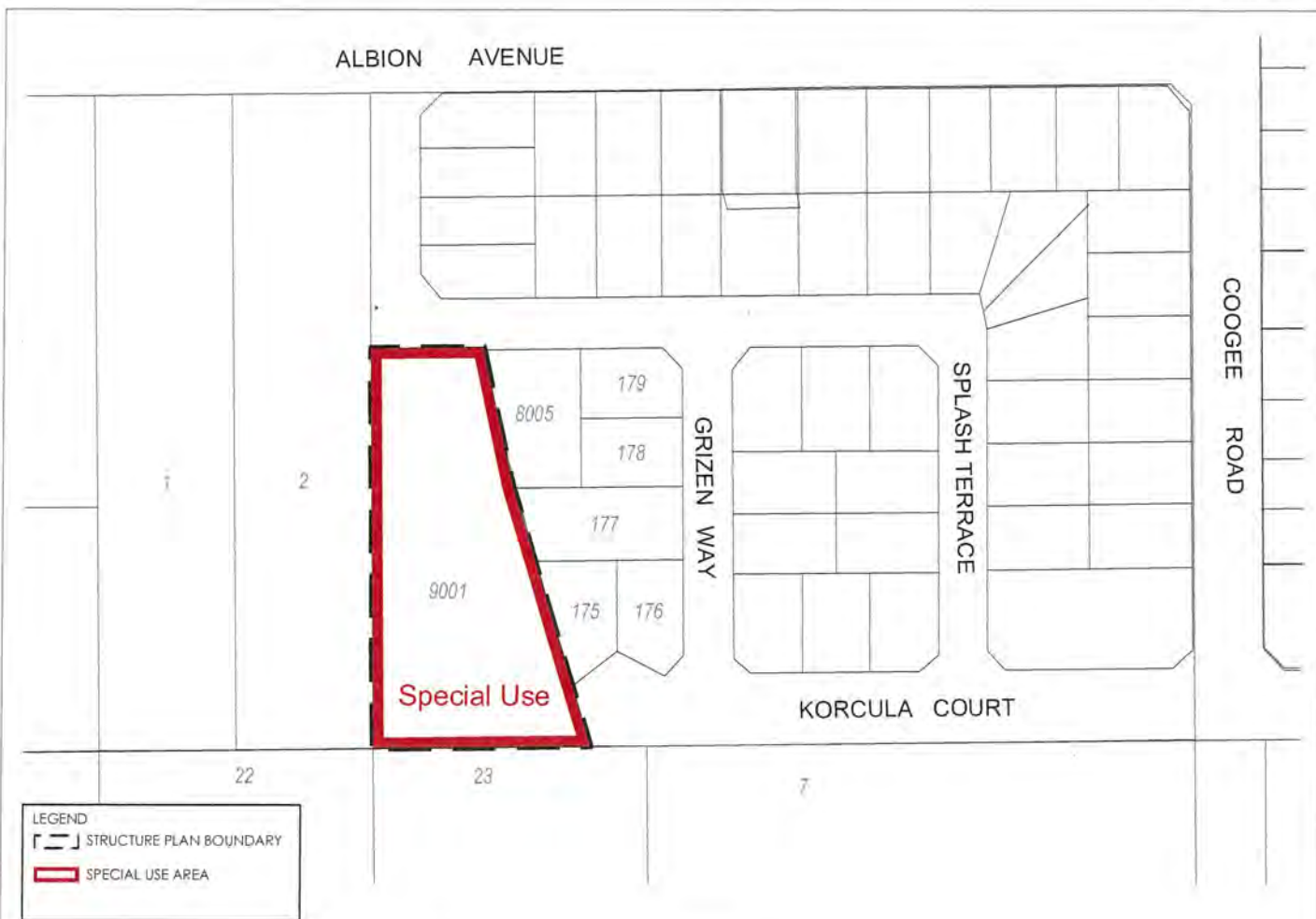
LOCATION PLAN
 Lot 9001 Coogee Road, Munster
 City of Cockburn

DISCLAIMER: BUILDING FOOTPRINT ARE INDICATIVE ONLY AND IS SUBJECT TO DETAIL SITE SURVEY.
 ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED DESIGN SURVEY.



PLAN: ZUV-1 001A
 DATE: 141110
 PROJECT: Lot 9001 Munster
 DESIGNED: AM





LEGEND	
	STRUCTURE PLAN BOUNDARY
	SPECIAL USE AREA

DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS
Lot 9001 Coogee Road, Munster	<ul style="list-style-type: none"> Office Storage Warehouse 	<ul style="list-style-type: none"> Planning approval. Office limited to a floor area of 100m². The following development standards apply: <ol style="list-style-type: none"> a minimum setback of 1.5m to the common boundary with abutting residential properties to the east (excluding Lot 8005 Splash Terrace) and to the Splash Terrace frontage; a minimum nil setback to the western and southern boundaries and to the common boundary with Lot 8005 Splash Terrace; landscaping, including screening vegetation along the eastern boundary, to the satisfaction of the local government; a maximum building height of 4.5m within 4.5m of the eastern boundary, and a maximum building height of 7.5m elsewhere. A Traffic Impact Assessment, to the satisfaction of the local government, is required to be prepared and implemented to the satisfaction of the local government as part of an application for planning approval. A Noise Management Plan, prepared by a recognised acoustic consultant, to be implemented to the satisfaction of the local government, as part of an application for planning approval. The Noise Management Plan should include: <ol style="list-style-type: none"> sound proofing measures used in the design and construction of the development; predictions of noise levels; control measures to be undertaken (including monitoring procedures); a complaint response procedure; all noise attenuation measures, identified by the plan or as additionally required by the City, to be implemented prior to occupancy of the development or as otherwise required by the City and the requirements of the plan are to be observed at all times.

STRUCTURE PLAN MAP
 Lot 9001 Coogee Road, Munster
 City of Cockburn

MWURBAN
 planning and development

PLAN: ZUV-1 006D
 DATE: 150217
 PROJECT: Lot 9001
 DESIGNED: AM

SCALE: 1:2000 @A4

SCHEDULE OF SUBMISSIONS
PROPOSED LOCAL STRUCTURE PLAN - LOT 9001 COOGEE ROAD, MUNSTER

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Holly Greaves 80 Coogee Road MUNSTER WA 6166 Hollym888@yahoo.com	<p>Objection This is not a commercial or industrial area do you want to ruin all the hard work owners have put in in establishing their new homes take your offices and warehouses and piss off to Bibra lake industrial area- disgusting</p>	<p>Objection Noted.</p> <p>In general commercial and light industrial uses and residential uses can coexist in the same area, that is to say that they are not incompatible. What is important is how they coexist, how any off site emissions and impacts are managed or restricted to ensure the viability of both and the health and wellbeing of the residential community.</p> <p>The applicant has lodged a noise report and the City had secured additional Noise Management procedures on the subject land. Further to this built form controls ensure that any land use is internalised further reducing issues on conflict that may arise from the subject land.</p> <p>In this case the proposed land uses: 'Warehouse', 'Storage' and 'Office' are uses that can operate in proximity to residential land uses where the appropriate built form controls and public health requirements are placed on developments. Moreover, as outlined earlier in this report all three land uses are already permissible within the local context on land zoned by the Australian marine Complex – Technology Precinct.</p> <p>The decision to refuse the application was not made on the site specific of</p>

Attach 3

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
			<p>incompatibility of the proposed land uses with the existing residential properties. The Proposed Structure Plan, in part, is being refused as it does not sufficiently address Clause 6.2.6.2 (f) (iii) in terms of its integration with surrounding land uses, being predominantly residential. Specifically that it will set a precedent on how such uses should interface with residential land uses across the precinct.</p>
2	<p>Brett & Kim Reed 16 Korcula Court MUNSTER 0414803163 ozreedy@gmail.com</p>	<p>Objection I strongly object to the proposed storage units on lot 9001 Coogee road Munster. I bought my land in Korcula court as it is a no through road (closed, dead end), not a thorough fare for cars and trucks at all hours. Somewhere quiet and safe for my children to play without having to worry about traffic. This proposal will significantly damage the value my property. Also having the entry on my door step. Surely there is plenty of land in an existing industrial area that would better suited.</p> <p>2ND SUBMISSION After some thorough research we are horrified at this proposal. Crimes listed for storage units include: Drug labs. Storage of drugs. Storage of counterfeit goods. Stolen property. Money waiting to be laundered. Making of bombs for terrorist attacks. Storage of illegal weapons. Graffiti. We certainly oppose this proposal.</p> <p>3RD SUBMISSION Apart from the crime factor which we have already touched on (very well documented) These storage units will in no way help the community by promoting significant employment. These sorts of places only employ several people. The structure plan states that this facility will "Compliment and serve the adjacent Maritime Complex precinct". Nothing about helping the suburban residents. The structure plan states the storage units will not have any adverse affects on the abutting and nearby residences. Adverse means "undesirable". The community and especially we, the home owners at 16 Korcula Court do not agree with this statement. Of COURSE there will be undesirable affects. We purchased this land to build our dream home. Having 4 children we thought it was a wise decision. It is such a lovely quiet street. The land agent even told us it would always be a culdesac, that the land behind us could never be built on. Well, he was semi correct as no residential property can be built. It will impact HUGELY on the value of our properties. If this proposal goes ahead our quality of life</p>	<p>Objection Noted.</p> <p>Submission 1 The transport assessment was reviewed by the City's Transport Engineer for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations where given prior to advertising to include additional statutory requirements related to traffic management, for any proposal for development approval on the subject site should the Structure Plan be approved.</p> <p>Private financial matters are not planning considerations and such matters where not considered in the formulation of the officer's recommendation.</p> <p>Submission 2 Pre-supposing that this use would attract criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.</p>

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		<p>in what we all thought would be a safe area for our kids to play and enjoy the outdoors will no longer be</p> <p>4th SUBMISSION</p> <p>Have been speaking with the local community. How many letters did you distribute to make the neighbourhood aware of this proposal? We at 16 Korcula Court received a notice, my neighbour at number 14 did not. It seems that there have only been several notices of awareness distributed. How is this justified? How can the general public oppose if they are not aware?</p> <p>5th SUBMISSION</p> <p>Please keep our community safe. We have 4 children who enjoy being out the front. We do not want to invite criminals onto our doorstep. Also the fact that there will be 4.5-7.5m concrete walls built along our fence line means we will no longer enjoy the sunshine or the sunsets. I have also had an independent valuation on how much our property will be devalued if this goes ahead. https://au.news.yahoo.com/thewest/a/13071953/drugs-valued-at-36-million-seized-in-perth/</p> <p>6th SUBMISSION</p> <p>Excerpt taken from "Self Storage Units and Drug Interdiction" "Self-storage facilities generally offer criminals with a near- ideal location from which they can work or store their products. The facilities often take cash, don't do background checks, ask few questions, are open 24-hours a day, and, based on how the property is laid out, offer the ability to work out of the view of the casual passerby". http://www.dailytelegraph.com.au/newslocal/south-west/hoxton-park-storage-unit-raided-by-police-investigating-firearms-and-stolen-goods/story-fngr8hxx-1227151171031?nk=c1f74f6641610dd034e9fe7ea3cc5b84 https://www.police.qld.gov.au/programs/druglabs/druglablook.htm http://www.gympietimes.com.au/news/storage-break-ins/2499485/ http://www.heraldsun.com.au/news/victoria/police-seize-14m-at-fort-knox/story-e6frf7kx-1111117815847?nk=c1f74f6641610dd034e9fe7ea3cc5b84 http://www.watoday.com.au/wa-news/police-find-cash-counting-machine-and-meth-lab-after-warnbro-raid-20150304-13v50b.html http://www.news.com.au/national/plastic-floor-covering-a-key-part-of-police-evidence-in-jamie-gao-murder-case/story-fncynjr2-1226935188566 http://www.smh.com.au/articles/2007/08/29/1188067191684.html</p> <p>7th SUBMISSION</p> <p>We can't find anything regarding security plans in the proposal. Will there be security lighting shining into our yard/windows? Barbed wire fencing?</p>	<p>Submission 3</p> <p>The City cannot comment on the information provided to land owners from other parties about how the land would be used in the future.</p> <p>Submission 4</p> <p>The City is aware that some impacted residents did not receive notice of the proposal. In total 54 letters were distributed to the surrounding community.</p> <p>Submission 5</p> <p>As above</p> <p>Submission 6</p> <p>As above</p> <p>Submission 7</p> <p>Pre-supposing that this use would attract criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.</p> <p>The site specific built form controls that have been proposed by the applicant to satisfy the requirements of Clause 5.9.3 constitute a reasonable attempt to address the requirements of the Scheme. They were deemed appropriate to in the context of an advertised Structure Plan. In general the setbacks, building height, screening vegetation and overshadowing where deemed to</p>

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		24/7 operation? The height of the walls really need adjusting as we will barely have any sunlight coming into our yard. How can we find out about security measures put in place?	constitute no greater burden on the adjoining residential lots than would be reasonably expected should the land be developed for residential purposes.
3	Landowners details to remain confidential	<p>Objection</p> <p>Dear Christopher Hossen, I am writing to express my concerns about the proposed building of storage units at Lot 9001 Coogee Road, Munster. I reside at 20 Splash Terrace and the exit for the proposed building is onto Splash Terrace. My husband and I purchased our block of land and built our house to provide ourselves and our future children with a safe, quiet and family orientated home. This is a long term option for us and we very deliberately selected an area that provided us with that environment. If we had been aware of the proposal to build the storage units so close to our residence we would have purchased elsewhere. This is very disappointing for us and we are hoping that you will take our concerns seriously. Our concerns are based on the following:</p> <ul style="list-style-type: none"> • Potentially significant increased risk to children in the area with the increase in traffic (including trucks); • Increased noise as trucks and other vehicles exit and leave the units; • Lack of control or knowledge about what is being stored in the unit with the potential for hazardous material to be stored there; • Lack of control and/or knowledge about the people who will be using the storage facilities; • The potential for the area to become a social meeting point for people who may engage in anti-social behaviour and unsafe driving; • The impact of all of the above factors on the value of our home. <p>I look forward to hearing back from you about this as soon as possible so that we can look at exploring other options available to us. Yours Faithfully</p>	<p>Objection Noted.</p> <p>Traffic</p> <p>The Transport Assessment estimates that the total vehicle movements to and from the site on an average weekend will be 60 trips. Peak hour trips in both the AM and PM periods are estimated to be 8 trips.</p> <p>The Transport Assessment for context provides a comparison to trip generation rates should the subject land be developed for residential purposes. Utilising an assumption on the subject land of 6-7 residential dwellings and a daily traffic generation rate of approximately 9 trips per dwellings it was outlined that the development of the site for storage type purposes will generate a similar amount of vehicle movement. The assumption of 9 trips per dwelling is in line with standard practice.</p> <p>The transport assessment was reviewed by the City's Transport Engineer for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related</p>

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			<p>to traffic management, for any proposal for development approval on the subject site should the Structure Plan be approved.</p> <p>Noise</p> <p>The noise modelling undertaken included the consideration of noise emissions from both cars moving on site and also trucks moving on site. Worst case scenario assumptions included the possibility of vehicle movements occurring during night time periods.</p> <p>Based on assessments undertaken it was stated that the noise received at the neighbouring residential from vehicle movements has been determined by Herring Stoner Acoustics to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 at all times.</p> <p>The acoustic assessment was reviewed by the City's Environmental Health Department for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related to noise management, for any proposal for development approval on the subject site should the Structure Plan be approved.</p> <p>The Part 1 of the Structure Plan and the Structure Plan Map makes clear the</p>

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			<p>development conditions associated with the proposed land uses on the subject land.</p> <p>Property Values</p> <p>As above</p> <p>Crime and Safety</p> <p>As Above</p>
4	Landowners details to remain confidential	<p>Objection</p> <p>When we purchased our land we were told that this property would remain as a buffer zone, this proposal seems to be contrary to that advice. This development will negatively impact on property values in the area, which seems unfair given the advice when we purchased. Even though report says traffic will be nominal, it is not good to have light truck / heavy truck traffic entering and exiting through what is a residential area</p>	<p>Objection Noted</p> <p>As above</p>
5	Landowners details to remain confidential	<p>Objection</p> <p>This is a Residential area and as such should remain as one. Allowing Developers encroach on these areas as they cannot be developed for houses is grossly irregular and selfish. There is every possibility of traffic vastly increasing on these quiet roads. We have a young child who plays sometimes in our front yard, under supervision no doubt, but we can see added tension due to the increased vehicular traffic. The Council ought to consider the wishes of the Residents in this area who have bought without being formally advised that there was a threat of development of this area into a quasi industrial area. Council should not bow down to pressure from Developers!!!</p>	<p>Objection Noted</p> <p>Comments Noted.</p>
6	Landowners details to remain confidential	<p>Objection</p> <p>I strongly object to this proposal. We have 2, soon to be 3 small children who regularly walk on both korcula court and splash tce and play in the front yard with neighbours children. The increase in traffic, though classed as 'minimal' will make this unsafe and have a profound effect on the way we live in our street. We built our home with the idea of living in a nice residential neighbourhood where we could raise our children in comfort and safety however believe that any development like this would force us to move which in turn is not only going to cost money, time and heartache but would significantly reduce the value of our property</p>	<p>Objection Noted</p> <p>As Above</p>

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7.	Landowners details to remain confidential	<p>Objection As a resident of the area to be affected, I strongly oppose this proposal. Traffic is already a massive issue in the area. I'm sure as anyone who has driven through Rockingham Rd- Mayor Rd roundabout will attest to. Coogee Rd is already a fairly busy suburban street and adding needless developments in what is a family area, where children regularly play a good game of Street Cricket will jeopardise community harmony. I hope for the sake of my neighbours, individuals who made a conscience choice of moving to a quite area will not be disappointed.</p>	<p>Objection Noted As Above</p>
8.	Landowners details to remain confidential	<p>Objection I strongly object to your proposal, I was told this was a new up and coming residential area not a place for business you have many surrounding suburbs in the Cockburn district for this type of business I urge you not to go ahead with this proposal in our residential street.</p>	<p>Objection Noted As Above</p>
9.	Landowners details to remain confidential	<p>Objection We strongly object to the proposed structural plan of Lot 9001 Coogee Road Munster due to the significant negative impacts on the household and traffic congestion in our area.</p>	<p>Objection Noted As Above</p>
10.	Yvonne Inacio 9 Splash Terrace, Munster yvonne2960@hotmail.com	<p>Objection I Strongly object to the proposal, I only moved in 6 months ago believing this to be a new and quite residential area not a place for business of any type were all sorts of people coming and going. There are young children that play in the streets which is ok with little traffic but if you go ahead with your proposal it will be dangerous for them and they should be allowed to play in front of their home. Please do not go ahead with your plans keep it residential only.</p>	<p>Objection Noted As Above</p>
11.	Sara Doig 24 Alliance Entrance Atwell sara@ccpe.com.au	<p>Objection Having a storage unit in the middle of a suburban street will devalue the properties around it. Storage units are accessible 24 hours a day and why would a suburban street want people of all sorts driving up and down there street 24 hours a day. I wouldn't want this in my street let alone anyone else's!</p>	<p>Objection Noted As Above</p>
12.	Landowners details to remain confidential	<p>Objection Please keep confidential</p>	<p>Objection Noted</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
13	Landowners details to remain confidential	<p>Objection Please keep confidential I VERY recently built not only a house but in belief at the time a home & a future for my growing family. At the time of land sale I was informed that the local surroundings would remain residential and in keeping with the local natural features such as the lake and a little further away, the beach. It is disturbing to think that our beautifully growing family friendly community could be spoilt by this proposed commercial site. It will bring many cons including heavy traffic, noise, strangers, and an eye sore. All this before even contemplating the damage it is going to do financially to all surrounding residents. I strongly object, I am considering selling up if this continues which breaks my heart due to the community ties I have begun to develop for my family. And the long term plans to send my children to local schools and currently enrolled in local childcare! Bewildered & truly worried Shelley Mancuso</p>	<p>Objection Noted As Above</p>
14	Landowners details to remain confidential	<p>Objection Don't think this proposal is in the best interest of the community or close by residents who will more than likely have problems with increased heavy traffic and devalued property.</p>	<p>Objection Noted As Above</p>
15	Kellie Casson 9 Fiore Court, Munster bkcasson@gmail.com	<p>Objection Residential area full of families with children. Traffic will increase into and out of our estate, not just cars but trucks. I definitely object. I would not want to have an industrial area over my back fence. There will also be increased lighting of a night time affecting the residential homes nearby.</p>	<p>Objection Noted</p>
16	Martin Atkins 53 Coogee Road Munster WA 6166 marty@perthdemons.com.au	<p>Objection Having lived in the area for some years now I can talk with a little experience about by objection to this proposal. I was one of the first residents to build on Riverina Parade, way before any development commence south of the initial estate. When mentioning any development I would like to point out that free access was available on Coogee Road through to McGrath Road. I don't think it will come as a surprise when I mention (witnessed many many times) the amount of unlawful use of Coogee Road in relation to speeding, burn-outs, drag racing that use to occur - this on top of the continual flow of traffic with employees heading to & from the industrial strip. This unlawful road use, along with the traffic flow has decreased some what (as expected) by the closure of access at the intersection of Coogee Road & Frobisher Road, but occasionally (as evident by skid/burn-out marks) it still takes place. In reference to my situation, my reason to buy & build where i have was because the development plans stated Coogee Road would be blocked off, knowing this I predicted that traffic concerns would certainly be affected in a positive way - and it has. Looking at the planned development site I can</p>	<p>Objection Noted As Above The proposal is not related to decisions around the design and closure of Coogee Road</p>

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		only see that the traffic issues will return & I suspect that access at Coogee Road will be re-opened so that connection with the Marine Development can take place, as suggested in the proposal. I don't care for roundabouts or speedhumps or road changes to slow traffic down - what I would like to see is the residents in the area that supported the development & who pay their rates, who brought off the plans that were on show, be considered above one person/one business that want to develop at the expense of such residents. I would like to be kept informed on any progress or decision in relation to this proposal, happy to come & discuss my concerns if required. Regards Martin Atkins 0404 359 544	
17	Landowners details to remain confidential	Objection I Object	Objection Noted
18	Landowners details to remain confidential	Objection I Object	Objection Noted
19	Landowners details to remain confidential	Objection I Object	Objection Noted
20	Landowners details to remain confidential	Objection I Object	Objection Noted
21	Stephanie & Rodney DCosta 79 Coogee Road Munster rdoosta@gmail.com	Objection We make submission on the grounds that the proposed site is within a residential community, an office, storage or warehouse on this site will detract from the appeal of our community. Being a commercial or industrial proposed site in the middle of a neighbourhood will cause and influx of traffic and people flowing into the area who do not reside there and as such cause a concern for safety of children playing at parks and surrounding streets, security of homes and increased traffic flow to an already quite neighbourhood. Further traffic will not be acceptable especially if it is coming and going at all times of the day and night depending on the business situated. The other issue is it would detract value on our homes having an industrial/commercial premises in a residential neighbourhood and will be unsightly to the eye especially to the homes which are right next to or like us around the corner from this	Objection Noted As Above

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		proposed site. If this land is not zoned for residential it may be time to assess this further as there are homes in very close proximity if not backing onto this land that are not affected by the waste water treatment plant. Other options need to be looked at but not commercial buildings, think parks, recreation, housing etc.	
22	Landowners details to remain confidential	<p>Objection</p> <p>It's very disappointing to know that your urban plan allows to build a storage unit in the middle of family orientated area. We have just purchased a block of land in Munster and about to start building a family home. My husband and I are very frustrated over the fact that our neighbourhood is going to be also a home for storage place! I would love to personally ask your urban plan developer or who ever is making decisions on such a matter, how is this sane and in any books or plan or law legal!? Hopefully this is going to be reconsidered and other aspects of area are going to be looked at before your final decision to allow this project to go ahead! We request an updated on this matter! Why would we invest money in your council area and build \$800,000 home to make it look beautiful if you're gonna go ahead with projects like this!!!! Taking my money elsewhere!!!</p>	<p>Objection Noted</p> <p>As Above</p>
23	Landowners details to remain confidential	<p>Objection</p> <p>To whom it may concern, I have recently learnt about this storage facility that may be built on Coogee Road and I am extremely unhappy. My husband and I are currently building our family dream home near by and feel that the space should be used for a park or something that families and children can enjoy together. We decided to build in this area because of the family feel it has. A storage facility will not only take this feel away, but cause more incoming traffic and noise. My husband and I are both school teachers and strongly feel the focus of this space should be for families and children, not a storage facility.</p>	<p>Objection Noted</p> <p>As Above</p>
24	Landowners details to remain confidential	<p>Objection</p> <p>This is a quiet family area, there is no need for storage units put them somewhere else.</p>	<p>Objection Noted</p> <p>As Above</p>
25	Landowners details to remain confidential	<p>Objection</p> <p>The location is terrible, too close to residential houses. Who would want a storage facility right next to their house?</p>	<p>Objection Noted</p>

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26	Landowners details to remain confidential	Objection I object	Objection Noted
27	Tania Marraffa 25 Velaluka Drive Munster ttm2030@gmail.com	Objection I don't believe this is the right area to be building storage units right next to a new housing estate	Objection Noted
28	Shannon Evans 4/73 Edmund St, Fremantle shannon.l.evans@hotmail.com	Objection	Objection Noted
29	Joseph Ricciardi Lot 9001 Coogee Rd Munster chlojo91@hotmail.com	Objection	Objection Noted
30	Chloe Egan 10 Korcula Court Munster chlojo91@hotmail.com	Objection	Objection Noted
31	Simone Moloney 11A Sumich gardens coogee smmolly@bigpond.net.au	Objection this is the worst idea you do not change and area from farms and business then put residential then let a storage unit place start up again on a residential street! Why did you move people in the first place? You approved the residential so you did approve it!! Absolutely stupidity I wonder who is behind this ?????	Objection Noted As Above
32	Landowners details to remain confidential	Objection this is not an ideal area, right next to people's homes ? This should not be passed.	Objection Noted As Above
33	Lucy Chandler 19 Velaluka Drive Munster WA 6166 lucychandler86@gmail.com	Objection I find it absolutely unbelievable that the City of Cockburn are even contemplating the installation of storage units at this site! Many residents, ourselves included, have saved and worked extremely hard to buy land and build in this area; with the intention of raising our children in a quiet, safe area. This common objective is now threatened by this proposal. Storage units are well known for attracting crime and the sorts of	Objection Noted The land is zoned Development/ The objective of the 'Development Zone' is to:

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		<p>individuals that we, as rate paying locals of Lake Coogee Gardens, do not want in the same vicinity as our children and properties. This is a quiet residential area with little outside traffic, however, if approved, the City's proposal will result in outside individuals constantly frequenting the area to make use of these units. The likelihood is that the quiet backstreets including Templetonia Rise, Velaluka Drive and Hobsons Avenue, to name a few, will become thoroughfares for people accessing these units. We did not scrimp and save, work ourselves to the bone and go through the involved process of building a house in this area to have our efforts be for nothing should this proposal be approved. We absolutely object.</p>	<p><i>'provide for future residential, industrial or commercial development in accordance with a comprehensive Structure Plan prepared under the Scheme.'</i></p> <p>Residential development is not an allowable use in the area due to the WPWWTP Buffer. The City is required to consider all proposals for Structure Plans lodged on land zoned Development.</p> <p>Other Comments 'As above'</p>
34	Landowners details to remain confidential	<p>Objection I believe this is a terrible location for storage units. It is surrounded by residential properties, and poses a risk to devaluing peoples houses and increasing traffic in the area. The extra traffic poses a possible threat to children living in the area. There are far better areas for this to take place. Regards, Addison Vos</p>	<p>Objection Noted</p> <p>As Above</p>
35	Landowners details to remain confidential	<p>Objection There is no need to build on lots that have houses on them.</p>	<p>Objection Noted</p>
36	<p>Lisa Kelly-Byrne 7 Secretan way, Hammond Park,WA6164 Lisa.kelly3@gmail.com</p>	<p>Objection I object wholeheartedly against this proposal of a Storage facility being built at Lot 9001 Coogee Road. This business is not inline with the living standards of the area and its residents. It is a highly residential and peaceful area whilst this proposal is industrial. The result of this building being approved will be detrimental to the residents. Please accept this objection and consider the voice of the residents more carefully. Regards, Lisa Kelly-Byrne</p>	<p>Objection Noted</p> <p>As Above</p>
37	Landowners details to remain confidential	<p>Objection This is a ridiculous place to allow storage units in a residential area down a quiet culdersac! These belong in commercial area not suburbia!</p>	<p>Objection Noted</p> <p>As Above</p>
38	Landowners details to remain confidential	<p>Objection I object to the building of factory storage units in the area of lake coogee, people have bought houses and settled with familys, this shouldnt go ahead</p>	<p>Objection Noted</p> <p>As Above</p>

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39	Landowners details to remain confidential	Objection This sort of development should not be placed in a residential area	Objection Noted As Above
40	Landowners details to remain confidential	Objection Absolutely ridiculous to put storage units in the middle of a residential area! As a considerate council you would NOT do that to any family!	Objection Noted As Above
41	Landowners details to remain confidential	Objection This is a joke storage units such as these need to be build in an industrial area not in a built up area where there are young children playing in the street The counsel need to clean up the area and not have shit built like this I will Not happy if this is built	Objection Noted As Above
42	Landowners details to remain confidential	Objection I object. Not a suitable place for this at all.	Objection Noted As Above
43	Morgan 11 Separovich Way Spearwood mhiphone@hotmail.com	Objection	Objection Noted
44	Landowners details to remain confidential	Objection These streets are surrounded by homes that we live in not huge ugly building you just drop a storage unit in. Go and build your storage unit in an industrial area where it belongs	Objection Noted As Above
45	Landowners details to remain confidential	Objection This is a quiet family residential area, not a industrial area...storage/warehouse units next to the main park were the children play is ridiculous and I object...	Objection Noted As Above

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
46	Landowners details to remain confidential	Objection	Objection Noted
47	Landowners details to remain confidential	Objection	Objection Noted
48	Anita Piccioni 12 Reserve Road, Spearwood anita_piccioni@hotmail.com	Objection This street has been developed as a residential area. Those living in the area have chosen to reside here for the quiet environment the area provides. I know of families with young children who may be at danger should this form of industry be a part of their neighbourhood. Please consider the families that this will affect, and consider another commercial location for the proposed structure.	Objection Noted As Above
49	Linda Demarco 23 Acacia Way Yangebup WA giggle64@live.com	Objection Is this right in the middle of a suburb? Seems a bad idea to put structures of this nature here it is surely likely to attract negative aspects? Please reconsider Thanks Linda	Objection Noted As Above
50	bradley amato 4 splash terrace, munster bamato89@yahoo.com.au	Objection i object to this proposal this will decrease land and property value in this estate and the noise of trucks and traffic will pick up and will have a negative effect on the residential area making it part industrial it should be used for better reasons such as extending the land and area selling more property for residential to make the area larger and have more lots released to build on or a shopping centre for the locals that already live there	Objection Noted As Above
51	Landowners details to remain confidential	Objection	Objection Noted
52	Landowners details to remain confidential	Objection Self serve storage units dont belong in a residential area, especially a new young estate with lots of families and children around. They belong in an industrial area with other businesses. Self serve storage units bring all kinds of criminal activity, including graffiti, drugs, and storage of stolen or	Objection Noted As Above

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		counterfeit goods. Not to mention the traffic coming in and out of the storage units- not just cars but trucks also, and at all hours of the night. Putting storage units into a residential area as well will just destroy the look of the new estate and devalue houses in that area. It's a ridiculous idea to put storage units in this area.	
53	Landowners details to remain confidential	<p>Objection</p> <p>I object to the structure plan of lot 9001 Coogee Road Munster. if i would have known that you the council had made plans to build a structure plan in the vicinity of my house. I would have never of bought in this area full stop. I greatly object as i love the quiet and friendly family neighbour hood as it is right now. As we are a young family, we enjoy spending time outside our streets and park. If this structure plan goes ahead, i would not feel safe letting my son play outside like he does in this current time. Thank you for your time, i hope our concern and dis approval of this structure plan can be noted.</p>	<p>Objection Noted</p> <p>As Above</p>
54	Cindy Elder 36 Coogee Rd, Munster elderclan2@bigpond.com	<p>Objection</p> <p>I object the use of this lot for Industrial purposes! It is terrible for the neighbouring properties to be exposed to industrial noise and traffic. It should be allowed in this location. If they want to service the Industrial area, go and build their self- contained units in that area not a residential area! These units will be used by all types of people and will make that location and the surrounding roadways very busy, plus operating 7 days per week! It is terrible that it can be allowed as it will make our streets busier than they are already. I am a resident on Coogee Road with a boy only 10 years old and I will worry with trucks frequenting/ accessing the area.</p>	<p>Objection Noted</p> <p>As Above</p>
55	Amye 11 templetonia rise, munster amyelanders72@hotmail.com	<p>Objection</p> <p>I am not in support of the proposed structure plan in a residential area. This is absolutely ridiculous and the area should be kept to a family orientated suburb. We plan on having a family one day and would not feel safe with trucks coming back and fourth constantly. The buffer zone should be made into parks and shops. There a few industrial areas close by in which this should be done, NOT in Munster.</p>	<p>Objection Noted</p> <p>As Above</p>
56	Darren Spencer 8 Splash Terrace, Munster WA 6166 djs@bgc.com.au	<p>Objection</p> <p>Darren Spencer 17/03/2015 8 Splash Terrace Munster WA 6166 I object to the development of lot 9001 Coogee road based on the following reasons:</p> <ol style="list-style-type: none"> 1. Safety - The proposal makes assumptions on the direction of traffic entering from Frobisher ave into Korcula court and exiting to Albion ave onto Coogee rd and back onto Frobisher ave. There has been no consideration regarding traffic movements into and back through Splash 	<p>Objection Noted</p> <p>Safety</p> <p>Traffic safety as above</p> <p>Dangerous Goods</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>terrace and Grizen way given that this is the shortest route back onto Frobisher ave and the shortest route if coming from Fawcett rd. There are no foot paths along Splash terrace and Grizen way which means that pedestrians walk along the road way. Along with this there are at least 12 children that reside in Splash terrace alone whom play outside on the street with friends that come from nearby residences. Visitors to the local residences in Grizen way, Splash terrace and Korcula court, park on the street which narrows the road access considerably and reduces vision along the streets. The Transport Statement mentions increased vehicle movements, it does not address heavy vehicle movements through residential areas such as Splash terrace, Grizen way and Korcula court. In fact there are no safety controls mentioned in the statement and no safety issues being identified. The combination of pedestrian access along the road ways, children playing on the quiet roadways, visitor parking on the roadways and now addition vehicle traffic with trailers and heavy vehicles entering these quiet streets increases the risk of injury/death to the local children significantly. The City of Cockburn is now aware of these safety issues. If this development now proceeds and there are no controls put in place to reduce the risk of injury or death to the young children in the area, then the City of Cockburn will be held accountable and liable should any incident occur. Storage of Dangerous goods and hazardous substances has not been identified in the proposal. Storage of such substances also poses a risk to the local community. What controls are there going to be in place to stop the storage of such substances or control fire and explosion of such stored substances. 2. Environment – The storage of Dangerous goods and Hazardous substances has not been identified in the proposal as an environmental concern. What control will be in place to stop stored chemicals leaking into drains or the soil and potentially contaminating the environmentally sensitive area of lake Coogee? Is there bunding controls in the designs to reduce the risk of accidental release to the environment? Oil leaks from vehicles parked on site and maybe stored on site has not been identified as an issue. What control will be put in place to stop stored chemicals leaking into drains or the soil and potentially contaminating the environmentally sensitive area of lake Coogee? Is there bunding controls in the designs to reduce the risk of accidental release to the environment? Noise has been identified as a risk but as per the Environmental acoustic assessment, there has been no consideration for heavy vehicle reversing devices (Beepers) or forklift movement. Noise is defined as: Sound or a sound that is loud, unpleasant, unexpected, or Undesired. Sound from reversing beepers, doors slamming yelling, electronic gates opening and closing, engines revving will all be heard by the residences backing onto</p>	<p>These matters are not regulated by Local Government, instead by various State Departments and also the police. Such matters cannot be pre-supposed in respect of a storage type use.</p> <p>Hardship/Property Values</p> <p>As above</p>

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		<p>the proposed development (Unpleasant, Undesired). This noise will lead to ongoing complaints to council and the Environmental Protection Authority. The Environmental acoustic assessment makes the following statement "Truck movements during the day periods on site would be masked by vehicles passing on the road and the noise would be considered tonal". This is a huge assumption given that the neighborhood is very quiet. There is no assessment given for truck movements during evening or night periods (I wonder why) keeping in mind that these periods are even quieter. The esthetics of the buildings at a height of up to 7.5 meters adjoining residential buildings and adjoining a rural outlook will also present an environmental concern as such a development will be an environmental "eye sore". 3. Hardship – If the proposed development is approved by council, the local real estate valuations will plummet. This will of course effect council rates as they are based on property valuations. This will see local residents having rates reduced significantly. If council approve the proposed development knowing that local residences will suffer huge decreases in property valuations, will council be liable for deliberately forcing the local families into hardship due to their family homes which they have developed for maximum return on investment for funding of future retirement? If the proposed development is approved by council, and it is proven that the development has reduced property valuations in the local area with council's approval, will council be liable knowing that their actions will cause such an effect? Darren Spencer 8 Splash Terrace Coogee WA 6166</p> <p>Additional comments:</p> <p>In addition to my initial objection. I would like to propose a requirement for council and the developer to close off the Western end of Splash terrace before the exit of the proposed development to allow for traffic to exit only and not enter from the Western end. By doing this it would ensure that traffic leaving the proposed development do not enter the residential area of Splash terrace and Gritzen way. This would be a positive proactive step by council and the developer to ensure that traffic exiting the proposed development take the route that has been identified on the traffic management plan submitted by the developer. It would also ensure that pedestrians and children in the Splash terrace and Gritzen way area are not put at risk by additional traffic entering the area.</p>	<p>Additional comments noted. The proposal is being recommended for refusal to allow for district level planning to occur first. Matters such as these will be investigated at that time.</p>

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57	Catherine Spencer 8 Splash Terrace Munster WA 6166 dc.spencer@bigpond.com	<p>Objection</p> <p>Catherine Spencer 17/03/2015 8 Splash Terrace Munster WA 6166 I object to the development of lot 9001 Coogee road based on the following reasons: 1. Safety - The proposal makes assumptions on the direction of traffic entering from Frobisher ave into Korcula court and exiting to Albion ave onto Coogee rd and back onto Frobisher ave. There has been no consideration regarding traffic movements into and back through Splash terrace and Grizen way given that this is the shortest route back onto Frobisher ave and the shortest route if coming from Fawcett rd. There are no foot paths along Splash terrace and Grizen way which means that pedestrians walk along the road way. Along with this there are at least 12 children that reside in Splash terrace alone whom play outside on the street with friends that come from nearby residences. Visitors to the local residences in Grizen way, Splash terrace and Korcula court, park on the street which narrows the road access considerably and reduces vision along the streets. The Transport Statement mentions increased vehicle movements, it does not address heavy vehicle movements through residential areas such as Splash terrace, Grizen way and Korcula court. In fact there are no safety controls mentioned in the statement and no safety issues being identified. The combination of pedestrian access along the road ways, children playing on the quiet roadways, visitor parking on the roadways and now addition vehicle traffic with trailers and heavy vehicles entering these quiet streets increases the risk of injury/death to the local children significantly. The City of Cockburn is now aware of these safety issues. If this development now proceeds and there are no controls put in place to reduce the risk of injury or death to the young children in the area, then the City of Cockburn will be held accountable and liable should any incident occur. Storage of Dangerous goods and hazardous substances has not been identified in the proposal. Storage of such substances also poses a risk to the local community. What controls are there going to be in place to stop the storage of such substances or control fire and explosion of such stored substances. 2. Environment – The storage of Dangerous goods and Hazardous substances has not been identified in the proposal as an environmental concern. What control will be in place to stop stored chemicals leaking into drains or the soil and potentially contaminating the environmentally sensitive area of lake Coogee? Is there bunding controls in the designs to reduce the risk of accidental release to the environment? Oil leaks from vehicles parked on site and maybe stored on site has not been identified as an issue. What control will be put in place to stop stored chemicals leaking into drains or the soil and potentially contaminating the environmentally sensitive area of lake Coogee? Is there bunding controls</p>	<p>Objection Noted</p> <p>As per response to submission 56.</p>

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		<p>in the designs to reduce the risk of accidental release to the environment? Noise has been identified as a risk but as per the Environmental acoustic assessment, there has been no consideration for heavy vehicle reversing devices (Beepers) or forklift movement. Noise is defined as: Sound or a sound that is loud, unpleasant, unexpected, or Undesired. Sound from reversing beepers, doors slamming yelling, electronic gates opening and closing, engines revving will all be heard by the residences backing onto the proposed development (Unpleasant, Undesired). This noise will lead to ongoing complaints to council and the Environmental Protection Authority. The Environmental acoustic assessment makes the following statement "Truck movements during the day periods on site would be masked by vehicles passing on the road and the noise would be considered tonal". This is a huge assumption given that the neighborhood is very quiet. There is no assessment given for truck movements during evening or night periods (I wonder why) keeping in mind that these periods are even quieter. The esthetics of the buildings at a height of up to 7.5 meters adjoining residential buildings and adjoining a rural outlook will also present an environmental concern as such a development will be an environmental "eye sore". 3. Hardship – If the proposed development is approved by council, the local real estate valuations will plummet. This will of course effect council rates as they are based on property valuations. This will see local residents having rates reduced significantly. If council approve the proposed development knowing that local residences will suffer huge decreases in property valuations, will council be liable for deliberately forcing the local families into hardship due to their family homes which they have developed for maximum return on investment for funding of future retirement? If the proposed development is approved by council, and it is proven that the development has reduced property valuations in the local area with council's approval, will council be liable knowing that their actions will cause such an effect? Darren Spencer 8 Splash Terrace Coogee WA 6166</p>	
58	Landowners details to remain confidential	<p>Objection I object to the proposal of a storage facility and warehouse, which uses the existing residential road network as a path of egress. This is a residential area which has already been built up with existing houses. The proposal will have a negative impact on all of the neighboring residences. The proposal will also cause a reduction in property prices, especially for those who are on the egress path and for those who will be able to visually see the warehouses/ storage facilities. The houses adjacent are single story dwellings, which will have no impact on screening the proposed 7.5m high warehouses. A business such as this isn't designed to be discreet. I see no</p>	<p>Objection Noted As above. Property values are not a relevant planning consideration.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>planning approval for signage. Facilities such as these have brands plastered all over the warehouses. At 7.5m high, these will have a towering effect on the neighboring residences. Once again bringing the property prices of the whole neighborhood down. It's disgraceful that this proposal wasn't immediately rejected by council, and had progressed to the public consultation phase. As I have recently purchased land in this area I am outraged at this proposal. There are plenty of designated areas for facilities such as this one to be built, however a built up residential area isn't one of them</p>	
59	<p>Lisa Antic 21 Coogee Road lantic@bigpond.com</p>	<p>Objection I object to this proposal on the grounds that it will make Coogee Road a busy thoroughfare when this area is full of families and young children, therefore making this proposal a danger to our safe family area.</p>	<p>Objection Noted As Above</p>
60	<p>Reece Brown 13 Templetonia Rise Munster reece.a.brown@gmail.com</p>	<p>Objection I do not understand why the City of Cockburn has elected this area. Surely Henderson is more suitable as it is an industrial area. This will increase traffic flow around the suburb (in particular, trucks). I strongly object to this plan.</p>	<p>Objection Noted As Above</p>
61	<p>Landowners details to remain confidential</p>	<p>Objection Chief Executive Officer, I strongly vote against the development of Lot 9001 Coogee Road Munster. In my submission I will outline a number of reasons why this will negatively impact the residents of Munster particularly those in the eastern corridor abutting the proposed development. 1.0 AMENITY The proposal outlines the development of the subject site for small scale self-storage units or hardstand areas for storage with an administration building. This is within the Woodman Point Waste Water Treatment Plant buffer which is currently a vacant block. The proposal outlines land use constraints taken from the City of Cockburn Town Planning Scheme No. 3, "the development of this land for 'low impact', non residential uses that do not adversely affect the amenity of the surrounding residential area, in particular those abutting residential property". As defined in the City of Cockburn Planning Scheme No. 3 in Schedule 1 "Amenity, is all those factors which combine to form the character of an area and include the present and likely future amenity." This structural proposal will affect the amenity of neighbouring residential areas. As clearly outlined in City of Cockburn TPS 3 Page No. 36 (b) Buildings shall be designed so that they are complementary with their surroundings and adjoining development in terms of their external appearance, design, height, scale and bulk. (c) Buildings shall be located on the lot and provide</p>	<p>Objection Noted Amenity As outlined in the Council report and above.</p>

		<p>landscaped areas which enhance the streetscape and add to the attractiveness of the locality of which they form part. The development of a Ranch style storage facility with a 1.8 m wall on the eastern side, with automated gates to allow for entry and exit will not comply with the above and suit neighbouring residential houses.</p> <p>2.0 ENVIRONMENTAL I have read the transport statement in relation to the structure proposal and it has identified that it will incur a Moderate transport impact, however I feel this is underestimate. The report by "flyt" states that on average 46 vehicle 'trips' are expected in a 24hr period during weekdays, as taken from the study conducted in 2009 by Aurecon for the Self-Storage Association of Australia, however flyt failed to report on 'traffic generation' which is estimated to be 60 to 130 trips for a 3000m2 storage site. 110 to 220 for 3000-6000m2 storage site. As a result this negates the conclusions made in the report that this storage facility "would generate similar levels of low level traffic if it was a residential development". This statement is misleading. The study by Aurecon also makes note that being a storage facility that vehicles are most likely medium sized heavy vehicles. This will have implications on "noise" affecting households along the proposed one way route which will be created for "safety reasons" for entry into and out of the unit. In addition this one way route will also affect resident's ability to access their own homes and therefore the amenity of the residential area. The Environmental Acoustic Assessment report utilises information from the Structure Proposal and traffic statement to draw on the conclusion that this plan will comply with the requirements of the Environmental Protection Regulations 1997, however this report makes the following assumptions • Car movements have been considered for night periods only, it excludes truck movements; • Truck movements have been considered only for day periods of Sunday and Public holidays, not through midweek. • Modelling has only been conducted up to 3 large trucks at one time. As previously highlighted, this is a storage facility, therefore the utilisation of "medium sized heavy vehicles" is more than likely as quoted in the Aurecon study. The transport report also states 'noise emissions" from car and truck movements on site would be masked by vehicles passing on the road". Please note the location of the proposed site is in a quiet cul de sac. Therefore highly unlikely that this noise would be masked. This transport statement report does not account for the noise generated by these vehicles entering the site along the one way route (Button Street, Frobisher , Korcula, Splash Terrace, Coogee Road) and the impact this will have on residences along these areas. Given the above points I do not believe this complies with the Environmental Protection Policy 1997. Furthermore the land is vacant and therefore covered by bush land and beautiful trees on the Southern Side. Building a 1.8 m wall on the Eastern side will take this view away from residents and close off the unrestricted view to the western bush land.</p> <p>3.0 Crime Concerns The Structural proposal, plans to have 24</p>	<p>Environmental</p> <p>Traffic – As above</p> <p>Noise – As above</p> <p>The site is currently cleared and not vegetated.</p> <p>Pre-supposing that this use would attract</p>
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		hour access to the storage facility and that this facility is unlikely to be manned. There has been no mention of ways to reduce the risk of crime and break ins to the site. They have failed to include this into their report at all. Overall as a property owner, I am concerned about the potential loss in value of property with the introduction of a "light industrial" facility been built this close to our residential establishment. I ask you one question of Councilors/CEO would you want this in your backyard??? I propose a new idea, Local government buy the land, preserve our environment and create a native park for our children to grow up in! Thank you for considering this submission. Please save our residential establishment and vote AGAINST this proposal	criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.
62	Department of Health PO BOX 8172 PERTH BUSINESS CENTRE WA 6849 Attn: Vic Andrich	Thank you for your letter dated 3 March 2015 requesting comment from the Department of Health (DOH) on the above proposal. The DOH has no objection to the proposed structure plan.	No Objection Noted.
63	Department Of Water PO Box 332 Mandurah Western Australia 6210	Thank you for the referral dated 3 March 2015 regarding the proposed structure plan for Lot 9001 Coogee Road Munster. The Department of Water (DoW) has reviewed the information and has no objection to this proposal.	No Objection Noted.
64	Department of Aboriginal Affairs PO Box 3153 , East Perth, Western Australia , 6892	Thank you for your letter of 3 March 2015 inviting comment on the proposed structure plan relating to Lot 9001 Coogee Road, Munster. It is understood the structure plan proposes to amend the current zoning of Lot 9001 to 'Special Use Area' and guide future development within this lot. Please be advised that a search of the Register of Aboriginal Sites, and the Department of Aboriginal Affairs (DAA) Aboriginal Heritage Database, indicates that the lot does not contain any known registered Aboriginal heritage site or Other Heritage Place. Accordingly, there is no information held by DAA indicating an approval under the <i>Aboriginal Heritage Act 1972</i> (AHA) is required prior to progressing development associated with the structure plan. However, DAA does not hold any record of an Aboriginal heritage survey which has investigated this specific lot and prospective developers should be reminded of their obligation under section 15 of the AHA to report any place discovered to which the AHA may apply to the Registrar of Aboriginal Sites. DAA recommends all developers refer to the State's Aboriginal Heritage Due Diligence Guidelines prior to commencing development. The guidelines assist developers to work out the risk their proposed development has of impacting upon Aboriginal heritage sites. They can be located at www.daa.wa.gov .au/Documents/ReportsPublications/DDG	No Objection Noted.

		.pdf.	
65	Glenn Anderson 3a grizen way munster glen.ando.1@gmail.com	Objection It will directly affect my property. Its value will decrease because of the industrial style units proposed to be built in this plan. I have three kids who play on the street out the front of the above address which is safe at the moment but I don't believe it will be if this plan is approved. I purchased this property because it was in a nice quiet area and there was no proposal then for the land directly at the back of my house.	Objection Noted
66	Landowners details to remain confidential	Objection Dear council We wish to object to the proposal to build storage units at the site of lot 9001 Coogee rd Munster for the following reasons. We bought in this area as it is family and community orientated, had the History of market gardens of which my aunt and uncle (Sawles) owned a large parcel of land in Russell Road, we love the mixture of the larger blocks that are between ourselves and the Coogee lake as this gives a sense of space in the area. The quietness of the area, park that is located in our street and the fact that minimal traffic enters and leaves our street as it does not lead to any industry or major shopping centre or schools. We have 4 children aged between 9 and 15 who spend every other weekend with us as a family, all of the mentioned reasons above are supportive of the environment we want them to enjoy and feel safe in their's and our community. The increase in local traffic, on the proposed plan it shows traffic flow right past out door in albion avenue, this is a concern from a safety aspect for our children and the increase in noise,cars and large vehicles in our street . The concern about WHAT can be stored in these units is also not stated in the submission. No example of the terms and conditions of the use of the units is evident. The height of the units allows for trucks and large vehicles to be stored in the units and the hard stands. As residents we are not permitted to have large vehicles stored on our properties so why should this be any different literally meters from my own home. The development of these storage units would impact on the amenity of the area. The building is not conjusive to the look of our suburb and would be an ugly eyesore which would them to impact on the property value of ours and other residents homes of which we have worked hard to buy and establish. On the council website it states the following about Coogee Lake: "Located in the suburb of Munster, Lake Coogee is not only a popular walking destination but has significant heritage and conservation value. The lake has a cycle/walk path that extends around the lake enabling the community to view the lake and the bird life from all sides. On the western bank of the lake are ruins of an old cottage dating back to the 1850s. This area also contains remnant vegetation of Salt water paperbarks and Tuarts which	Objection Noted Comments on Traffic Noted. Response as above. Built form controls of the proposal are outlined in the Council report and also outlined above.

		<p>provide perfect habitat for Carnbys Black Cockatoos and birds of prey. The lake is an ideal setting for a casual stroll or for bird watching from the bird hide, offering a peaceful retreat to community." How then will building storage units on the said site then set a precedent for other land owners between us and the lake to start to develop other similar light industrial developments that impact the beautification and local bird life and heritage and conservation value stated by the council? This is also a reason why we object to this development , the environmental impact would be significant. The report does not have any study or findings identified on impact to the environment that the council States has significant value. The type of truck traffic that would deliver to and take things from a storage area , the streets are not wide enough or built for this type of traffic, we have neighbours that park in the street on the road, this would be hard to then turn a truck into our street from splash Terence. Those types of trucks are meant for an industrial area not residential and this we believe would cause a safety concern. The other issue of storage units can also be the attraction of an unwanted element of people who use these types of facilities for criminal activity, we do not want this type of behaviour in our area and or so close to our home for our families safety, this types of units belong in industrial areas not adjacent to family homes and lakes that are part of our community that we love. Thanks for reading our submission. We understand that the owner of the land is entitled to develop it and hope council listens to the community of which are rate payers too. Regards Jane and Tim Willsher 19 albion Ave Munster 0411125788</p>	<p>The site is cleared and there have been no site specific environmental studies undertaken. The applicant and landowner retain requirements to comply with relevant legislation.</p> <p>Pre-supposing that this use would attract criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.</p>
67	<p>Western Power GPO Box L921 PERTH WA 6842 enquiry@westernpower.com.au</p>	<p>I refer to your correspondence received 4 March 2015 regarding the local structure plan for Lot 9001 Coogee Road Munster. Western Power has no further comment in respect to the local structure plan</p>	<p>No Objection Noted</p>
68	<p>Gisela Lenarz and Dave West 12 Korcula Court Munster WA 6166 giselalenzar@gmail.com</p>	<p>Objection Proposed Development 9001 Coogee Road, Munster Being aged tenants " Gisela Lenarz, 76, mother of owner Annette Lenarz Dave West, 78, friend of family and tenant - we strongly object to this planned development. It will greatly affect and devalue the quality of living here. We were happy to move here in 2013 into my daughter's new house, hoping for a quiet and peaceful environment and lots of fresh air and sea-breezes and the glorious sunsets behind the big trees. With the proposed new development, there will be much traffic noise, dust and air pollution from</p>	<p>Objection Noted</p> <p>Comments Noted</p> <p>Noise: As above</p>

		<p>exhaust fumes. We will no longer be able to keep doors and windows open to enjoy and take advantage of the breeze, but we will have to sit in an air conditioned house at enormous cost. The noises at night will disturb our sleep – the little we get, anyway, as we are old and suffering from pain. We are worried about what will be stored there – Drugs? Chemicals? Combustibles? Paints? Weapons etc. etc.? This might attract criminals, fights, and disturbance of the peace, and it will be dangerous, especially for the children. As we have westerly winds here, we would suffer severely from noise and dust and fumes during site preparation and construction. Who can promise that there will be no trucks – waiting at the gate – not turning off their engines – creating a lot of noise and air pollution???</p> <p>There is no reason for keeping the facility open 24/7 !!! We have to expect careless, reckless driving, destroying curbs and drain covers as trucks try to pass each other in these narrow roads. (We have seen it!) The verges and bushland across the street will be a rubbish dump – even worse than when we moved in. (We have reported it, but nobody seems to care.) We have moved here –to realise our dreams– , as our friendly Mayor puts it. We are too old and frail to move again, if living here were not bearable any more, and our incomes do not allow for a higher rent. What if my daughter should lose the house due to devaluation!? Please consider that, if 70 odd residents of Cockburn would lose their homes due to devaluation, it would not look very good in the papers.... Regards, Gisela Lenarz Dave West</p>	<p>Crime/Safety: As above</p> <p>Traffic: As above</p>
69	Landowners details to remain confidential	<p>Objection</p> <p>1. the development will negatively affect the esthetics of the natural landscape which surrounds properties in Munster. 2. Safety of the many small children playing in this suburb must be a priority in the assessment of this proposal. 3. 24 Hour availability to enter the facility will create a constant noise due to big trucks and heavy vehicles moving through this residential area and in front of this property. 4. The concern about an increase in rodents which is noticeable in storage areas. When owners put out poison it will be a risk for domestic animals. 5. How will the Council police the items stored such as illegal substances or poisons and chemical?</p>	<p>Objection Noted</p> <ol style="list-style-type: none"> 1. Comments Noted. 2. As above 3. Noise is discussed above and in detail in the Council Report. 4. Noted. 5. This is regulated by various State Government authorities and the police.
70	Landowners details to remain confidential	<p>Objection</p> <p>Points of Reason against the development of Lot 9001 Coogee Rd Munster. 1. Safety for Children and animals, also safety of our property - being on a corner block in a quite suburb I already have trucks taking corners wide on my verge. 2. Noise with regard the 24hour traffic of trucks and other heavy vehicles. 3. With storage facilities comes increase in mice and rats - we already have Snake deterrents in our gardens - we can't use poisons for the domestic animals safety.</p>	<p>Objection Noted</p> <ol style="list-style-type: none"> 1. Noted. Traffic is addressed above and in detail in the Council Report 2. Noise is discussed above and in detail in the Council Report. 3. Noted

71	<p>Graziella Lentini 33 Velaluka Drive Munster g_lentini@hotmail.com</p>	<p>Objection I am writing to express my concerns about the proposed building of storage units at Lot 9001 Coogee Road, Munster. I reside at 33 Velaluka Drive. My partner and I chose in this area, due to the secluded and safe location. where there was little traffic. Our concerns are based on the following: • Potentially significant increased risk to children in the area with the increase in traffic (including trucks); • Increased noise as trucks and other vehicles exit and leave the units; • Lack of control or knowledge about what is being stored in the unit with the potential for hazardous material to be stored there; • Lack of control and/or knowledge about the people who will be using the storage facilities; • The potential for the area to become a social meeting point for people who may engage in anti-social behaviour and unsafe driving; • The impact of all of the above factors on the value of our home. I look forward to hearing back from you about this as soon as possible so that we can look at exploring other options available to us. Kind Regards Graziella Lentini + Dejan Tesevic</p>	<p>Objection Noted</p> <ol style="list-style-type: none"> 1. Noted. Traffic is addressed above and in detail in the Council Report 2. Noise is discussed above and in detail in the Council Report. 3. Noted 4. Noted. 5. Noted.
72	<p>Ms Elisabetta Sinagra 7 Grizen Way MUNSTER WA 6166</p>	<p>Objection Increased traffic flow onto Grizen Way, Munster</p> <p>After reviewing the Transport Statement we believe that it is unacceptable to expect residents to be burdened with 76 traffic movements from the site in a 24 hour period. Not only does this create inconvenience and disruption for the local residents it also increases risks to children that live in nearby properties. Page 12 of the report indicates that the traffic will exit onto Splash Terrace in a Northerly direction, rather than an Easterly direction. The traffic statement is merely an independent report that is submitted to the council as a requirement for the proposed application. Any person engaging a traffic specialist will obviously give directions requesting that the report be written in a way that supports the proposed development. After reviewing the report and living in the area I believe that the customers of the proposed facility will exit right in an easterly direction onto Splash Terrace, turn right in Grizen Way and then turn left into Korcula Court in an Easterly direction towards Frobisher Avenue, gaining access onto Rockingham Road or Stock Road. So whilst the traffic report indicates one thing, in reality the above scenario is more like to happen.</p> <p>Increased noise from the proposed facility</p> <p>Increase noise levels will be a major problem for adjoining land owners that are in close proximity to the proposed site of which some are shift workers . Not only will the shift workers be inconvenienced from increased noise during the day, the normal 9 – 5 working residents will be inconvenienced by increased noise levels in the evening and through</p>	<p>Objection Noted</p> <p>Traffic</p> <p>As above</p> <p>Noise</p> <p>As above</p>

		<p>the night should the proposed development be operating 24 hours a day. Not only will the noise levels be generated from increased traffic flow, we would also expect extra noise levels to be generated from noisy trailers, onsite machinery such as electric forklifts, gas forklifts, pallet loaders and trucks unloading with hydraulic platform lifters.</p> <p>Detrimental to property values</p> <p>We have spoken to several real estate agents who work in the local area that believe this development will be detrimental to property values in the area especially to properties that are in close proximity and carry the burden of extra traffic and noise. When the land was originally sold by the real estate agent, it was disclosed to myself that the land was in a buffer zone and would not be built on. Had I known that the adjoining land was going to be used for self-storage I would never have purchased it?</p> <p>I hope understand and appreciate my situation and would like a written response from the Cockburn City Council in relation to this correspondence.</p>	<p>Property Values</p> <p>As above</p>
73	Landowners details to remain confidential	<p>Conditional Support</p> <p>Note: Please keep this submission confidential Our intention is to live out our lives on this property compatible with the residential precinct which we adjoin. We would like to make the following comments: 1. Given that the KIA buffer has not been finalised and that the Minister has not shut the door on residential development in the future we support the landowners to the east in their quest for an orderly transition to that goal over time. 2. When Fawcett Road is closed there will be pressure to maintain traffic permeability through the area and this will create angst in the community if Coogee Road is re-opened as Albion Park has become a local community hub. 3. Consideration should be given to extending Frobisher Road (Korcula Court) through to Fawcett Road so that through traffic can be separated from neighbourhood traffic into the future. 4. The extension of Frobisher Road through to Fawcett Rd will allow the entry and exit of the storage unit to be placed away from residents and separate traffic from Splash Terrace. 5. The fact that this is a part structure plan and not a full structure plan over the area to the west creates more problems into the future than it solves. The extension of Frobisher Road to the west will keep open sensible options for the development of land to the east into the future especially because the land ownership is fragmented. 6. The transition treatment with regard to the height of buildings on the east bdy of lot 9001 should also be replicated on the west bdy to protect the residential option in progressing the western land owners development rights. 7. Conditions on the size of vehicle and frequency of visits to the storage units need to be considered for safety and amenity reasons. Thank You.</p>	<p>Conditional Support Not Supported</p> <p>The City has determined to refuse the proposal in light of there not being any district level planning over the Urban Deferred land within the WPWWTP Buffer.</p> <p>The officer recommendation recommends that Council resolve to undertake district wide planning of all land within the WPWWTP Buffer.</p>

74	<p>Luke Holyoake 17 Albion Ave, Munster lholyoake@hotmail.com</p>	<p>Objection This plan would bring commercial/industrial activities far too close to residential properties. Nobody built their house in a residential estate so that they could live next to a warehouse. It would be an unsightly structure and there would be more traffic, more noise and more risk to the children in the neighbourhood</p>	<p>Objection Noted</p>
75	<p>Annette Lenarz 12 Korcula Court Munster WA 6166 annette.lenarz@gmail.com</p>	<p>Objection I strongly object to the proposal for Lot 9001 Coogee Road, Munster. I will start by addressing statements in the proposal and supporting documents and then go into my personal reasons for objecting to this development.</p> <p>The Transport Statement states that the one-way road through the storage facility is designed to provide for safe vehicle movements, but the plan does not provide enough space for vehicles to turn around in the aisles and cars and trucks will have to back out into the through-road. This would not be safe, as the buildings will limit visibility significantly.</p> <p>The Transport Statement classifies the surrounding streets as "Access Roads". These streets are narrow and not suitable for a higher volume of passing traffic, especially trucks accessing the site. > The Transport Statement states that the intersections of Button St/Rockingham Rd and Rockingham Rd/Stock Rd allow for all movements, but does not take into account that access from Button St to Rockingham Rd is already difficult due to traffic banking up on Rockingham Rd while waiting to turn onto Stock Rd, as well as the limited visibility around the southern corner, that makes it difficult to see northbound traffic turning from Stock Rd onto Rockingham Rd at speed.</p> <p>This existing access problem will be exacerbated significantly by slower-moving vehicles, such as trucks, cars with trailers and heavily loaded cars, which are unable to get across the two intersections as quickly as residential traffic, and will cause further traffic hold-ups as a result. > If roads within the AMC get opened up onto Korcula Crt and Frobisher Ave, as shown in Fig.12 of the Transport Statement, it may have the effect of traffic from the south utilising them for access to the storage facility, as the Transport Statement suggests, however, and more importantly, it will cause an increase in through-traffic from the north and west, which will use Button St, Frobisher Ave and Korcula Crt, or Albion Ave, Splash Tce and Grizen Way, respectively, as a shortcut to get to the AMC, especially if Fawcett Rd gets closed off, as shown in Fig. 12. As the Transport Statement says, the AMC road networks will be designed for "extensive use by commercial vehicles" (p.13). This means that our narrow neighbourhood streets will also be subject to this extensive use by commercial vehicles.</p>	<p>Objection Noted</p> <p>Transport As above and as outlined in the Council report</p> <p>The transport assessment has been reviewed by the City's Traffic Engineer and found to be generally in accordance with industry expectations and the City's Standards.</p> <p>The City is amongst other things refusing</p>

	<p>The proposed 24 hour access is unacceptable, due to traffic noise/emissions and the potential for criminal activity at night.</p> <p>The Transport Statement estimates traffic volumes similar to those expected if the site were used for residential buildings, but does not take into account that the type of vehicle would be different. A storage facility would attract trucks and cars with trailers, while residential buildings don't.</p> <p>The Transport Statement has not assessed the trip distribution correctly (p. 20). While the AMC has not been developed, traffic from the north, south and west will most likely enter as stated and exit via Splash Tce or Grizen Way - Korcula Crt - Frobisher Ave - Button St or as stated. Traffic from the west will most likely enter via Fawcett Rd - Albion Ave - Splash Tce and exit via Korcula Crt - Grizen Way - Splash Tce - Albion Ave - Fawcett Rd.</p> <p>As a generous estimate, the corner of Korcula Crt/Grizen Way currently holds the traffic of about 15 residential dwellings. The Transport Statement estimates traffic of "9.05 vehicle trips per dwelling per day" (p. 19). Therefore, 15 dwellings would create about 136 trips (which, by the way is a gross overestimation of the actual traffic volumes on our streets). Based on these figures and with the estimated 60 trips on a weekday for access to the storage facility, this means that traffic volumes would increase by at least 44%, and not by less than 10%, as the Transport Statement suggests on p. 20. This is well above the quoted WAPC threshold, and therefore does warrant further analysis.</p> <p>The SSAA study included in the Transport Statement states that commercial customers account for 25% of self-storage businesses, with 37% of these accessing their units at least once per week. As commercial customers are most likely to use trucks, this means that at least 10% of trips (6 per day) would be trucks. These will probably occur mostly on weekdays around the AM and PM peak hours and add to traffic congestion.</p> <p>The SSAA study shows the Business peak hour for self-storage facilities to occur on weekends between 9am-4pm, with 10-30 trips during these times. This would heavily impact the quiet enjoyment of their properties by residents during their time off work, in which they should be able to relax and recuperate. > The SSAA study concedes that the data collected is inaccurate, as each site was only visited for a few hours and gate data was lower than the actual trips due to tailgating in and out of the facilities.</p> <p>The Environmental Acoustic Assessment states that "it has been assumed,... that the surrounding land use towards the east of the development site is to be utilised as industrial. Therefore, the influencing</p>	<p>the Structure Plan to allow district wide planning to be undertaken first. This work will look to address the wider ramifications on traffic from the development of the Urban Deferred area of Munster.</p> <p>The acoustic assessment was reviewed by the City's Environmental Health Department for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related to noise management, for any proposal for development approval on the subject site should the Structure Plan be approved.</p> <p>The Part 1 of the Structure Plan and the</p>
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	<p>Factor has been determined to be 6dB, based on future development of the area" (p. 3). This means the whole basis of the assessment is incorrect, as land to the east of the site is clearly residential - unless they mixed up east and west, in which case I wonder what else they didn't pay proper attention to while drafting their report.</p> <p>The Acoustic Assessment states that "Noise emissions from the development site include; Cars moving on site; and Trucks moving on site" (p. 3). This is clearly incorrect, as noise will also be generated from vehicle movements into and out of the facility, as well as while waiting at the gate and noise from loading and unloading of vehicles. Furthermore, as noise generated within the facility will be buffered by the eastern buildings of the facility and fencing to adjoining residences to the east, the noise generated within the facility will likely have the least impact, while the noise generated from traffic to and from the facility will have a much greater impact on surrounding residences and those located along the access roads. Receivers A, B and C are therefore in less impacted locations and would distort the acoustic data provided. The noise impact on residences on Korcula Crt and Frobisher Ave have been completely ignored. > On Map 2, the Acoustic Assessment only shows noise levels of up to 60dB for trucks, however the Transport Legislation and Another Regulation Amendment Regulation (No. 1) 2004 by the Office of the Queensland Parliamentary Counsel (Available from: https://www.legislation.qld.gov.au/LEGISLTN/SLS/2004/04SL302.pdf) shows noise levels of stationary trucks to be up to around 100dB (moving trucks are obviously louder). Again, the noise from trucks travelling down and entering/exiting the facility via Korcula Crt, Splash Tce, Grizen Way, Albion Ave, Coogee Rd and Forbisher Rd has not been taken into account at all, and neither has the car noise for these areas. > I am also concerned about the environmental impact on Lake Coogee due to the possible release of sulphuric acid and heavy metals by Acid Sulphate Soil on the site. > As a general note on the supporting documents: I think it's a disgrace for these "professionals" to be presenting us with such drivvel. They should have their licences revoked. They are clearly trying to snow us with data. My personal reasons for objecting to the proposal are:</p> <p>There will be a significant increase of both local and through traffic in our otherwise very quiet neighbourhood. > I heard that there is asbestos buried on the site, which would be disturbed during earthworks and pose a significant threat to the health of workers and residents.</p> <p>I built in this location to get away from road noise, especially trucks and the associated emissions, as I have asthma. I also chose this location to get away from industrial areas, as I previously lived on Stock Rd in Willagee,</p>	<p>Structure Plan Map makes clear the development conditions associated with the proposed land uses on the subject land.</p> <p>Environmental concerns noted. The City will as part of the district level planning as a priority consider the environmental conditions of Lake Coogee.</p> <p>The site is not a designated contaminated site. Such matters would be addressed at later stages of the planning approval process.</p> <p>Noise</p> <p>As above</p>
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	<p>opposite several factory buildings. > I work long hours, so I need to catch up on sleep on my days off. This would be impacted by vehicles accessing the storage facility at night and in the mornings. > A report by enHealth Council (2004), entitled "The health effects of environmental noise - other than hearing loss" (available from: LINK IS VERY LONG AND AFFECTS THIS DOCUMENT. I HAVE USED THE LINK INCLUDED BUT IT DOESN'T WORK ANYWAY) lists a wide range of both physiological and psychological effects of noise. I planned the layout of my house to make use of the views to the west, to be able to enjoy the beautiful sunsets. These views would be completely obstructed by buildings up to 7.5m high. It would be awful having to look at concrete walls again. > When I bought this lot, there was no mention of proposed industrial areas to the east and south. I came here because I wanted to live in a quiet suburban neighbourhood. > If the roads through the proposed AMC get opened up onto Korcula Crt and Fawcett Rd gets closed off, the through-traffic from Fawcett Rd and Stock Rd, using our streets as a shortcut, would be horrendous.</p> <p>What type of goods would be stored there by commercial customers? Will they be allowed to store dangerous chemicals etc.? How are you going to make sure there won't be people running drug labs and selling them on site, especially if it is accessible 24/7? A storage facility is likely to attract crime to the area, such as burglars and graffiti. > The roads proposed as access roads for the facility are definitely not suitable, as they are too narrow for trucks to be passing. The roads would get damaged by heavy vehicles having to drive on the shoulders to get past other traffic.</p> <p>The intersections of Button St/Rockingham Rd and Rockingham Rd/Stock Rd are too close together to allow for safe and efficient traffic flow with the increased volume and slow-moving heavy vehicles.</p> <p>It has been estimated that property values would drop by around \$200,000 each as a result of industrial developments. I have heard that banks can foreclose on mortgages if the property value falls below the mortgage value. As \$200,000 would be about 30-50% of the value of most properties in this area, there would be a lot of people at risk of losing their homes in this neighbourhood. I cannot afford losing such a large amount of money, and I'm sure neither can most of my neighbours, many of whom have young families or are retirees. Who will compensate the owners of some 70 residences along the affected streets for the loss of their houses, or at least the losses in property and rental value? Is the council willing to put so many people at risk of losing everything, just to please one land owner?</p> <p>As far as I'm aware, the land of the proposed development belongs to</p>	<p>Crime and Safety</p> <p>As above</p> <p>Property Values</p> <p>Property values and private financial matters are not planning considerations.</p>
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		<p>people who owned a lot of the land here that now has residential buildings on it. They would have made millions from the sale of this land and surely don't need to be making additional money from the site in question. While it is understandable that they would be annoyed about not being able to do anything with their land, they should be seeking compensation from the Water Corporation, who built the Woodman Point Wastewater Treatment Plant and established the buffer zone after the current owners had bought their land. (On that note, the buffer really doesn't need to extend that far, as we rarely notice any smell from the plant in this area - unlike Cockburn Cement, which frequently impacts our air quality with strong sulphur smells). Imposing an industrial development on the people who set you up financially for the rest of your life is not the way to go, especially if it means that these people will lose their hard-earned savings in the process.</p>	
76	<p>Western Power GPO Box L921 Perth WA 6842 Attn: Parry Serafim</p>	<p>I refer to your correspondence received 4 March 2015 regarding the local structure plan for lot 9001 Coogee Road, Munster. Western Power has no further comment in respect to the proposed local structure plan.</p>	<p>No Objection Noted</p>
77	<p>Deanne Ford and Darren Walker 15 Syndicate Link deanne1966@gmail.com</p>	<p>Objection With the use of large trucks and vehicles entering and leaving a storage facility amongst family homes, it could very well be a public liability - being a young area with a lot of children riding around on bikes and scooters to the park and around the area, serious accidents may occur. The lack of traffic and noise was one of the reasons our family moved into this area.</p>	<p>Objection Noted As Above</p>
78	<p>Ken Elder 36 Coogee Road Munster elderclan2@gmail.com</p>	<p>Objection I object on the basis that there will be no delineation between residential and commercial use. This will create a higher risk of heavy vehicle and pedestrian interaction as well as heavy vehicle and light vehicle interaction. This is a quiet neighbourhood with a lot of young children in the area that will now be exposed to heavy haulage travelling through the area. I also object to the given fact that traffic accessing and egressing this commercial property will use the existing subdivision as a shortcut to get to Rockingham road or are heading to Fremantle via Hamilton road. Latitude 32 in Wattleup is in close vicinity as is the Maritime area surely it makes sense to utilise areas already set aside for commercial use that have delineation from residential housing to eliminate the risk to the residents. Hierarchy of controls would state if we have the opportunity to eliminate the hazard why would any other suggestion be considered. Residents adjacent would also be exposed to the added noise pollution risk of heavy transport using "jacob brakes" to slow their trucks on approach and the general operation of the facility. Again exposing residents to an unnecessary risk that can be eliminated by using already commercial land at a greater distance from residential areas to create a safe buffer zone. Rate payers in this area have bought their land with the belief that they would reside in a</p>	<p>Objection Noted Separation of uses This matter is outlined above and comprehensively in the Council Report. Noise As above</p>

		quiet, safe and family orientated community where children are safe to walk to the park on their own and play with their friends without high volume industrial traffic and noise hazards to risk assessed before letting their children walk out the front door. Surely the local government has a responsibility to protect the rights of residents who bought in an area that was marketed with the knowledge of the council as a serene and safe residential area not marketed as a dual use residential and industrial area that comes with the inevitable pollution and dangers of commercial development.	Traffic As above
79	Darren Durnin 46 West Churchill Avenue Munster WA durnin@netspace.net.au	Objection I object to this submission based on the following; 1. The submission's proposed storage facility does not belong in a newly established residential community, especially immediately adjacent to such. 2. The submission states the storage facility will blend in with the Australian Marine Complex, however my view is aesthetically this will be an eye sore. 3. The submission states the storage facility will not generate any more traffic than that of the same residential site - I disagree. 4. Commercial Storage Facilities predominately operate 24 hours per day. This said the noise generated will be very annoying for residents both adjoining the facility and near by. I am also aware that Storage Facilities often attract businesses or individuals whom require storage as such and they often utilize heavy vehicles during transit of items. 5. The idea of Storage Facility patrons traversing existing roads through a newly developed residential area is offensive to myself as a land holder whom has brought a community life style - and not an industrial life style. This is what Latitude 32 was designed for after all. 6. I am fearful that the plan proposed is not specific as to the storage type and method. I hold major concerns that shipping containers may be stored at the proposed facility. 7. On a personal note I am not opposed to existing AMC facilities such as the Jackovich Centre and Raytheon. Regards Darren Durnin	Objection Noted 1. As above 2. Noted. 3. As above 4. As above 5. As above 6. As above 7. Comments noted
80	Ian Kininmonth Senior Town Planner Development Services Water Corporation T: (08) 9420 2617	No Objection Thank you for your letter dated 3/3/2015. Please note that the Water Corporation has no objections to the proposed structure plan	No Objection Noted.
81	Landowners details to remain confidential	Objection	Objection Noted

82	Landowners details to remain confidential	Objection	Objection Noted
83	Landowners details to remain confidential	Objection	Objection Noted
84	Landowners details to remain confidential	<p>Objection</p> <p>The building height would tower over neighbours to intrude on privacy and would look quite out of place in our developing suburb. We chose our block opposite the park so the children would not have to cross busy roads to play at the park. If this proposal is accepted then it allows the whole buffer zone to follow with changes. This area will have the potential to become a commercial or light industrial area and it will have a huge impact on the environment we now live.</p>	<p>Objection Noted</p> <p>As Above</p>
85	Landowners details to remain confidential	<p>Objection</p> <p>Whilst I'm loath to put into writing the reasons that are obvious to me why this is a terrible addition to our community with the negatives far out weighing any benefits to our community, if any!</p> <p>I will do my best to do so, Starting with how it will affect our community, a community where multiculturalism actually works, where neighbours talk to each other, where kids play harmoniously with each other and the elderly are respected and helped out, I even know of a gay couple that are sound friends with devout Catholics. This is a poster child for a dream community, one that will be irrevocably diminished if this short sighted proposal gets the go ahead. For instance it contradicts many of Cockburn's Charters on:</p> <ol style="list-style-type: none"> 1. Caring for the community 2. Cockburn's healthy life styles 3. Australian early development index(which the city of Cockburn is committed to and supports) 4. City of Cockburn age friendly strategic plan for seniors 5. The environment 6. City of Cockburn's mission statement "Our mission is to make the city of Cockburn the most attractive place to LIVE, WORK, VISIT AND INVEST in the metropolitan area. <p>I shall address the points above in reverse order.</p> <p>Point 6: storage units even at 4 metres will very much degrade the amenities of the area and will not fit in the relatively small area between a rather beautiful residential area wetlands skirted be old growth trees and a</p>	<p>Objection Noted</p> <p>Comments noted.</p> <p>The Council recommendation is for the refusal of the proposal.</p> <p>Point 6: Clause 5.9.3 of the Scheme provides requirements for commercial and industrial uses on land abutting a</p>

	<p>stunning lake. At 7.5 metres it will be a down right eye sore from the lake and the residence surrounding it and most likely to the residence higher up the rise, as well as ruining my view of the lake from my house which it would.</p> <p>Of the structure plan report, section 3.1.1 paragraph 4 they state “such use would complement, and would service, the adjacent Australian marine complex precinct, while not adversely affecting the amenity of the abutting and nearby residence.” besides the incorrect use of a corner this statement is simply untrue. Unless they plan to build a private road at their expense not the councils across lot 23 and lot 7 it really shouldn't be considered to service the marine complex, of which there is ample cleared unused space farther south actually in the marine complex not being utilised.</p> <p>Also I feel the need to point out again that of course the neighbourhood's amenities will be affected. Touched on an alternative for traffic, being their own road/drive way, though lot 23 and 7 note that if this is considered it would have to go between a couple of old growth trees that must remain and the road must not encroach on nearby wet lands or adversely affect the biodiversity of the small pocket nearby.</p> <p>The use of Korcula Court which is a cul de sac as a though fair for a business is totally unacceptable there can be no gate there with any time access. A 4 meter wall with 4 meter buildings behind it would be pushing the realms tolerability. The people that live at the end of Korcula Court have 4 kids that play there and I like that!</p> <p>What I don't like are cars and the odd truck flying down the road with their “fluro” yellow or orange shirted drivers realising this is no short cut, trying to use the residential back roads as a rat run to Henderson, there dangerous and there noisy. As we have the odd rouge vehicle coming down the road we insist that the street light remain where it is at the end of the road for safety reasons.</p> <p>In the proposal they say that the noise on site won't be any noisier then the traffic on the roads. One can only assume they mean the constant flow of “there” traffic because besides the odd sort cut failure there is virtually no traffic to speak of! and all!, I mean “all” of the residence drive slowly through the streets bar Coogee Road, and the residence certainly do not drive in and out like was guessed in the: transport statement, page 19. Not one house hold in a 20 house radius of us even come close the ridiculous guesstimate of 10.7 trips per day even on the week end with a party it might come close but that isn't the average is it!?</p>	<p>'Residential Zone'</p> <p>Therefore in accordance with the Scheme the significance of the preservation of residential 'Amenity' is the priority. Amenity is defined in the Scheme as,</p> <p><i>“all those factors which combine to form the character of an area and include the present and likely future amenity.”</i></p> <p>As such, when considering the appropriateness of the land use, location of the land use in proximity to residential land uses and the site specific built form controls - the context of the area, both present day and future, were considered relevant. This point is discussed elsewhere in this report.</p> <p>The site specific built form controls outlined by the applicant on the Proposed Structure Plan include:</p> <ol style="list-style-type: none"> 1. Limiting office space to 100m², such that it is incidental to the predominant use; 2. A minimum setback of 1.5m to the common boundary with abutting residential properties to the east (excluding Lot 8005 Splash Terrace) and to the Splash Terrace Frontage; 3. A minimum nil setback to the western and southern boundaries and to the common boundary with Lot 8005 Splash Terrace; 4. Screening vegetation within the eastern boundary setback area to the satisfaction of the local government; and 5. A maximum building height of 4.5 metres within 4.5 metres of the eastern boundary, and a maximum
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	<p>People come home and they generally stay home and do stuff around there home or the other reason there is low traffic is probably because....because most people f#\$%*^~ walk!!</p> <p>This is my real life appraisal of the noise levels of the streets around me. Not statistical guessing. We have enough of terrible traffic going to work we don't need it where we live as well. We all brought here/choose to live here for these reasons.</p> <p>Frobisher Avenue is an old road and doubt will stand much extra traffic without repairs and we the people will ask it. The corner of Button and Rockingham Roads are treacherous to the uninitiated and defiantly unsuitable to commercial vehicles and I should know I drive trucks as part of my work and I'm good at it, but some aren't so skilled so that intersection has a potential to be a real black spot.</p> <p>5: The environment, this isn't 1904 I thought the time of putter commercial businesses right near and 180 meters is right near, a natural water body and also flanked to the south by wet lands wouldn't be considered! It's just storage units one might say, well storage of what? Pesticides? Chemicals?</p> <p>I will relate a personal insight into an ongoing incidence at a storage unit and I will sign a statutory declaration to its happening and the name of the person involved if a question of its validity is questioned.</p> <p>This person was a friend of mine and he had a storage unit with his race car in it, besides running it and tuning it every other week end and this thing was loud EPA not-aloud loud, but it's the next bit that haunts me, he would change the oil more often than a regular car and he would do this by either driving or pushing the car over to a nearby drain and taking the sump plug out....I remember saying "what in the frig are you doing" he said he did this all the time I said how often do you do it? he said "6 times a year" I asked "hasn't the drains flooded" he said "only once in 3 years"...and he didn't care.</p> <p>Are oil collection sumps going to be put in? What about leaking chemicals? The water table is only 1 meter below the surface, also how will the acid sulphate soils be dealt with so no risk to the environment or public is covered? Will clean fill that isn't contaminated be used and a reasonable fill height restriction is imposed as to not affect everything around it adversely.</p> <p>How will the noise of the development affect the nearby native fauna like bandicoot s that live in and around the wetland directly south of the</p>	<p>building height of 7.5 metres elsewhere.</p> <p>The site specific built form controls that have been proposed by the applicant to satisfy the requirements of Clause 5.9.3 constitute a reasonable attempt to address the requirements of the Scheme. They were deemed appropriate to in the context of an advertised Structure Plan. In general the setbacks, building height, screening vegetation and overshadowing where deemed to constitute no greater burden on the adjoining residential lots than would be reasonably expected should the land be developed for residential purposes.</p> <p>The recommendation of refusal of the Proposed Structure Plan does not constitute a critical assessment of the built form controls proposed on the subject land. However, an approval of the Proposed Structure Plan would constitute a precedent in that it would set an expectation for how commercial and industrial development throughout the precinct should interface the existing residential development. To set this precedent without district level planning and wider consultation with existing residential communities is not in keeping with proper and orderly planning of the district.</p> <p>Point 5: Comments Noted. There is no statutory buffer associated with Lake Coogee that would prohibit commercial or industrial development within such a proximity to its shores.</p>
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	<p>proposal? What if there is a fire, will that cause a negative environmental impact? There would be a need to have a fire marshal come and inspect each unit bi-monthly for potential hazards.</p> <p>4: City of Cockburn age friendly strategic plan for seniors : Although this proposal has stressed upset and depressed far too many in our community it is heart breaking to see the terrible way it has affected some of the elderly around me, one old lady seems downright scared and why wouldn't she be, her secure little piece of paradise is being turned into an uncertain future were she can't even believe in her local government to look after her best interests a local government she fought to keep by the way!</p> <p>Her and her partner are active in our community and I often do things either for them or with them and I fear knowing them they will become recluses if too much traffic or negative activity happens outside their home, not to mention they will not feel safe on their walks, walks they will probably stop taking. [I believe] and most of the elderly in the neighbourhood will say it will decrease their quality of life and impact there life style if the proposal gets the go ahead.</p> <p>3: Australian early development index: As it relates to children. Now, the affect the proposal has had on the elderly is heart breaking the effect that commercial buildings and traffic will have on the development of children in our community makes me angry really angry and I'm not the only one.</p> <p>Now I'm not given to platitudes of rhetoric like some political types are, but when I say this is a poster child of how a community should be I mean it! There are not many communities in this day and age where pretty much every one gets along and kids play in the street, get along with each other or do their own thing with siblings or close friends it's all harmonious and it's great.</p> <p>Some kids like to go around and around the block on their bikes, scooters or roller blades they say hi when they see you, there getting exercise and there being respectful what more could you want? The positive benefits to the early development of children that they get from community interaction is not a trivial thing, even when we have get togethers at different locals around the neighbourhood, children are seeing how adults interact well as well. Anything that disrupts any of this is going to adversely affect there early development, there are numerous reports I can give you that support this position.</p> <p>2: Cockburn's healthy life styles: As I stated in 3: Australian early development index: as well as kid going around the block adults are often</p>	<p>Point 4: Comments Noted</p> <p>Point 3: Comments Noted. Matters to do with traffic and transport are addressed above and also comprehensively within the Council Report.</p> <p>Point 2: Comments to do with noise and traffic are addressed above and also comprehensively within the Council Report.</p>
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with them, couples walk together some in the morning some in the afternoon, one old couple like a mid-day stroll, most seem to prefer to walk in the early evening, some pushing a stroller with a baby makes three.

Now I'm not saying it's Rottenest but it's pretty close I say it's better because where all friends without the drunken yahoo's. There's an idea imagine the back lash if they wanted to put these units up near Geordie bay and wanted traffic, cars trucks and cars with busted arse trailers going through town of Rottenest to the port, or put these units and the possibility of more going in between North Coogee and the ocean, fun absurd analogy but I digress.

So we are expected to give up this enjoyable activity and shut ourselves inside with our windows and doors shut too! That's not healthy, the pollution from a 100 extra vehicles a day, that isn't healthy! The stress this proposal and the thought such things can be imposed upon us isn't healthy! Had a neighbour sitting with their head in their hands on their front step for 20 minutes after the community meeting we had about the proposal that isn't healthy, if someone commits suicide over this proposed development pretty sure that isn't healthy...writing objections to a proposals 3 hours past my bed time, that isn't healthy I feel that one!

1: Caring for the community: I just have to make a summary of all that I have said in the past paragraphs or indeed you can read for yourself and see that the proposal is contra to caring for the community on so many levels that lets me get on with and brings up our; and the communities concerns about the proposal that I haven't covered directly using some of the city of Cockburn's charters.

Like safety: It is a documented fact that storage units have the potential to attract crime to our area, who wants to be woken up by thieves trying to break into the units in the early hours of the morning. The storage of stolen goods or drug lab chemicals and facilities. The safety of pedestrians and kids riding around, I was nearly killed/maimed when I was a child by a driver who was lost and in a hurry turned a corner last minute mounted the curb and just missed me, there may still be a police report about it for reference, but really what is the life of just one kid worth over commercial development?

There will be an obvious loss of property value.
Noise no one can predict how truly bad it can be, someone towing a trailer with a flat tyre and a loose cage on top all the way down the road banging and clanging, someone idling there car-truck outside the gate for 20 minutes while they look for their key card that they left at home/at work!

Point 1: Pre-supposing that this use would attract criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.

		<p>(no gate on Korcula Court one gate on splash there new address or their own road, that is open from 9 am to 5pm with a security guard on site not coming and going, after hours. Worst case scenario).</p> <p>What is there to stop other {greedy trumps community} types who want to do the same to their property along the lake front and back in the buffer zones?</p> <p>Traffic and the degradation of the roads, we all will be complaining to have the roads fixed with the degradation of the roads from the extra traffic or because of it take your pick.</p> <p>I also call into dispute the acoustic reports validity if not for setting the bar low for every other development to not actually meet there target noise levels.</p> <p>P.S. There needs to be a foot path from Templetonia to Button Street on Frobisher Avenue now for people to safely walk along and or going to catch a bus, with more traffic it would be imperative.</p> <p>So Yes, I am opposed to the proposal</p> <p>Found this whilst looking around online: "TOWN planners have been urged to create walking-friendly urban spaces". In a talk by Dr Rodney Tolley on the 11th of March 2014 attended by Andrew Trosic, it reinforces some of the what might be viewed as trivial arguments against the proposal.</p> <p>Especially points like "Dr Tolley said there were many benefits in creating more "walkable" urban landscapes, including better health, particularly for the elderly."</p> <p>"Walking is a part of what makes us who we are."</p> <p>"There's a strong argument space for people is much more important than space for cars. The evidence supports turning car parks into people space."</p> <p>I think it's time to investigate alternative uses for the space at lot 9001 Coogee Road.</p>	<p>Comment's regarding footpaths in the area noted. Such matters will be addressed as part of the district level planning to be undertaken by the City</p> <p>Comments on walkability noted</p>
86	Landowners details to remain confidential	Objection	Objection Noted.

87	Norm Walkerden, Corporation Limited Locked Bag 2525 Perth WA 6001	<p>No Objection</p> <p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>A network extension will be required for any development within the area concerned. The owner/developer will have to submit an application before construction is due to start to NBN Co. (for greater than 100 lots or living units in a 3 year period) or Telstra (less than 100 lots or living units). Developers are now responsible for telecommunications infrastructure, i.e. conduits and pits. At present NBN or Telstra will provide the cable.</p> <p>Applications to Telstra can be made on the Telstra Smart Community website: http://www.telstra.com.au/smart-community/developers/</p> <p>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html</p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p> <p><u>Other useful information</u></p> <p><u>Federal Government Fibre in new developments (excerpt)</u> Following extensive consultation with stakeholders and consideration of the NBN Implementation Study, the government announced on 20 June 2010 that from 1 January 2011:</p> <ul style="list-style-type: none"> • NBN Co Limited would be the wholesale provider of last resort in new developments within or adjacent to its long term fibre footprint and meet the cost of doing so • developers—and on their properties, property owners—would be responsible for trenching and ducting • Telstra would not have infrastructure responsibilities but would be retail provider of last resort • developers could use any fibre provider they want, providing they met NBN specifications and open access requirements. <p>http://www.communications.gov.au/</p> <p><u>WAPC Statement of Planning Policy no. 5.2 Telecommunications Infrastructure</u> http://www.planning.wa.gov.au/dop_pub_pdf/SPP5_2.pdf</p> <p><u>Communications Alliance - G645:2011 Fibre Ready Pit and Pipe</u></p>	No Objection Noted.
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		<u>Specification for Real Estate Development Projects</u> <u>G645 2011.pdf</u>	
88	Landowners details to remain confidential	<p>Objection</p> <p>We are in particular concerned about the increasing traffic coming from Button Street onto Frobisher Avenue to access the proposed commercial area. The noise assessment does not take into consideration the increased traffic to Frobisher Ave as the main access road to the commercial development proposed. There are trucks expected which are currently not to be found on Frobisher Ave at any time. With the increased traffic not just the noise level increases, but it also puts playing children visiting horses on Frobisher Ave and pedestrians crossing the road at risk. Further to this, we believe that our property will lose in value with the proposed development as it is a difference if a property is located next to a lake or a commercial storage/warehouse development and this fact will be taken into consideration in the value of the property.</p> <p>Although it is not the responsibility of the council, we would like to draw to your attention that we have asked the Real Estate Agency First National at the time of purchase of the use of the surrounding area as we were concerned about the waste facility. First National has advised us at the time of the purchase that the area will be "of no use" as it is a buffer zone to the waste treatment facility and farm land. This certainly did not imply to us that land is zoned for commercial development and this should have been disclosed to us, in particular as we have asked about the use of the surrounding land and this was a significant impact on the decision to purchase the land in this area. A valuation of a property close to a warehouse/commercial will certainly be different and less in our favour in compare to the area surrounding our property right now.</p> <p>As much as we appreciate the development proposal from the land owner of the commercial side, we have objections purely to the fact of the devaluation of our property which we ask the council to take into consideration. Further to noise, safety and value concerns, we are also worried about a possible conflict of interest. We are concerned that members of the elected council who will be making the final decision on the development are also owners of the commercial zoned property in the buffer zone to the waste facility and would therefore have an interest in the approval of the proposed development. We appreciate if you take our concerns into consideration as the proposal of the commercial development is certainly not in our interests and we are objecting the proposal. If you have any further questions, please don't hesitate to contact us to discuss this matter in further detail.</p>	<p>Objection Noted</p> <p>Traffic: Matters to do with traffic and transport are addressed above and also comprehensively within the Council Report</p> <p>Noted. As was outlined to the landowners at the Community Forum, such matters are private and should be taken up with the relevant persons. The City has no comment on these matters.</p> <p>Property Values: Property Values are not planning consideration for the purposes of determining the proposal.</p>

89	<p>Rhett Della Maddalena 3 Albion Avenue MUNSTER WA 6166</p>	<p>Objection</p> <p>In follow up to the forum last night, would like to lodge my submission AGAINST the subject proposal. Reasons - Safety - Traffic management plan has the proposed transport route going in Kocula Drive, out Splash Terrance then along Albion and out from Coogee road. I have a park direct across from my house (albion ave) where kids constantly play and cross the road, there is going to be increased traffic with drivers unfamiliar with the area driving along this road. There is a sever risk of added danger for all children playing at this park, If anything happens to any of these children as a result of this proposal there will be hell to pay. This goes for all above mentioned roads and surrounding roads.</p> <p>Security/Safety: I'm currently putting together some reports/photos of other local storage facilities showing exactly what a eye sore these things are. Reading online after a quick google search I have found these storage units have anything from Dead bodies to drug labs (I can send u the links). Visual You handsome one a key and they conduct whatever business they choose and whatever time they choose, these units will become a sight for sore eyes within months, covered with graffiti and the like 7.5m high, a lock up and leave style storage with no one monitoring what goes in and out. You are going to have this backing onto residential houses how is this fair? its going to be a sight for sore eyes and a hot house for criminals.</p> <p>Reasons: What is the council gaining form this proposal? Land rates? It is a no brainer that something like this will wreck our community. I'm not even sure how it has come this far? It should of been knocked on the head long before it gained momentum. This land is simply an offcut of what they sold years ago a made there fortune, they understood the situation then and now they trying to gain an extra dollar. They happy to put whatever they can on the land to make a dollar, they do not care what is it as long as it makes a dollar, storage units seems like the safest bet for them so that's the way they going with it. Whatever it avl they will take, they DO NOT CARE about our community.</p> <p>Future Precedent: If this goes ahead I fear what our little estate will become, what is stopping every single person in the buffer zone especially on Fawcett Road going industrial? Nothing at all. If one is approved then the precedent has been set and it will never stop. The area will be filled with office/storage/industrial how can this be a good thing?</p> <p>Reports - Every single report that this clown pulled out last night we can have the same done to reflect the exact opposite, they write a report based on what you want them to say. What you pay them to write. I didn't take a</p>	<p>Objection Noted</p> <p>The transport Assessment has been reviewed by the City's Traffic Engineer and found to be generally in accordance with industry expectations and the City's Standards.</p> <p>The City is amongst other thing refusing the Structure Plan to allow district wide planning to be undertaken first. This work will look to address the wider ramifications on traffic from the development of the Urban Deferred area of Munster.</p> <p>Pre-supposing that this use would attract criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.</p> <p>Built Form outcomes: As above</p> <p>Comments Noted.</p> <p>The City has been clear that there must be a land use acceptable within the WPWWTP Buffer. This matter is discussed at length in the Council Report.</p> <p>The City will be undertaking district level</p>
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		<p>live time loan out to live in my dream home for it to be turned into an industrial suburb; house values will drop 20% overnight if this goes ahead. This will ruin myself and many other families. I will be forced to go into damage control and have a for sale sign up the day this is approved and hopefully sell before its too late. I say approved because feeling I got last night was that this is just a formality and will be going ahead. If you have 95% of submissions disagreeing with this proposal how can the council proceed?</p> <p>Also reopening of Coogee road, can you imagine the traffic that will create, count the days to a serious injury or fatality with every 2nd person avoiding stock road for a short cut driving recklessly through our suburban streets, these people do not care about US!</p> <p>I really do not know what more to say or if I have given anything useful or at value at all, but as our elected councillors we need your support as this is going to wreck my livelihood, my investment, my future and my children's future. Someone needs to make a stand and think of the children and think of what we all stand to lose.</p>	<p>planning of the urban deferred portion of Munster.</p> <p>This matter is not connected with the proposal.</p> <p>Comments Noted.</p>
90	<p>Frank Brennan 32 Coogee Road MUNSTER WA 6166</p>	<p>Objection</p> <p>When I bought into this area there was no mention of future industrial development in the area. Munster is a fantastic place to live and the thought of introducing industrial properties into this residential area is criminal. You have just completely moved the goal posts and change the whole makeup of the area. Noise, Traffic, Safety are just a few things to mention.</p> <p>I totally object to this development going any further.</p>	<p>Objection Noted</p> <p>As Above</p>
91	<p>Carolyn 63 Coogee Road MUNSTER WA 6166</p>	<p>Objection</p> <p>I strongly object to this proposal going ahead .Why spoil a lovely new neighbourhood by allowing commercial in the same vicinity. We have so much natural beauty around here with the lake etc. . Why are we adding commercial this close to the lake? Traffic will increase What will be the next commercial proposal? Noise will be a problem plus trucks will find it hard to manoeuvre around these narrow streets with roadside parking. Please consider that this area should remain parks or at least low rise residential.</p>	<p>As Above</p>
92	<p>David White 16 Velaluka Drive MUNSTER WA 6166</p>	<p>Objection</p> <p>I Object to this proposal on the grounds of Safety for the local community.</p> <p>It seems unreasonable for the council to agree to a commercial proposal that allows for the possible use of our residential roads to an excess of</p>	<p>Objection Noted</p> <p>Noted. See above for comments on safety</p> <p>Noted. Traffic and noise are addressed</p>

		<p>traffic and trucks which may be the case if this application is success.</p> <p>Normal traffic conditions are what most people plan for with regard to the safety of their children and environment and this will not be the case if this application goes ahead. Another consideration for us as residents will be noise pollution if this goes ahead and is run on a 24hr basis there is no doubt that our community will be subject to noise pollution which will then be referred back to Council. Having read the traffic management plan and the acoustic level plan I have grave doubts on the veracity of these plans especially when it says things like this is unlikely to be the case which also means that there is a possibility that it could be likely. I also attended the public meeting on Monday 13/4/15 which did very little to ease the fears of the community.</p>	<p>above.</p> <p>As above.</p> <p>Comments Noted.</p>
93	Landowners details to remain confidential	<p>Objection</p> <p>I strongly object to this proposal firstly because of the children's safety, this is not a very wide street and there are several children playing on the streets either with their bicycles or with their basketballs etc and unfortunately it only takes a split second for an accident to occur and a child to be injured or killed.</p> <p>Secondly I am also concerned about how dangerous it would be for any type of storage units to go ahead because unless they are made out of glass you cannot guarantee us that what is stored will be safe REMEMBER this is our backyard that we are fighting for our safety and our children's safety.</p> <p>I do ask one thing that if you do still go ahead please consider our children's safety and block off our street to all the heavy traffic by turning Splash Terrace into a cul-de-sac blocking off the street and just leave the smaller part of splash terrace leading into Albion as an opening directly to that area so they can either enter through Korcula/Frobisher street and straight out the other end, so we can have peace of mind knowing our kids will be protected from the extra traffic going through.</p>	<p>Objection Noted</p> <p>Comments Noted. Traffic is addressed above and extensively within the Council report.</p> <p>The storage of any dangerous good is regulated by the State Government and the Police.</p> <p>Comments Noted.</p>
94	Nicole San Gregory 14 Korcula Court MUNSTER WA 6166	<p>Objection</p> <p>At the site Lot 9001 Coogee Road, Munster there is a proposed structural plan to build self-storage units. The site sites within the buffer zone of the Henderson waste water treatment plant; therefore, no residential properties can be built there.</p> <p>We understand that the owner of the property was part of the group of landowners that sold land to be developed in the community. The proposed site could not be part of the subdivision development and now they would</p>	<p>Objection Noted</p>

	<p>just play with each other. Currently, there is no traffic on our roads. The reports estimated averages of 10 car trips per household per day is so far off from the reality in this neighbourhood. We get maximum 5 cars a day on the weekends. The traffic we get almost never includes light use commercial vehicles or trucks. The kids can play and parents can know that they will be safe.</p> <p>In the WA Planning Commission report 2031 in August 2010 states the purpose of the plan is that "by 2031 , Perth and Peel people will have created a world class liveable city: green, vibrant, more compact and accessible with a unique sense of place" this development does not follow this vision as it will decrease liveability Page 22 – under Key Theme "liveable" "living in, or visiting, our city should be safe comfortable and enjoyable experience this development will have significant impact on the safety of surround neighbourhood, on the comfort and on the enjoyability of living here.</p> <p>2. Noise pollution Because our neighbourhood (from my experience) is most likely one of the quietest in Perth, any increase in noise is going to be significant and highly perceivable. The noise reports are based on broad generalisations across national averages, and are not based on our neighbourhood. They approach the issue from a cool calculated centre and are in some cases totally incorrect. See below for more details on these points.</p> <p>3. Crime these types of commercial facilities are notorious for bringing crime, and most of those aren't even 24/7 facilities as this development is proposed to be. There are many documented incidences of the storage of illegal substances and dealings in self-storage units there are documented incidences of people living in their self-storage units just in the past few months here is a list of incidences (this is nowhere near all inclusive) Police Seize \$1.4 Million at Australian Self-Storage Fort Knox Self Storage has lived up to its name after a police swoop found \$1.4 million in cash in the Australian self-storage facility. Officers also found 519g of heroin with a street value of \$260,000 and a loaded 9mm pistol when they Convicted Arsonist in Kiwi Self Storage of New Zealand Trial Sentenced to 8.5 Years February 6, 2015 Posted in News, Management THIEVES broke into an estimated 15 Gympie Self Storage units in Buchanan St over the Christmas-New Year's holiday period, police said this week. Man Found Dead in Unit at Evans Self Storage in Evans, CO 3 weeks ago Posted in News, Legal Issues Man Suspected of Shooting Girlfriend at Self-Storage Facility in Niles, MI 3 weeks ago Posted in News, Legal Issues Self-Storage Owner Faces Charges of Sexual Battery, Kidnapping in Kingsport,</p>	<p>The Transport Assessment estimates that the total vehicle movements to and from the site on an average weekend will be 60 trips. Peak hour trips in both the AM and PM periods are estimated to be 8 trips.</p> <p>The Transport Assessment for context provides a comparison to trip generation rates should the subject land be developed for residential purposes. Utilising an assumption on the subject land of 6-7 residential dwellings and a daily traffic generation rate of approximately 9 trips per dwellings it was outlined that the development of the site for storage type purposes will generate a similar amount of vehicle movement. The assumption of 9 trips per dwelling is in line with standard practice.</p> <p>The transport assessment was reviewed by the City's Transport Engineer for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a number of recommendations were given to include additional statutory requirements related to traffic management, for any proposal for development approval on the subject site should the Structure Plan be approved.</p> <p>2. The acoustic assessment was reviewed by the City's Environmental Health Department for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a</p>
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	<p>FLAWS IN REPORTS</p> <p>Secondly, it will be best to go into the reports that were commissioned for the structural plan. The reports have many flaws, oversights, and are in many ways just plain incorrect.</p> <p>1. On page 4, table 1 Movement network – development is proposed to use existing road ways. Appropriate assessment of roadways has obviously not been done, as they are insufficient for the purpose.</p> <p>2. On Page 4, table 1 urban water management – they say Department of Water confirms it is sufficient. We would like to see a written statement to that end, and disagree because of the lake. How it would relate to CSIRO plan for raising the water table near Lake Coogee.</p> <p>3. On page 7 biodiversity – it is stated that the land is clear and there is no known natural area or biodiversity assets would like to see what assessment they undertook to arrive at this conclusion. We live in the area and constantly see ducks, red tailed galas, and marsupial species in that space. The space also adjoins with old fully grown trees which house many different species of birds and marsupials. Also the garden swamps are important community conservation and passive recreation areas. As stated on the Cockburn website under Market Garden Swamps. Also stated is that it boasts a number of native plants and animals such as the western long necked turtle, the bandicoot and the Carnaby's Black Cockatoo.</p> <p>4. On Page 7 groundwater and surface water has this proposed development taken into account the CSIRO's plan to raise the water table near Coogee Lake</p> <p>5. On page 8 "land used is limited to 'low impact', non-residential uses that do not adversely affect amenity of the surrounding residential area This claim is just plain incorrect. the neighbourhood argues that this will have significant adverse effects to the amenity of the area including: noise from traffic, currently there is NO traffic to speak of on the roads through his neighbourhood safety of the many children who live in this neighbourhood and ride their bikes on the roads traffic congestions – the roads are not wide enough or suitable to support the amount of traffic that they are suggesting further into the report</p> <p>6. page 10 "...such use would complement, and could service the adjacent Australian Marine Complex precinct. - considering that there are no roads connecting the Marine Complex to this proposed development, all traffic from the complex to this proposed development would need to make a considerable journey, either via stock road to Rockingham road, then down</p>	<p>requirements exist for these matters. However they are not planning considerations relevant to the determination of a Structure Plan</p> <p>6. Comments Noted.</p> <p>7. Comments Noted. The subject site is generally cleared. No planning requirements exist that would prohibit such a land use in proximity to Lake Coogee.</p> <p>8. Comments Noted. The proposed development and the traffic utilising it would not constitute a primary freight route as described. Matters concerning traffic are addressed above and within the Council Report.</p> <p>9. Property Values are not planning considerations relevant to the determination of a Structure Plan</p> <p>Flaws in report noted. The City has recommended refusal of the proposal subject site.</p>
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	<p>the “trecherous” intersection of button road and onto residential streets. building a road to connect the two would have to go through registered wet lands and protected areas, of which re-zoning is unlikely to occur.</p> <p>7. Page 12 “...longer term the development of the northern section of the Australian Marine Complex will provide connectivity to the strategic road network” given that the land that would need to be used to build the road to make the connection goes through wetlands, this is unlikely. Also, using a residential road for commercial use will cause issues with traffic.</p> <p>8. Page 12 under water management “drainage will be in accordance with the City requirements...the department of water confirms a Local Water management Strategy is not required if development utilises the existing road and drainage infrastructure. the only way that the site could utilise the existing road and drainage infrastructure is if the land was raised by at least 2 meters or more, as the site is a valley. Raising the land will severely impact on our community. You would be able to see storage units from every angle in the subdivision and they will be taller than every 2 story house in the neighbourhood.</p> <p>9. Page 13 under activities centre and employment “...will complement and potentially service the adjacent precinct of the Australian Marine Complex” potentially is a subjective phrase, will it or will it not. Considering that the land needed to build a road to connect the two sites will need to undergo planning re zoning from rural to urban. It is unlikely. If they would like for the proposed development to service the marine complex, it would make good business sense to build it closer, avoiding these complications</p> <p>10. noise assessment</p> <p>11. The company that has undertaken the noise assessment was MW Urban. One of the profiles is Tony Watson who recently worked with the City of Cockburn to develop many of the sites around the area.</p> <p>12. Page 5 “it is likely that noise emissions for car movements on site would be masked by the vehicles passing on the road” obviously they have never been to the site or they would know that there is little to no traffic on the road, any increase in traffic would be significant and noticeable.</p> <p>13. Also their assessment of the noise that would be produced at the adjoining residents is not accurate or representative, considering that the typical noise produced from a truck is 98 db. The typical noise level for a car is around 78 which they have stated earlier in their report. They have underestimated the amount of noise that will be produced. From what they</p>	<p>Comments on noise assessment noted.</p> <p>The acoustic assessment was reviewed by the City’s Environmental Health Department for compliance with State and Local requirements. The City’s Officer’s in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers. Moreover, a</p>
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		<p>have stated in table 4.2 the noise would not comply</p> <p>14. in the conclusion on page 6 “car movements have been considered for night periods although it is unlikely that the facility will be accessed at this time” if the facility is allowed to be accessed at night, it most certainly will be accessed at night and likely by the more undesirable users</p> <p>15. on the noise contour diagram the blue indicating the level of noise at 35 db. How have they come to that conclusion? As trucks and cars sit on the road outside of the gates, waiting for the gates to open the noise will be considerably higher. And would be expected to be similar to the pink areas inside the facility where cars and trucks are expected to be parked.</p> <p>16. On the second noise contour diagram they have failed to label the amount of noise that would be produced at the Korcula Court cul de sac I would suspect it will be similar to that which they have label on Splash Terrace. Their contour map is inaccurate and flawed that sound totally disappears when it reaches a residential exterior wall. The wall would lower the sound, but not make it completely disappear</p> <p>OTHER POSSIBLE IDEAS Solar other ideas solar could potentially fit up to a 1 MW solar array there. 1 MW solar array would produce approx 1,752,000 kWh per annum. The typical household uses approx 8,000 kWh per annum. The size of array could provide electricity during peak hours to over 200 households. Idea would be to sell the land to a solar developer who would could do sell power to all local residents or sell the land to an electricity retailer who would be interested in building a solar array as part of green portfolio, who then builds a solar power station solar makes absolutely zero noise, absolutely zero emissions, there would be no need for traffic to the site except for minimal maintenance such as cleaning the panels of dust every few months.</p>	<p>number of recommendations where given to include additional statutory requirements related to noise management, for any proposal for development approval on the subject site should the Structure Plan be approved.</p> <p>Proposal Noted. The City has no comment on such a proposal</p>
95	Landowners details to remain confidential	<p>Objection</p> <p>This is a community of mainly young families with small children...to encourage more traffic into the area is a danger to them. The play park which was erected for the children to enjoy is close to Splash Terrace...Our daughter and son-in-law are erecting a building on Splash Terrace...there will be problems with parking etc if this becomes an exit to the proposed yard....Noise is also another concern..& is it becomes a storage area WHAT WILL BE STORED THERE....this could also be a BIG problem.</p>	<p>Objection Noted</p> <p>As Above</p>
96	Wayne Greaves 80 Coogee Road	<p>Objection</p> <p>The proposed structure/warehouses/offices is not a viable option for the land. This is a residential area and not a satisfactory location for any</p>	<p>Objection Noted</p> <p>As Above.</p>

		<p>business that should be placed in an industrial area. The increase in traffic to the residential area as a result from the warehouse development would lead to chaos on roads/culdesacs which have been designed for local traffic (residents) only. If nearby roads (coogee road) was opened up also this would make the situation highly dangerous as people who work in the nearby suburbs would use Coogee Road in order to avoid the main interections on Rockingham Road and Stock Road. Also people would use Coogee Road in order to bypass the roundabout on Rockingham Rd and Beeliar Drive which is very busy every afternoon from 3 pm onwards. We already have traffic issues in the area with hoon drivers every weekend speeding around the neighbourhood. The tyre marks all over the roads are evidence.</p> <p>I Suggest that the Cockburn Council advises the land owner to find a suitable premise for their industrial related enterprise. If the land owner cannot utilise this land than they should have realised this when the land was originally purchased or maybe they were aware of this and are the original owners are from many years ago. If these people are entitled to compensation from the lack of use of such land than the local council should have come to a financial agreement with the owners years ago much prior to the land being sold off to innocent and naive families who assumed and were also told that the area and street they lived on would remain residential</p>	<p>This proposal has no bearing on matters to do with the closure or reopening of Coogee Road.</p> <p>Crime and Safety</p> <p>As Above</p>
97	Landowners details to remain confidential	<p>Objection</p> <p>I object to this proposal as we live in a residential area. This is a family estate with a beautiful park and we do not need more traffic on our roads. This will increase cars van and trucks in our area. This proposal could increase noise in the area and also bring in strangers to our community driving up and down our streets. I have two young daughters that, like to play outside and ride their bikes in the street. This will no longer be an option with a business constructed at the end of our street.</p> <p>Please consider the people who bought this land and built our homes. We wanted to live in a beautiful estate that our kids could feel safe in. Not a commercial centre.</p>	<p>Objection Noted</p> <p>As Above</p>
98	Landowners details to remain confidential	<p>Objection</p> <p>I strongly object to this project due to the increased traffic flows with in the estate. As a family with young children the increased danger to them and other children will have an adverse effect on all of us.</p> <p>If this becomes a 24 hour operation who will control the noise levels cause by the added people, traffic and equipment being used a the site. I brought</p>	<p>Objection Noted</p> <p>As Above</p>

		this block without knowledge or disclosure that the remaining land would be used for commercial or industrial use.	
99	Landowners details to remain confidential	<p>Objection</p> <p>I am writing this submission because I object to this structure proposal.</p> <p>This is a lovely family residential area and I feel that what the owners are proposing to build is not suitable for the area. With so many young children in the area, I truly believe it is going to cause a lot more hazards, whether it be children or parents crossing roads to access the park with the extra traffic, trucks and trailers it will only be a matter of time before someone gets hurt.</p> <p>We have all built our family homes in this area and the last thing we need is more traffic, noise and danger. Storage units in a residential area is just gonna cause problems in my opinion, it won't be long till more robberies will be occurring and the wrong type of people will be turning up in the area looking for trouble. We all should be able to feel safe in our homes and the area we live in. We have all invested a lot to live in the area because we love Cockburn, the family feel, the peacefulness and the atmosphere it brings. I feel putting these units here is just going to bring that all down and it won't be long till we start moving, especially if then you decide to put the rates up and we have to pay to be staring at a big box of units only bringing nothing but trouble to the area!</p>	<p>Objection Noted</p> <p>As Above</p> <p>As Above</p>
100	Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>Support</p> <p>I refer to your email dated 3 March 2015 requesting Main Roads' comments on the structure plan identified above.</p> <p>The proposed structure plan is acceptable to Main Roads.</p>	Support Noted
101	Gisela Lenarz & Dave West 12 Korcula Court MUNSTER WA 6166	<p>Objection</p> <p>First: Thank you to the council for hosting the residents meeting. Unfortunately, to our great disappointment the owner was not there.</p> <p>The fact that he was represented instead by the company that had worked out the proposal, makes us wonder if not everything had been decided anyway. As we were told that the owner had been quite willing to build and live there himself without further commercial use of the land - which was rejected because of the buffer-zone of Watercorp - we would like to suggest that the land be given to the City at low cost, to realize a peaceful, quiet, shady little park there, in walking distance for older people, and maybe young mothers with babies to enjoy. Seeing that Coogee road might</p>	<p>Objection Noted</p> <p>Comments Noted.</p> <p>It has been determined that a second meeting will not be held and that the matter is to be presented to Council at the earliest opportunity.</p>

		<p>be opened again, the park on Albion Str. would lose its purpose anyway, and there is no shade and no nice walking trails, only concrete.</p> <p>Hope we are not too late? We would definitely like another meeting, this time with the owner, please</p>	
102	Graham Deas 20 Velaluka Drive MUNSTER WA 6166	<p>Objection</p> <p>I believe this proposal would transform our family based residential neighbourhood, resulting in more traffic, noise and traffic hazards for our kids.</p>	<p>Objection Noted</p> <p>As Above</p>
103	Lidia Deas 20 Velaluka Drive MUNSTER WA 6166	<p>Objection</p>	<p>Objection Noted</p>
104		<p>Objection</p> <p>Having purchased a lot on Splash Terrace and now in the process of building a home I feel the commercial development as proposed once developed will de-value the surrounding property prices. Traditionally the construction of commercial property next to residential has the effect of reducing values.</p> <p>Traffic reporting /modelling provided appears to be unrealistic in terms of anticipated traffic volume, frequency and vehicle size which in turn will require upgraded infrastructure to support. Hardstand has been indicated - if this is to be what restrictions are to be placed on operating times and type of vehicles...will this end up accommodating heavy haulage type vehicles? Increased noise factor also needs to be considered.</p> <p>Owners representative (Anthony) from MW Urban appeared to treat the forum as humorous and I appreciate he is contracted to undertake a job for the owner however the professional approach needs to be looked at. Council representation also needs to be looked at when matters affecting rate payers are being considered. No show by council members or the owner does not go down well.</p> <p>From the tone of the evening I get the impression that this is a done deal based on comments from other rate payers who have spoken to council members (Deputy Mayor has confirmed in writing?) If this goes ahead and as I would anticipate and property prices are affected, what will be the response from the City as given we paid top dollar to secure the properties we have? With increased traffic flow the safety aspect needs to be considered especially with young children in the area. Consider for a moment if you will if this was your home would you support this?</p>	<p>Objection Noted</p> <p>Property Values. Property Values are not planning considerations relevant to the determination of a Structure Plan</p> <p>Traffic: As above</p> <p>Comments Noted</p> <p>Property Prices as above.</p>

105	<p>MIN GUAN & BEI QIAN 7 Splash Terrace MUNSTER WA 6166</p>	<p>Objection</p> <p>Following letter received recently in regard to the above development, I strongly object on the following grounds:</p> <p>SAFETY I have two small children age 10 and 5 years old. They love to play outside, ride their bikes, scooters, play ball etc. At present that is possible as the only cars that use the neighbourhood roads are the people that live here. If this development happens, it's going to be too dangerous for them to play outside. There are lots of people in my vicinity who have children that play outside so we can keep an eye on them and know they are safe from predators. We are meant to encourage our children to play outside and keep them away from TV and computers and socialise with other children, but how is this meant to happen if we have lots of cars, trucks etc coming through.</p> <p>CRIME As there will be no control of what people can put in these storage units we are fearful that the proceeds of crime, drug labs or dangerous chemicals can be stored there. The comings and goings of people and cars at all hours. This will become a haven for criminal activity and our homes will become targets and our peaceful life will be a thing of the past.</p> <p>TRAFFIC The traffic flow shown on the plans provided are not an accurate assessment of the proposed usage of our roads. One would have to be naive to think that traffic approaching from the north would go around picking up the map flow. Of course they are going to use the shortest route, being Splash Terrace and Grizen Way.</p> <p>This area has become a small community, where people have purchased land and built homes to have a quiet, peaceful lifestyle. We have invested lots of money, time, and energy into buying in an area we were told when purchasing this property it would never be built on due to it being a buffer zone. Seems buffer zone can be interpreted as the authorities wish. Sad to see that one person has more rights than the 300 people in this vicinity that will be affected by this structure. This is a family neighbourhood and should be kept in that status.</p>	<p>Objection Noted</p> <p>Road Safety: As above and as outlined comprehensively in the Council Report.</p> <p>Pre-supposing that this use would attract criminal behaviour cannot be objectively done, and accordingly cannot be considered a relevant planning reason.</p> <p>Traffic: The transport assessment was reviewed by the City's Transport Engineer for compliance with State and Local requirements. The City's Officer's in their review noted that the assessment was to the standard expected and deemed it appropriate to inform decision makers.</p> <p>Comments Noted.</p>
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CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
EF084023	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	3/03/2015	302,009.00
EF084024	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	3/03/2015	7,042.32
EF084025	10944	MCLEODS LEGAL SERVICES	3/03/2015	9,942.10
EF084026	11789	WALGA ADVERTISING/TRAINING SERVICES	3/03/2015	1,365.96
EF084027	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	3/03/2015	6,587.55
EF084028	12811	SPORTS CIRCUIT LINEMARKING SPORTS LINE MARKING SERVICES	3/03/2015	14,041.50
EF084029	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	3/03/2015	12,850.62
EF084030	21131	STATE WIDE TURF SERVICES TURF RENOVATION	3/03/2015	6,058.00
EF084031	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	3/03/2015	5,709.00
EF084032	25352	LYNDSEY WETTON MILEAGE CLAIM REIMBURSEMENT	3/03/2015	557.38
EF084033	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	3/03/2015	567.62
EF084034	26329	SAFETY SIGNS SERVICE PTY LTD SAFETY SIGNS	3/03/2015	451.57
EF084035	99997	SEAN WEBB REIMBURSEMENT - TRIBUNAL HEARING 15/12/14	3/03/2015	652.77
EF084036	99997	RACWA HOLDINGS PTY LTD RETIRN OF UNSPENT GRANT FUNDS	3/03/2015	5,927.07
EF084037	99997	MURDOCH UNIVERSITY STUDY FEES - MICHELLE CHAMPION GRADUATE	3/03/2015	2,770.00
EF084038	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084039	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	11,158.33
EF084040	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	4,398.96
EF084041	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084042	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084043	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084044	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084045	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084046	25352	LYNDSEY WETTON MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084047	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	6/03/2015	2,575.00
EF084048	25795	DEPARTMENT OF LANDS PURCHASE OF LAND - LOT 2752 GOLDSMITH RD	11/03/2015	179,171.00
EF084049	26458	ESKIMO LIVE PTY LTD (ESKIMO LIVE) ENTERTAINMENT SERVICES	13/03/2015	22,000.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
EF084050	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	16/03/2015	361,890.00
EF084051	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	16/03/2015	19,661.95
EF084052	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	16/03/2015	12,180.27
EF084053	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND INSTALLATION / REPAIRS	16/03/2015	54,615.00
EF084054	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	16/03/2015	567.62
EF084055	26473	MICK CLIFFORD RATES REFUND - OVERPAYMENT	16/03/2015	4,211.00
EF084056	99997	PERTH BIN HIRE GLASS STORAGE RENTAL REFUND - HWRP	16/03/2015	59,037.74
EF084057	99997	TONY NATALE EOY TEAM ACHIEVEMENT AWARD REIMBURSEMENT	16/03/2015	174.40
EF084058	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	16/03/2015	3,377.80
EF084059	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	16/03/2015	1,264.60
EF084060	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	16/03/2015	737.20
EF084061	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	16/03/2015	333,988.76
EF084062	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	16/03/2015	1,092.20
EF084063	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	16/03/2015	52.80
EF084064	11860	45S CLUB PAYROLL DEDUCTIONS	16/03/2015	48.00
EF084065	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	16/03/2015	404.09
EF084066	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/03/2015	280.40
EF084067	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	16/03/2015	3,866.19
EF084068	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	16/03/2015	1,129.58
EF084069	19010	SUMMIT PERSONAL SUPER PLAN PASQUALE CARRE PAYROLL DEDUCTIONS	16/03/2015	421.08
EF084070	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	16/03/2015	459.45
EF084071	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	16/03/2015	2,690.30
EF084072	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	16/03/2015	382.02
EF084073	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	16/03/2015	19,844.61
EF084074	20056	CBUS PAYROLL DEDUCTIONS	16/03/2015	1,941.02
EF084075	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/03/2015	2,972.40
EF084076	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	16/03/2015	902.88

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EF084077	20406	HOSTPLUS SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/03/2015	978.70
EF084078	20755	COLONIAL FIRST STATE - ROBERT GRAEME WATSON PAYROLL DEDUCTIONS	16/03/2015	29.64
EF084079	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	16/03/2015	110.86
EF084080	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	16/03/2015	1,947.14
EF084081	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/03/2015	705.36
EF084082	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	16/03/2015	1,313.20
EF084083	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	16/03/2015	620.36
EF084084	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	16/03/2015	1,165.36
EF084085	24642	TWUSUPER PAYROLL DEDUCTIONS	16/03/2015	816.47
EF084086	24813	KINETIC SUPER PAYROLL DEDUCTIONS	16/03/2015	642.53
EF084087	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBE PAYROLL DEDUCTIONS	16/03/2015	205.00
EF084088	25051	ANZ SMART CHOICE SUPER ROAN BARRETT PAYROLL DEDUCTIONS	16/03/2015	1,242.22
EF084089	25394	CONCEPT ONE THE PAYROLL DEDUCTIONS	16/03/2015	51.32
EF084090	25495	ONEPATH CUSTODI PAYROLL DEDUCTIONS	16/03/2015	487.02
EF084091	25538	NORTH PERSONAL SUPERANNUATION PLAN PAYROLL DEDUCTIONS	16/03/2015	436.61
EF084092	25590	FIRST CHOICE WHOLESALE PERSONAL SUPER - M S PAYROLL DEDUCTIONS	16/03/2015	745.84
EF084093	25649	COMMONWEALTH BANK GROUP SUPER PAYROLL DEDUCTIONS	16/03/2015	445.52
EF084094	25950	BT LIFETIME SUPER - EMPLOYER PLAN PAYROLL DEDUCTIONS	16/03/2015	583.46
EF084095	25956	COLONIAL FIRST STATE - KHRISTINE ANNE RYAN PAYROLL DEDUCTIONS	16/03/2015	115.19
EF084096	25963	ONEPATH SUPER - RACHEL PLEASANT PAYROLL DEDUCTIONS	16/03/2015	611.34
EF084097	26071	NORTH PERSONAL SUPERANNUATION PLAN SUPERANNUATION FUND	16/03/2015	206.53
EF084098	26089	ESSENTIAL SUPPERANNUATION FUND SUPPERANNUATION	16/03/2015	1,232.91
EF084099	26144	COLONIAL FIRST STATE - GLENN PETHICK PAYROLL DEDUCTIONS	16/03/2015	670.79
EF084100	26154	AMP FLEXIBLE LIFETIME SUPER RAYMOND DOREY PAYROLL DEDUCTIONS	16/03/2015	466.20
EF084101	26161	THE TRUSTEE FOR ELDER CLAN SUPERANNUATION SUPERANNUATION FUND	16/03/2015	518.12
EF084102	26311	SUNSUPER PTY LTD PAYROLL DEDUCTIONS	16/03/2015	1,024.26
EF084103	26373	ONE PATH MASTERFUND - ERIN MAE RUKMINI KERS PAYROLL DEDUCTIONS	16/03/2015	392.16

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EF084104	26374	IOOF SUPERANNUATION FUND - IOOF SUPERANNUATION PAYROLL DEDUCTIONS	16/03/2015	768.27
EF084105	26380	TRUSTEE FOR THE RICHARDS SUPER FUND PAYROLL DEDUCTIONS	16/03/2015	52.73
EF084106	26405	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND) PAYROLL DEDUCTIONS	16/03/2015	291.62
EF084107	26406	ESSENTIAL SUPER FUND - YONG WANG PAYROLL DEDUCTIONS	16/03/2015	31.50
EF084108	26445	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND) PAYROLL DEDUCTIONS	16/03/2015	258.86
EF084109	12565	SOUTHERN METRO REGIONAL COUNCIL - LOANS LOAN REPAYMENT	23/03/2015	388,696.09
EF084110	99997	COC GRANTS, DONATIONS & REFUNDS GRANTS, DONATIONS & REFUNDS	23/03/2015	27,500.00
EF084111	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES QUARTERLY ESL PAYMENT	25/03/2015	3,716,411.70
EF084112	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	30/03/2015	309,398.00
EF084113	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	30/03/2015	6,850.83
EF084114	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	30/03/2015	11,864.51
EF084115	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	30/03/2015	567.62
EF084116	10009	AAA PRODUCTION SERVICES AUDIO EQUIPMENT HIRE	31/03/2015	9,523.25
EF084117	10031	ADVANCED SPATIAL TECHNOLOGIES PTY LTD SOFTWARE MAINTENANCE & SUPPORT	31/03/2015	2,534.40
EF084118	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	31/03/2015	1,926.10
EF084119	10035	ADVENTURE WORLD WA PTY LTD ENTERTAINMENT SERVICES	31/03/2015	1,160.00
EF084120	10043	AKN LOCK SERVICE SECURITY SERVICES	31/03/2015	143.00
EF084121	10051	ALL LINES LINE MARKING SERVICES	31/03/2015	6,160.00
EF084122	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/03/2015	2,450.04
EF084123	10082	ARMANDOS SPORTS SPORTING GOODS	31/03/2015	266.56
EF084124	10086	ARTEIL WA PTY LTD ERGONOMIC CHAIRS	31/03/2015	359.70
EF084125	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/03/2015	2,816.96
EF084126	10118	AUSTRALIA POST POSTAGE CHARGES	31/03/2015	17,505.15
EF084127	10135	ENVIRONMENTAL HEALTH AUSTRALIA TRAINING SERVICES - HEALTH	31/03/2015	1,975.00
EF084128	10160	DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	31/03/2015	3,292.08
EF084129	10170	MACRI PARTNERS AUDITING SERVICES	31/03/2015	9,064.00
EF084130	10201	BIG W DISCOUNT STORES VARIOUS SUPPLIES	31/03/2015	172.00

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EF084131	10206	BOB COOPER OUTB REPAIRS/MAINTENANCE SERVICES	31/03/2015	500.00
EF084132	10207	BOC GASES GAS SUPPLIES	31/03/2015	2,126.50
EF084133	10212	BOSS BOLLARDS SECURITY PRODUCTS	31/03/2015	1,017.50
EF084134	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/03/2015	10,747.78
EF084135	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/03/2015	41,551.03
EF084136	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	31/03/2015	36.40
EF084137	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/03/2015	2,072.70
EF084138	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/03/2015	443.55
EF084139	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/03/2015	7,122.61
EF084140	10295	CHALLENGER INSTITUTE OF TECHNOLOGY - BEACO TRAINING SERVICES	31/03/2015	1,112.40
EF084141	10328	CITY OF MELVILLE SECURITY SERVICES	31/03/2015	3,300.00
EF084142	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	31/03/2015	232.52
EF084143	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/03/2015	3,864.59
EF084144	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/03/2015	3,185.82
EF084145	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	31/03/2015	295.82
EF084146	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/03/2015	12,837.00
EF084147	10360	COCKBURN PARTY HIRE OF PARTY EQUIPMENT	31/03/2015	6,878.45
EF084148	10368	COCKBURN WETLANDS EDUCATION CENTRE COMMUNITY GRANT	31/03/2015	220.00
EF084149	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	31/03/2015	6,591.22
EF084150	10380	COLQUHOUNS FREMANTLE BAG COMPANY WOVEN BAGS	31/03/2015	418.00
EF084151	10384	PROGILITY PTY LTD COMMUNICATIONS AUSTRALIA COMMUNICATION SERVICES	31/03/2015	3,704.03
EF084152	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/03/2015	18,300.77
EF084153	10394	CD'S CONFECTIONERY WHOLESALERS CONFECTIONERY	31/03/2015	2,362.51
EF084154	10405	COOLBELLUP COMMUNITY ASSOCIATION COUNCIL CONTRIBUTIONS / GRANTS	31/03/2015	347.50
EF084155	10459	DAVID GRAY & CO MOBILE GARBAGE BINS	31/03/2015	2,029.50
EF084156	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	31/03/2015	6,297.22
EF084157	10498	DIGITAL MAPPING SOLUTIONS COMPUTER SOFTWARE	31/03/2015	2,376.00

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EF084158	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/03/2015	8,466.10
EF084159	10535	ECOSYSTEM MANAGEMENT SERVICES EMPLOYMENT SERVICES - PLANTING	31/03/2015	2,624.60
EF084160	10566	ESPLANADE HOTEL FREMANTLE CATERING SERVICES	31/03/2015	2,500.00
EF084161	10580	FC COURIERS COURIER SERVICES	31/03/2015	1,933.11
EF084162	10603	FLOORING SOLUTIONS FLOOR COVERINGS	31/03/2015	17,082.00
EF084163	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	31/03/2015	2,651.00
EF084164	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/03/2015	6,138.08
EF084165	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	31/03/2015	3,783.95
EF084166	10655	GHD PTY LTD CONSULTANCY SERVICES	31/03/2015	19,411.70
EF084167	10683	GRONBEK SECURITY LOCKSMITH SERVICES	31/03/2015	280.00
EF084168	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/03/2015	9,494.10
EF084169	10726	HOLTON CONNOR ARCHITECTS & PLANNERS ARCHITECTURAL SERVICES	31/03/2015	8,800.00
EF084170	10771	INTERLEC PTY LTD ELECTRICAL SERVICES	31/03/2015	246,348.68
EF084171	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/03/2015	34,756.82
EF084172	10781	JANDAKOT EARTHMOVING & RURAL CONTRACTORS FIREBREAK CONSTRUCTION	31/03/2015	7,745.00
EF084173	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	31/03/2015	5,989.50
EF084174	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	31/03/2015	18,621.47
EF084175	10791	JASMAN ENTERPRISES PTY LTD HIGH PRESSURE CLEANING	31/03/2015	313.50
EF084176	10792	JASOL AUSTRALIA CLEANING PRODUCTS	31/03/2015	343.75
EF084177	10794	JASON SIGNMAKERS SIGNS	31/03/2015	3,328.05
EF084178	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/03/2015	2,059.80
EF084179	10836	KERB DOCTOR CONCRETE KERBING - SUPPLY & LAYING	31/03/2015	8,243.40
EF084180	10872	LAWN DOCTOR TURF MAINTENANCE SERVICES	31/03/2015	6,985.00
EF084181	10879	LES MILLS AEROBICS INSTRUCTION/TRAINING SERVICES	31/03/2015	1,105.38
EF084182	10888	LJ CATERERS CATERING SERVICES	31/03/2015	10,645.80
EF084183	10913	BUCHER MUNICIPAL PTY LTD PURCHASE OF NEW PLANT / REPAIR SERVICES	31/03/2015	4,797.24
EF084184	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/03/2015	582.33

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EF084185	10931	MARLBROH BINGO ENTERPRISES BINGO EQUIPMENT	31/03/2015	139.70
EF084186	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	31/03/2015	649.00
EF084187	10939	LINFOX ARMAGUARD BANKING SECURITY SERVICES	31/03/2015	1,290.75
EF084188	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/03/2015	9,900.00
EF084189	10944	MCLEODS LEGAL SERVICES	31/03/2015	17,340.79
EF084190	10960	METRO FILTERS FILTER SUPPLIES	31/03/2015	447.60
EF084191	10968	MINIQUIP HIRING SERVICES	31/03/2015	5,089.02
EF084192	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	31/03/2015	2,519.60
EF084193	10991	BEACON EQUIPMENT MOWING EQUIPMENT	31/03/2015	726.20
EF084194	11004	MURDOCH UNIVERSITY OFFICE OF FINANCE, PLANN ANALYSING SERVICES	31/03/2015	1,980.00
EF084195	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/03/2015	400.20
EF084196	11028	NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	31/03/2015	2,333.00
EF084197	11036	NORTHLAKE ELECTRICAL ELECTRICAL SERVICES	31/03/2015	47,312.79
EF084198	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	31/03/2015	275.00
EF084199	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/03/2015	675.50
EF084200	11070	OTIS ELEVATOR COMPANY ELEVATOR REPAIRS/MAINTENANCE	31/03/2015	1,975.81
EF084201	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	31/03/2015	1,507.00
EF084202	11152	FULTON HOGAN INDUSTRIES PTY LTD ROAD MAINTENANCE	31/03/2015	4,106.30
EF084203	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/03/2015	7,439.30
EF084204	11188	PRITCHARD BOOKBINDERS COUNCIL MINUTES	31/03/2015	1,332.65
EF084205	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	31/03/2015	180,873.92
EF084206	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/03/2015	8,143.12
EF084207	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/03/2015	22,623.70
EF084208	11240	INITIAL HYGIENE RENTOKIL INITIAL PRT LTD SANITARY SERVICES	31/03/2015	516.53
EF084209	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	31/03/2015	82,754.34
EF084210	11268	TASKERS PTY LTD REPAIRS/MAINTENANCE TO SAILS	31/03/2015	478.45
EF084211	11274	ROTTNEST EXPRESS ENTERTAINMENT SERVICES	31/03/2015	2,995.00

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EF084212	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA TRAINING SERVICES	31/03/2015	900.50
EF084213	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/03/2015	809.44
EF084214	11304	SANAX MEDICAL & FIRST AID SUPPLIES MEDICAL SUPPLIES	31/03/2015	311.06
EF084215	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/03/2015	9,454.50
EF084216	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/03/2015	4,761.62
EF084217	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	31/03/2015	345.00
EF084218	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/03/2015	3,329.64
EF084219	11373	SKIPPER TRUCK PARTS SPARE PARTS & MAINTENANCE SERVICES	31/03/2015	5,260.35
EF084220	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/03/2015	944,959.55
EF084221	11447	SPEARWOOD DALMATINAC CLUB INC COMMUNITY GRANT	31/03/2015	17,366.50
EF084222	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	31/03/2015	1,140.58
EF084223	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	31/03/2015	890.00
EF084224	11469	SPORTS TURF TECHNOLOGY TURF CONSULTANCY SERVICES	31/03/2015	5,016.00
EF084225	11470	SPORTSWORLD OF WA SPORT SUPPLIES	31/03/2015	636.90
EF084226	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	31/03/2015	666.16
EF084227	11493	SAI GLOBAL LTD PUBLICATIONS - STANDARDS	31/03/2015	512.60
EF084228	11502	STATE LAW PUBLISHER ADVERTISING SERVICES	31/03/2015	745.44
EF084229	11505	STATE LIBRARY OF WESTERN AUSTRALIA BOOK SUPPLIES	31/03/2015	2,622.90
EF084230	11546	T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	31/03/2015	25,574.00
EF084231	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	31/03/2015	14,454.30
EF084232	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/03/2015	29,476.46
EF084233	11642	TRAILER PARTS PTY LTD TRAILER PARTS	31/03/2015	592.94
EF084234	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/03/2015	18,400.00
EF084235	11652	TRENCHBUSTERS HIRING SERVICES	31/03/2015	369.60
EF084236	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/03/2015	2,869.47
EF084237	11659	TRUGRADE MEDICAL SUPPLIES MEDICAL SUPPLIES	31/03/2015	95.70
EF084238	11665	TUNNEL VISION PLUMBING SERVICES	31/03/2015	3,685.00

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EF084239	11667	TURFMASTER FACILITY MANAGEMENT TURFING SERVICES	31/03/2015	1,320.00
EF084240	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/03/2015	1,268.40
EF084241	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	31/03/2015	6,886.00
EF084242	11701	VIBRA INDUSTRIA FILTER SUPPLIES	31/03/2015	993.30
EF084243	11715	WA BLUEMETAL ROADBASE SUPPLIES	31/03/2015	105,674.56
EF084244	11722	WA HINO SALES & SERVICE NEW TRUCK & REPAIRS/MAINTENANCE SERVICES	31/03/2015	243,892.55
EF084245	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/03/2015	16,787.54
EF084246	11742	WACKER NEUSON PTY LTD HARDWARE/EQUIPMENT SUPPLIES	31/03/2015	1,605.58
EF084247	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	31/03/2015	2,552.00
EF084248	11773	WESFARMERS LANDMARK LIMITED CHEMICAL SUPPLIES	31/03/2015	2,533.08
EF084249	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	31/03/2015	1,829.75
EF084250	11789	WALGA ADVERTISING/TRAINING SERVICES	31/03/2015	4,962.96
EF084251	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/03/2015	11,077.57
EF084252	11824	WORK CLOBBER SAFETY CLOTHING	31/03/2015	153.00
EF084253	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/03/2015	835.95
EF084254	11854	ZIPFORM PRINTING SERVICES	31/03/2015	5,185.77
EF084255	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/03/2015	25,348.78
EF084256	11974	GREENWASTE SERVICES MULCHING/SHREDDING SERVICES	31/03/2015	2,900.00
EF084257	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/03/2015	592.58
EF084258	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	31/03/2015	8,316.00
EF084259	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	31/03/2015	12,980.00
EF084260	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD EXCAVATING/EARTHMOVING EQUIPMENT	31/03/2015	9,120.67
EF084261	12018	O'CONNOR LAWNMOWER & CHAINSAW CENTRE MOWING EQUIPMENT/PARTS/SERVICES	31/03/2015	246.80
EF084262	12153	HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	31/03/2015	7,363.10
EF084263	12159	CITY OF JOONDALUP OVERDUE BOOK	31/03/2015	13.50
EF084264	12194	MOMAR AUSTRALIA PTY LTD HARDWARE SUPPLIES	31/03/2015	687.50
EF084265	12394	MP ROGERS & ASSOCIATES PTY LTD CONSULTANCY SERVICES - MARINE	31/03/2015	1,363.12

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EF084266	12542	SEALIN GARLETT CEREMONIAL SERVICES	31/03/2015	800.00
EF084267	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/03/2015	4,730.00
EF084268	12621	SETON AUSTRALIA SIGN SUPPLIES	31/03/2015	247.06
EF084269	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/03/2015	658.24
EF084270	12796	ISENTIA PTY LIMITED MEDIA MONITORING SERVICES	31/03/2015	5,005.40
EF084271	12811	SPORTS CIRCUIT LINEMARKING SPORTS LINE MARKING SERVICES	31/03/2015	990.00
EF084272	12882	ALLFLOW INDUSTRIAL WASTE DISPOSAL SERVICES	31/03/2015	292.55
EF084273	12996	ACCESSIBLE TRANSIT SPECIALISTS REPAIRS/MAINTENANCE SERVICES	31/03/2015	335.50
EF084274	13102	MICHAEL PAGE INTERNATIONAL EMPLOYMENT SERVICES	31/03/2015	7,591.06
EF084275	13150	WESTERN AUSTRALIAN ELECTORAL COMMISSION ELECTION EXPENSES	31/03/2015	104,967.50
EF084276	13187	CHEFMASTER AUSTRALIA BIN LINERS	31/03/2015	133.05
EF084277	13344	INCREDIBLE CREATURES MOBILE ANIMAL FARM ENTERTAINMENT SERVICES	31/03/2015	655.00
EF084278	13393	SOUTH WEST GROUP CONTRIBUTIONS	31/03/2015	40,150.00
EF084279	13409	KLEENIT CLEANING SERVICES	31/03/2015	22,697.50
EF084280	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	31/03/2015	897.00
EF084281	13563	GREEN SKILLS INC ECOJOBS ENVIRONMENTAL PER EMPLOYMENT SERVICES	31/03/2015	10,453.31
EF084282	13582	DBS FENCING FENCING SERVICES	31/03/2015	726.00
EF084283	13767	ELLIOTTS IRRIGATION PTY LTD IRRIGATION SERVICES	31/03/2015	3,513.40
EF084284	13779	PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES	31/03/2015	1,100.00
EF084285	13825	JACKSON MCDONALD LEGAL SERVICES	31/03/2015	14,815.47
EF084286	13832	INSIGHT CALL CENTRE SERVICES COMMUNICATION SERVICES	31/03/2015	5,022.29
EF084287	13849	MCMULLEN NOLAN & PARTNERS SURVEYORS P/L SURVEYING SERVICES	31/03/2015	15,840.00
EF084288	13860	KRS CONTRACTING VERGE COLLECTION SERVICES	31/03/2015	6,140.22
EF084289	13937	HIND'S TRANSPORT SERVICES TRANSPORT SERVICES	31/03/2015	247.50
EF084290	13940	CHEMFORM CLEANING SUPPLIES	31/03/2015	315.48
EF084291	14459	BIDVEST (WA) FOOD/CATERING SUPPLIES	31/03/2015	635.24
EF084292	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	31/03/2015	7,695.05

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EF084293	14632	UHY HAINES NORTON ACCOUNTANCY SERVICES/PRODUCTS	31/03/2015	803.00
EF084294	14667	APPEALING SIGNS SIGNS	31/03/2015	1,020.80
EF084295	14700	KINGMAN SIGNS & GRAPHICS SIGNWRITING/SIGNMAKING	31/03/2015	10,858.99
EF084296	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	31/03/2015	3,532.70
EF084297	15224	GILBARCO EQUIPMENT REPAIRS	31/03/2015	2,032.82
EF084298	15267	CHEMSEARCH AUSTRALIA CHEMICAL SUPPLIES	31/03/2015	6,983.11
EF084299	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	31/03/2015	900.00
EF084300	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	31/03/2015	14,391.96
EF084301	15455	PHOENIX PARK LITTLE ATHLETICS CLUB SPORTS FEES	31/03/2015	800.00
EF084302	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/03/2015	203.00
EF084303	15678	A2Z PEST CONTROL PEST CONTROL	31/03/2015	8,278.00
EF084304	15746	WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	31/03/2015	88.20
EF084305	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/03/2015	20,772.82
EF084306	16108	ALTIFORM PTY LTD OUTDOOR FURNITURE	31/03/2015	6,094.00
EF084307	16291	WA PROFILING ROAD PROFILING SERVICES	31/03/2015	474,756.94
EF084308	16386	LITTLE RED APPLE PUBLISHING BOOK SUPPLIES	31/03/2015	61.99
EF084309	16396	MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	31/03/2015	113,482.34
EF084310	16431	SPYDER DISPLAYS DISPLAYS & BANNERS	31/03/2015	236.50
EF084311	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	31/03/2015	508.20
EF084312	16778	SPECIALTY TIMBER FLOORING WA FLOORING SERVICES	31/03/2015	3,927.00
EF084313	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	31/03/2015	1,947.00
EF084314	16911	SUPERSEALING ROAD SEALING	31/03/2015	24,167.00
EF084315	17097	VALUE TISSUE PAPER PRODUCTS	31/03/2015	485.10
EF084316	17121	UNDERGROUND POWER DEVELOPMENT PTY LTD ELECTRICAL SERVICES	31/03/2015	5,445.00
EF084317	17178	THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	31/03/2015	2,430.90
EF084318	17279	AUSSIE COOL SHADES SHADE SAILS & AWNINGS	31/03/2015	154.00
EF084319	17339	CITY OF SUBIACO LSL ENTITLEMENTS	31/03/2015	724.12

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EF084320	17362	JOHN EARLEY TRAINING	31/03/2015	250.00
EF084321	17469	AUSTRALIAN TEMPORARY FENCING P/L FENCING	31/03/2015	1,929.57
EF084322	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/03/2015	1,844.98
EF084323	17481	ADS AUTOMATION PTY LTD DOOR/GATE REPAIRS	31/03/2015	258.50
EF084324	17587	WEST COAST SHADE SHADE STRUCTURES	31/03/2015	2,376.00
EF084325	17608	NU-TRAC RURAL CONTRACTING BEACH CLEANING/FIREBREAK CONSTRUCTION	31/03/2015	8,179.80
EF084326	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	31/03/2015	633.50
EF084327	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	31/03/2015	715.00
EF084328	17930	SBN BUILDING CONTRACTORS PTY LTD BUILDING MAINTENANCE	31/03/2015	6,572.50
EF084329	17942	MRS MAC'S FOOD SUPPLIES	31/03/2015	687.65
EF084330	17987	FREMANTLE LEAK DETECTORS LOCATING SERVICES	31/03/2015	2,035.00
EF084331	18038	COCKBURN NETBALL CLUB REGISTRATION FEES	31/03/2015	2,200.00
EF084332	18126	DELL AUSTRALIA PTY LTD COMPUTER HARDWARE	31/03/2015	2,675.51
EF084333	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	31/03/2015	440.00
EF084334	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	31/03/2015	572.00
EF084335	18249	LASSO MEDIA ADVERTISING	31/03/2015	726.00
EF084336	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/03/2015	61.03
EF084337	18494	DEPARTMENT OF PARKS & WILDLIFE LICENCE RENEWAL	31/03/2015	122.00
EF084338	18508	JOHN TURNER BRICK LAYING SERVICES	31/03/2015	17,649.00
EF084339	18533	FRIENDS OF THE COMMUNITY INC. DONATION	31/03/2015	1,474.50
EF084340	18559	LORRAINE'S PARTY PONIES PARTY HIRE	31/03/2015	420.00
EF084341	18593	TOTAL ALARMS & SECURITY PRODUCTS SECURITY SERVICES	31/03/2015	200.00
EF084342	18613	ECO-HIRE EQUIPMENT HIRE	31/03/2015	10,833.33
EF084343	18628	UNILEVER AUSTRALIA LTD BEVERAGES	31/03/2015	540.13
EF084344	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	31/03/2015	51.80
EF084345	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/03/2015	550.00
EF084346	18764	AFFIRMATIVE PAVING BRICK PAVING SERVICES	31/03/2015	2,374.12

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EF084347	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	31/03/2015	2,945.00
EF084348	18801	FREMANTLE BIN HIRE BIN HIRE - SKIP BINS	31/03/2015	1,010.00
EF084349	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/03/2015	2,075.48
EF084350	19058	VALENTINE'S CAMERA HOUSE FREMANTLE PHOTOGRAPHIC EQUIPMENT	31/03/2015	249.00
EF084351	19133	INNOVA GROUP PTY LTD FURNITURE	31/03/2015	3,630.00
EF084352	19293	SPRAYLINE SPRAYING EQUIPMENT SPRAYING EQUIPMENT	31/03/2015	440.70
EF084353	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	31/03/2015	711.16
EF084354	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONING AIR CONDITIONING SERVICES	31/03/2015	4,974.94
EF084355	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	31/03/2015	1,200.00
EF084356	19533	WOOLWORTHS LTD GROCERIES	31/03/2015	3,265.26
EF084357	19541	TURF CARE WA PTY LTD TURF SERVICES	31/03/2015	880.00
EF084358	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	31/03/2015	3,360.00
EF084359	19546	THE BIG PICTURE FACTORY PRINTING SERVICES	31/03/2015	655.60
EF084360	19623	ERGOLINK OFFICE FURNITURE	31/03/2015	147.80
EF084361	19652	TMS SERVICES TAPPS MOBILE SECURITY - TRUSTEE SECURITY SERVICES	31/03/2015	3,477.23
EF084362	19755	EMBROIDME MYAREE EMBROIDERY	31/03/2015	407.55
EF084363	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/03/2015	2,081.65
EF084364	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	31/03/2015	1,260.00
EF084365	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/03/2015	24,638.25
EF084366	20114	LOUNGE BACKLINE MUSICAL INSTRUMENTS	31/03/2015	115.00
EF084367	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	31/03/2015	9,858.81
EF084368	20215	POWERVAC CLEANING EQUIPMENT	31/03/2015	638.75
EF084369	20321	RIVERJET P/L EDUCTING-CLEANING SERVICES	31/03/2015	19,030.00
EF084370	20420	TRUE BLUE TROPHY SUPPLIES	31/03/2015	380.00
EF084371	20457	IAN PERCY NARRATIVE THERAPY	31/03/2015	275.00
EF084372	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	31/03/2015	4,543.00
EF084373	20608	PRESTIGE HONDA VEHICLES	31/03/2015	16,392.19

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EF084374	20693	RENTOKIL INITIAL PTY LTD PEST CONTROL SERVICES	31/03/2015	594.00
EF084375	20763	JECODA CONCRETE CONCRETE SUPPLY	31/03/2015	10,096.00
EF084376	20864	PARAGON CORPORATE TRAINING TRAINING/ INSTRUCTION	31/03/2015	1,995.00
EF084377	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	31/03/2015	1,398.68
EF084378	20934	GREENLINE AG P/L AGRICULTURAL EQUIPMENT	31/03/2015	391.60
EF084379	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	31/03/2015	66.00
EF084380	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	31/03/2015	600.00
EF084381	21131	STATE WIDE TURF SERVICES TURF RENOVATION	31/03/2015	16,646.70
EF084382	21133	SPORTS PERFORMANCE RECREATION EQUIPMENT	31/03/2015	910.00
EF084383	21193	SPM CONSULTANTS PTY LTD CONSULTANCY SERVICES	31/03/2015	1,980.00
EF084384	21236	SANDCARDS ENTERTAINMENT SERVICES	31/03/2015	625.00
EF084385	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	31/03/2015	2,629.00
EF084386	21294	CAT HAVEN ANIMAL SERVICES	31/03/2015	781.00
EF084387	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	31/03/2015	550.00
EF084388	21364	OFFICINO OFFICE FURNITURE OFFICE FURNITURE	31/03/2015	1,937.10
EF084389	21371	LD TOTAL SANPOINT PTY LTD LANDSCAPING WORKS/SERVICES	31/03/2015	41,687.91
EF084390	21401	MILKY MONSTER CATERING SERVICES	31/03/2015	200.00
EF084391	21471	WA MACHINERY GLASS GLAZING SERVICES	31/03/2015	1,045.00
EF084392	21525	AUSNET INDUSTRIES SPORTING EQUIPMENT	31/03/2015	1,210.00
EF084393	21644	NATURAL PLAY ENVIRONMENTS PTY LTD PLAYGROUND DESIGN SERVICES	31/03/2015	456.00
EF084394	21665	MMJ REAL ESTATE (WA) PTY LTD CONSULTANCY SERVICES - PROPERTY	31/03/2015	11,872.37
EF084395	21672	MEGA MUSIC AUSTRALIA MUSICAL INSTRUMENTS/SOUND EQUIPMENT	31/03/2015	794.00
EF084396	21744	JB HI-FI - COMMERCIAL ELECTRONIC EQUIPMENT	31/03/2015	2,391.00
EF084397	21796	GREEN LEAF GARDENS LANDSCAPING SERVICES	31/03/2015	4,050.00
EF084398	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/03/2015	2,703.52
EF084399	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	31/03/2015	740.96
EF084400	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	31/03/2015	1,774.50

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EF084401	22051	XSENTIAL PTY LTD WATER FILTER SERVICES	31/03/2015	273.68
EF084402	22133	AIR BORN AMUSEMENTS AMUSEMENT SERVICES	31/03/2015	10,217.60
EF084403	22182	KALAMUNDA FENCING & GATEMAKERS FENCING SERVICES	31/03/2015	16,401.00
EF084404	22192	VANESSA PAGET B EDUCATION/ENTERTAINMENT	31/03/2015	462.00
EF084405	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/03/2015	636,358.69
EF084406	22332	MACQUARIE EQUIPMENT RENTALS PTY LTD LEASE RENTAL	31/03/2015	14,514.57
EF084407	22343	COMMUNITYWEST INCORPORATED TRAINING SERVICES	31/03/2015	462.00
EF084408	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	31/03/2015	4,859.25
EF084409	22389	PERTH PETROLEUM SERVICES CLEANING SERVICES - OIL SPILLS	31/03/2015	2,006.40
EF084410	22448	CAKES WEST PTY LTD CATERING	31/03/2015	56.17
EF084411	22511	JOHNNY'S TILING TILING SERVICES	31/03/2015	400.00
EF084412	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/03/2015	2,134.53
EF084413	22560	CHICA CATERING CATERING SERVICES	31/03/2015	2,047.00
EF084414	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	31/03/2015	1,028.50
EF084415	22589	JB HI FI - COCKBURN ELECTRICAL EQUIPMENT	31/03/2015	3,518.26
EF084416	22613	VICKI ROYANS ARTISTIC SERVICES	31/03/2015	900.00
EF084417	22619	KSC TRAINING TRAINING SERVICES	31/03/2015	1,318.00
EF084418	22624	AUSSIE EARTHWORKS PTY LTD EARTHWORKS	31/03/2015	5,940.00
EF084419	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	31/03/2015	1,200.00
EF084420	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/03/2015	45,911.58
EF084421	22805	COVS PARTS PTY LTD MOTOR PARTS	31/03/2015	4,556.42
EF084422	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	31/03/2015	122,364.35
EF084423	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	31/03/2015	435.20
EF084424	23213	SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY) LAUNDRY SERVICES	31/03/2015	481.28
EF084425	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	31/03/2015	421.30
EF084426	23348	ZUMBA WITH HONEY FITNESS CLASSES	31/03/2015	616.00
EF084427	23450	CLEVER DESIGNS UNIFORMS	31/03/2015	1,839.00

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EF084428	23457	TOTALLY WORK WEAR FREMANTLE CLOTHING - UNIFORMS	31/03/2015	81.69
EF084429	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONSTRUCTION SERVICES	31/03/2015	14,280.04
EF084430	23628	DISMANTLE RECONDITIONED BICYCLES & BIKE EDUCATION	31/03/2015	7,118.00
EF084431	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTS	31/03/2015	3,163.88
EF084432	23755	IAP2 AUSTRALASIA TRAINING SERVICES	31/03/2015	2,750.00
EF084433	23813	RIVERSIDE CHRISTIAN SOCCER CLUB REGISTRATION FEES-KIDSPORT	31/03/2015	200.00
EF084434	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	31/03/2015	1,562.00
EF084435	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	31/03/2015	752.95
EF084436	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/03/2015	4,336.75
EF084437	24156	MASTEC AUSTRALIA PTY LTD PURCHASE OF NEW BINS	31/03/2015	78,569.92
EF084438	24160	WILDTHINGS ANIMAL CONTROL SOLUTIONS FERAL ANIMAL CONTROL SERVICES	31/03/2015	962.50
EF084439	24171	KARDINYA NETBALL CLUB REGISTRATION FEES	31/03/2015	200.00
EF084440	24183	WELLARD GLASS GLASS REPAIR SERVICES	31/03/2015	1,122.00
EF084441	24185	HIPPY BELLY DANCE TRAINING SERVICES - DANCE CLASSES	31/03/2015	260.00
EF084442	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	31/03/2015	1,010.60
EF084443	24187	TOTAL GREEN RECYCLING E-WASTE RECYCLING SERVICES	31/03/2015	3,282.61
EF084444	24195	PAYNE'S WINDOW CLEANING AND SERVICES WINDOW CLEANING SERVICES	31/03/2015	7,253.29
EF084445	24275	TRUCK CENTRE WA PTY LTD PURCHASE OF NEW TRUCK	31/03/2015	539.57
EF084446	24281	ECO LOGICAL AUSTRALIA PTY LTD MAPPING SERVICES	31/03/2015	6,171.46
EF084447	24298	TANKS FOR HIRE EQUIPMENT HIRE	31/03/2015	496.39
EF084448	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	31/03/2015	225.00
EF084449	24524	CALO HEALTH HEARTMOVE CLASSES	31/03/2015	2,260.00
EF084450	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD PHOTOGRAPHY SERVICES	31/03/2015	1,204.50
EF084451	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	31/03/2015	1,655.40
EF084452	24654	SYSAID AUSTRALIA PTY LTD COMPUTER SOFTWARE	31/03/2015	2,754.00
EF084453	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	31/03/2015	4,610.00
EF084454	24665	IRON MOUNTAIN AUSTRALIA DATA STORAGE SERVICES	31/03/2015	128.90

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EF084455	24724	QUALITY MARINE COATING SYSTEMS P/L CLEANING SERVICES - ROAD SURFACES	31/03/2015	6,710.00
EF084456	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES ELECTRICAL SERVICES	31/03/2015	1,406.49
EF084457	24805	KAREN WOOLHEAD DANCING CLASSES	31/03/2015	480.00
EF084458	24886	A NATURAL SELF ENTERTAINMENT SUPPLIES	31/03/2015	384.00
EF084459	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	31/03/2015	27,500.00
EF084460	24949	BITUMEN SURFACING THE TRUSTEE FOR COMPLET BITUMEN SUPPLIES	31/03/2015	21,583.10
EF084461	24959	PERTH TEMPORARY AIRBRUSH TATTOOS ENTERTAINMENT SERVICES	31/03/2015	500.00
EF084462	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	31/03/2015	421.30
EF084463	24981	DALMATINAC NETBALL CLUB REGISTRATION FEES	31/03/2015	400.00
EF084464	25060	DFP RECRUITMENT SERVICES RECRUITMENT SERVICES	31/03/2015	31,489.12
EF084465	25102	FREMANTLE MOBILE WELDING WELDING SERVICES	31/03/2015	9,109.10
EF084466	25115	FIGG INVESTMENT MANAGEMENT SERVICES	31/03/2015	2,750.00
EF084467	25121	IMAGESOURCE DIGITAL SOLUTIONS BILLBOARDS	31/03/2015	8,582.20
EF084468	25128	HORIZON WEST LANDSCAPE & IRRIGATION P/L LANDSCAPING SERVICES	31/03/2015	14,944.75
EF084469	25158	MPIRE SECURITY SECURITY SERVICES	31/03/2015	8,065.49
EF084470	25190	GARBOLOGIE MATTRESS RECYCLING	31/03/2015	13,071.30
EF084471	25399	COOLSTEEL FABRI STEEL FABRICATION	31/03/2015	2,255.00
EF084472	25410	WA HYDROMULCHING MULCHING SERVICES	31/03/2015	13,072.32
EF084473	25415	JANDAKOT STOCK & PET SUPPLIES PET SUPPLIES	31/03/2015	219.00
EF084474	25418	CS LEGAL LEGAL SERVICES	31/03/2015	19,923.36
EF084475	25586	ENVIROVAP HIRE OF LEACHATE UNITS	31/03/2015	6,875.00
EF084476	25588	CIVCO MINING SERVICES PTY LTD PLANT / EQUIPMENT HIRE	31/03/2015	12,259.50
EF084477	25644	DYMOCKS GARDEN CITY PURCHASE OF BOOKS	31/03/2015	150.11
EF084478	25648	MATT NANKIVELL MN CREATIVE PHOTOGRAPHY SERVICES	31/03/2015	304.00
EF084479	25654	WINDOW SHIELD AUSTRALIA GLASS CLEANING SERVICES	31/03/2015	3,894.00
EF084480	25658	GUNDI CORPORATION ABORIGINAL REFERENCE GROUPS	31/03/2015	3,300.00
EF084481	25712	JOROMI MONDLANE MAMBA BOXING STUDIO FITNESS CLASSES	31/03/2015	1,600.00

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EF084482	25713	DISCUS ON DEMAND PRINTING SERVICES	31/03/2015	1,001.00
EF084483	25719	NATUREWORKS PACKAGING BIN LINERS	31/03/2015	138.00
EF084484	25731	WHEELIE CLEAN CLEANING SERVICES	31/03/2015	5,370.75
EF084485	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND INSTALLATION / REPAIRS	31/03/2015	57,917.20
EF084486	25734	LIVWELL MASSAGE MASSAGE SERVICES	31/03/2015	150.00
EF084487	25771	INTEGRAL DEVELOPMENT TRAINING COURSES	31/03/2015	8,268.96
EF084488	25772	SUPERFINS WA REGISTRATION FEES	31/03/2015	200.00
EF084489	25796	DISTRICT AUSTRALIA PTY LTD FURNITURE SUPPLIES	31/03/2015	12,164.90
EF084490	25813	LGCONNECT PTY LTD DEVELOPMENT CONSULTANCY	31/03/2015	55,550.00
EF084491	25832	EXTERIA ENGINEERING & DESIGN SERVICES	31/03/2015	11,814.00
EF084492	25875	COOGEE PLUMBING SERVICES PLUMBING SERVICES	31/03/2015	9,457.50
EF084493	25881	TWO QUEENS CATERING SERVICES	31/03/2015	700.00
EF084494	25898	SAFE4KIDS PURCHASE OF BOOKS	31/03/2015	139.16
EF084495	25962	ALL LINES LINEMARKING SERVICES	31/03/2015	1,650.00
EF084496	26020	GRANT ELEVATORS LIFT MAINTENANCE	31/03/2015	858.00
EF084497	26067	SPRAYKING WA PTY LTD CHEMICAL WEED CONTROL SERVICES	31/03/2015	181.50
EF084498	26090	FREMANTLE MILK DISTRIBUTORS MILK DISTRIBUTORS	31/03/2015	237.10
EF084499	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	31/03/2015	29,498.28
EF084500	26113	BENJ BERNAL MUSIC ENTERTAINMENT SERVICES	31/03/2015	450.00
EF084501	26114	GRACE RECORDS MANAGEMENT RECORDS MANAGEMENT SERVICES	31/03/2015	367.02
EF084502	26116	CAMPBELLS CASH AND CARRY CATERING SUPPLIES	31/03/2015	484.32
EF084503	26162	RANDSTAD PTY LTD EMPLOYMENT SERVICES	31/03/2015	5,289.66
EF084504	26171	KIMBERLEY MICKLE PRESENTATION SERVICES	31/03/2015	1,000.00
EF084505	26173	SOUTHSIDE PLUMBING PLUMBING SERVICES	31/03/2015	4,261.40
EF084506	26189	J. P. BENNETT PTY LTD CONSULTANCY SERVICES	31/03/2015	2,200.00
EF084507	26195	PLAY CHECK CONSULTING SERVICES	31/03/2015	5,500.00
EF084508	26211	AMCOM PTY LTD INTERNET/DATA SERVICES	31/03/2015	6,070.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
EF084509	26253	CREATE IT TIME LAPSE CAMERA	31/03/2015	913.00
EF084510	26257	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	31/03/2015	6,385.00
EF084511	26259	PATIOS PLUS WA CONTRUCTION SERVICES - PATIOS	31/03/2015	22,537.75
EF084512	26260	TES ELECTRICAL ELECTRICAL SERVICES	31/03/2015	5,115.96
EF084513	26303	GECKO CONTRACTING TURF & LANDSCAPE MAINTENANCE TURF & LANDSCAPE MAINTENANCE	31/03/2015	56,282.40
EF084514	26314	CPE GROUP TEMPORARY EMPLOYMENT SERVICES	31/03/2015	365.84
EF084515	26323	AT THE KITCHEN CATERING SERVICES	31/03/2015	3,134.00
EF084516	26327	BOTTON & GARDINER PURCHASE OF FURNITURE	31/03/2015	10,011.58
EF084517	26330	KENNARDS HIRE - BIBRA LAKE EQUIPMENT HIRE	31/03/2015	5,048.50
EF084518	26354	ELECTROFEN REPAIR SERIVCES - SECURITY FENCES	31/03/2015	1,672.00
EF084519	26359	WILSON SECURITY SECURITY SERVICES	31/03/2015	163,575.62
EF084520	26370	ESTRAT CONSULTANCY SERVICES - IT	31/03/2015	6,778.75
EF084521	26386	AIRMASTER AUSTRALIA PTY LTD AIRCONDITIONING MAINTENANCE SERVICES	31/03/2015	14,679.49
EF084522	26391	ANDOVER DETAILERS GOLDFINCH NOMINEES PTY LTD DETAILING SERVICES	31/03/2015	1,515.35
EF084523	26399	PAPERSCOUT THE TRUSTEE FOR PETERS MORRISON GRAPHIC DESIGN SERVICES	31/03/2015	1,848.00
EF084524	26401	RL & PJ KNIGHT (NUKLEEN DRYCLEANERS & NEW RAG & SAFETY EQUIPMENT	31/03/2015	110.00
EF084525	26403	CHES POWER GROUP BACK UP POWER GENERATOR SOLUTION FOR ADMIN	31/03/2015	136,027.65
EF084526	26412	OPSM PHOENIX PRESCRIPTION SAFETY GLASSES	31/03/2015	129.90
EF084527	26413	SEALEY, MARITA WORKSHOP FACILITATION SERVICES	31/03/2015	1,100.00
EF084528	26415	SHAWSETT TRAINING & SAFETY THE SHAWSETT UN DRIVER, FIRST AID & SAFETY TRAINING	31/03/2015	336.57
EF084529	26416	COOLBELLUP NEWSAGENCY THE TRUSTEE FOR DAV NEWSPAPER DELIVERY SERVICES	31/03/2015	1,534.40
EF084530	26417	CHARLES AND VIOLET FITZGERALD, PAULA CAKE DECORATING CLASSES	31/03/2015	202.50
EF084531	26418	INTEGRANET TECHNOLOGY GROUP PTY LTD ICT CONSULTANCY SERVICES	31/03/2015	33,550.00
EF084532	26421	NATIONAL HEART FOUNDATION OF AUSTRALIA HEARTMOVES PROGRAM	31/03/2015	330.00
EF084533	26422	MULSAN ENGINEERING PTY LTD ENGINEERING CONSULTANCY SERVICES	31/03/2015	330.00
EF084534	26425	GAP FREELANCE PARKS & GARDENS TECHNICAL SERVICES	31/03/2015	4,707.90
EF084535	26441	T J HARRIS ENTERTAINMENT SERVICES	31/03/2015	1,200.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
EF084536	26442	BULLANT SECURITY PTY LTD KEY WEST LOCK SERV LOCKSMITH & SECURITY SERVICES	31/03/2015	6,010.15
EF084537	26443	TENTH LIGHT HORSE BUNBURY TROOP INC PERFORMANCE SERVICES	31/03/2015	2,500.00
EF084538	26444	PHILIP R SULLIVAN AUSTRALIAN AND TENTH LIGHT PERFORMANCE SERVICES	31/03/2015	2,500.00
EF084539	26458	ESKIMO LIVE PTY LTD (ESKIMO LIVE) ENTERTAINMENT SERVICES	31/03/2015	22,000.00
EF084540	26460	KISS PHOTOBOOTHS PHOTO BOOTH HIRE	31/03/2015	299.00
EF084541	26462	SOLARWINDS SOFTWARE EUROPE LIMITED ORACLE LICENSES	31/03/2015	8,856.00
EF084542	26467	WREFORD, KATHY HIRE OF MASSAGE CHAIR	31/03/2015	150.00
EF084543	26471	90 SECONDS AUSTRALIA PTY LTD AUDIO VISUAL EQUIPMENT HIRE	31/03/2015	1,650.00
EF084544	26472	RAWSOME PTY LTD WORKSHOP FACILITATION SERVICES	31/03/2015	495.00
EF084545	26475	QUANTUM BUILDING SERVICES CARPENTRY SERVICES	31/03/2015	1,550.45
EF084546	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	31/03/2015	292,882.12
EF084547	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	31/03/2015	18,715.33
EF084548	17555	ALLEASING PTY LTD LEASE REPAYMENTS	31/03/2015	4,121.45
EF084549	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	31/03/2015	1,615.13
EF084550	25823	ENIGIN WESTERN AUSTRALIA ELECTRICITY USAGE/SUPPLIES	31/03/2015	16,794.64
EF084551	10354	COCKBURN COMMUNITY AND CULTURAL COUNCIL GRANTS & DONATIONS	31/03/2015	500.00
EF084552	11841	YANGEBUP FAMILY CENTRE INC VENUE HIRE / GRANTS & DONATIONS	31/03/2015	792.00
EF084553	13609	COOLBELLUP COMMUNITY SCHOOL GRANTS & DONATIONS	31/03/2015	100.00
EF084554	23897	DAVID IAN NASH RATES REFUND - OVERPAYMENT	31/03/2015	639.99
EF084555	24629	LIZ AMUDO RATES REFUND - OVERPAYMENT	31/03/2015	948.61
EF084556	26202	CHOI HOMES PTY LTD RATES REFUND - INTERIM ADJUSTMENT	31/03/2015	641.26
EF084557	26360	LJ HOOKER SPEARWOOD RATES REFUND - OVERPAYMENT	31/03/2015	499.00
EF084558	26483	SHANE HERBERT RATES REFUND - OVERPAYMENT	31/03/2015	358.50
EF084559	26484	NICVIRA NOMINEES PTY LTD RATES REFUND - INTERIM ADJUSTMENT	31/03/2015	828.65
EF084560	26485	GYPSY HILLS PTY LTD RATES REFUND -	31/03/2015	1,186.36
EF084561	26487	LYNNE AND DAVID ARCHER RATES REFUND - INTERIM ADJUSTMENT	31/03/2015	431.50
EF084562	26488	CORNELUS KOOT RATES REFUND - OVERPAYMENT	31/03/2015	1,288.73

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
EF084563	26489	K & PC CRESEY RATES REFUND - INTERIM ADJUSTMENT	31/03/2015	452.92
EF084564	26490	M A REVELO RATES REFUND - DOUBLE PAYMENT	31/03/2015	246.00
EF084565	26491	SUE ROBINSON- GRONE RATES REFUND - SENIOR REBATE	31/03/2015	221.26
EF084566	26492	AINSLIE LUCAS RATES REFUND - INTERIM ADJUSTMENT	31/03/2015	1,691.94
EF084567	26493	WA PROPERTY PROJECT MARKETING RATES REFUND - OVERPAYMENT	31/03/2015	1,616.28
EF084568	26494	LIANA INDRAWATY RATES REFUND - OVERPAYMENT	31/03/2015	386.68
EF084569	26495	ANDREW MENCSELYI RATES REFUND - DEMOLITION OF HOUSE	31/03/2015	284.67
EF084570	26496	CARFAX PTY LTD RATES REFUND - OVERPAYMENT	31/03/2015	1,919.00
EF084571	99997	TAYLAH WATKINSON LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084572	99997	CURTIS PARNELL LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	200.00
EF084573	99997	CERY'S PARNELL LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	200.00
EF084574	99997	CALLAM PARNELL LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	200.00
EF084575	99997	ASHLEIGH GRANT LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084576	99997	KEVIN KALEMBER LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084577	99997	SHEA LYONS LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084578	99997	BRODY EASTWOOD LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084579	99997	TODD HATCHER LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084580	99997	GUS OOSTHUSIZEN LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084581	99997	JOSHUA CONTI-CANALOO LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084582	99997	JOSHUA RICKARDS LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084583	99997	KEEGAN ROWLEY LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084584	99997	THOMAS GASKIN LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084585	99997	RACHEL GASKIN LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084586	99997	RYAN NUTTALL LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084587	99997	JAYLEN TAUPOLA LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084588	99997	CAIGE KAZMIEROWSKI LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084589	99997	CLAUDIO GOUVEIA LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
EF084590	99997	MOLLY HAGAN LGACS9 - JUNIOR SPORT TRAVEL ASSISTANCE	31/03/2015	400.00
EF084591	99997	SPEARWOOD DALMATINAC CLUB INC 50% REIMBURSEMENT OF RATES 2014-15	31/03/2015	10,820.61
EF084592	99997	COCKBURN WETLANDS EDUCATION CENTRE INSTALMENT 2 CWEC SPONSORSHIP	31/03/2015	47,689.46
EF084593	99997	NATIVE ARC INSTALMENT 2 NARC SPONSORSHIP	31/03/2015	47,689.46
EF084594	99997	DEPARTMENT OF LOCAL GOVERNMENT & COMMUNITY RETURN OF UNSPENT GRANT FUNDS	31/03/2015	9,008.58
EF084595	99997	JOSEPH TRIMBLE OVERPAYMENT OF FEES - AGED & DISABLED	31/03/2015	440.55
EF084596	99997	PAVAN GOWDA COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084597	99997	STEPHANIE BOWLING COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084598	99997	SRI RAMA RAJU MANTENA COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084599	99997	DALE & KELLIE BROWN-KENYON COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084600	99997	LYNDSEY MCINTOSH COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084601	99997	NIRAIKUMAR MARFATIA COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084602	99997	WILLEM POOT COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084603	99997	SARAH FITZSIMMONS COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084604	99997	PENG ZHOU COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084605	99997	D MA & Q ZHANG COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084606	99997	JASON BRAITHWAITE COUNCIL CROSSOVER CONTRIBUTION	31/03/2015	300.00
EF084607	99997	K HYLAND DOG REGISTRATION REFUND - ANNA	31/03/2015	15.00
EF084608	99997	K HYLAND DOG REGISTRATION REFUND - OLOFF	31/03/2015	15.00
EF084609	99997	YVONNE HADDOW COMPOST BIN REBATE	31/03/2015	50.00
EF084610	99997	CUMMINGS DUNNACHIE COMPOST BIN REBATE	31/03/2015	50.00
026245	13932	ARMAGUARD BANKING SERVICES	4/03/2015	3,070.20
026246	99999	S/F & JF D HAY BOND REFUND - HAMMOND HEIGHTS STAGE 4	10/03/2015	4,812.96
026247	99999	MICHAELA FENNER PLANNING APPLICATION - 17 FALCON PL, JANDAKOT	10/03/2015	147.00
026248	99999	GOLDBARREL CORPORATION PTY LTD BOND REFUND - MELL RD INTERSECTION	10/03/2015	6,202.38
026249	99999	GOLDBARREL CORPORATION PTY LTD BOND REFUND - HAMILTON / YAKKAS	10/03/2015	17,585.21
026250	99999	DELIA C APELGREN HALL BOND REFUND - ATWELL COMMUNITY CENTRE	10/03/2015	150.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
026251	99999	RPS PLANNING PLANNING APPLICATION - 1L GADD ST, SUCCESS	10/03/2015	2,728.00
026252	99999	LAND LEASE COMMUNITIES (AUSTRALIA) P/L BOND REFUND - LOT 2719 HILROY ST, COOLBELLUP	10/03/2015	21,914.87
026253	99999	HAMMOND PARK ESTATES PTY LTD DEVELOPER CONTRIBUTION - DCA 13 REFUND	10/03/2015	3,707.72
026254	99999	DHARMAPALA KADAMPA MEDITATION CENTRE HALL BOND REFUND - HARVEST LAKES	10/03/2015	150.00
026255	99999	PRITCHARD FRANCIS BOND REFUND - LOTS 3 & 4 WEST CHURCHILL AVE	10/03/2015	5,359.01
026256	99999	INTEWORK INC HALL BOND REFUND - YANGEBUP	10/03/2015	500.00
026257	99999	LORD OF THE NATIONS CHRISTIAN CHURCH HALL BOND REFUND - BANJUP	10/03/2015	150.00
026258	99999	CATHERINE DILLON HALL BOND REFUND - JANDAKOT	10/03/2015	150.00
026259	99999	LISA MCGILLIVARY HALL BOND REFUND - BEELIAR COMMUNITY	10/03/2015	150.00
026260	99999	TIEAN KHAN HALL BOND REFUND - BIBRA LAKE COMMUNITY	10/03/2015	150.00
026261	99999	PAUL RILEY HALL BOND REFUND - AUBIN GROVE COMMUNITY	10/03/2015	150.00
026262	99999	DHAVAL PATEL HALL BOND REFUND - JANDAKOT	10/03/2015	150.00
026263	13932	ARMAGUARD BANKING SERVICES	11/03/2015	2,371.70
026264	13932	ARMAGUARD BANKING SERVICES	18/03/2015	2,023.45
026265	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	24/03/2015	4,566.80
026266	13932	ARMAGUARD BANKING SERVICES	25/03/2015	2,219.60
026267	10382	COMMISSIONER OF POLICE LICENCE FEE	31/03/2015	119.00
026268	10747	IINET LIMITED INTERNET SERVICES	31/03/2015	799.85
026269	11760	WATER CORPORATION SEWER EASEMENT	31/03/2015	11,081.62
026270	11795	WESTERN POWER ELECTRICAL SERVICES	31/03/2015	2,318.25
026271	11852	YOUTHLINK TRAINING WORKSHOP	31/03/2015	70.00
026272	14598	ALF REBOLA THE GOOD GUYS ELECTRICAL GOODS	31/03/2015	908.00
026273	10047	ALINTA ENERGY GAS SUPPLIES	31/03/2015	6,771.65
026274	11758	WATER CORP WATER USAGE SUPPLIES ADD RETENTION HELD NIL	31/03/2015	43,892.65

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account t No.	Account/Payee	Date	Value
LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS				
026255	99999	PRITCHARD FRANCIS	31/03/2015	5,359.01
EF083419	10325	CITY OF FREMANTLE	20/03/2015	27,500.00
EF083431	99997	SEAN WEBB	3/03/2015	652.77
CHEQUE LIST TOTAL				12,413,074.15
TOTAL AS PER AP SOURCE 14GLACT9991000				12,413,074.15
TOTAL AS PER TR SOURCE 14GLACT9991000				12,413,074.15
ADDITIONAL DIRECT PAYMENTS				
BANK FEES				
MERCHANT FEES COC				12,329.08
MERCHANT FEES SLLC				4,012.00
MERCHANT FEES VARIOUS OUT CENTRES				287.38
NATIONAL BPAY CHARGE				5,520.88
RTGS/ACLR FEE				17.00
NAB TRANSACT FEE				2,795.46
MERCHANDISE / STATIONERY FEE				-
				24,961.80
FAMILY DAY CARE AND IN HOME CARE PAYMENTS				
FDC PAYMENTS				50,586.51
IHC PAYMENTS				92,373.50
				142,960.01
PAYROLL TRANSACTIONS				
COC 05/03/15 CITY OF COCKBURN 042958				53,560.00
COC 06/03/15 CITY OF COCKBURN 042958				1,884.99
COC 10/03/15 CITY OF COCKBURN 042958				94,949.34
COC 10/03/15 CITY OF COCKBURN 042958				1,049,750.79
COC 13/03/15 CITY OF COCKBURN 042958				3,954.23
COC 14/03/15 CITY OF COCKBURN 042958				588.23
COC 17/03/15 CITY OF COCKBURN 042958				2,088.22
COC 20/03/15 CITY OF COCKBURN 042958				1,956.91
COC 20/03/15 CITY OF COCKBURN 042958				5,340.41
COC 24/03/15 CITY OF COCKBURN 042958				1,033,194.91
COC 25/02/15 CITY OF COCKBURN 042958				449.23
COC 10/03/15 CITY OF COCKBURN 042958 REBANK3554KELLY				225.54
COC 10/03/15 CITY OF COCKBURN 042958 REBANK3561SULLIVAN				3,216.00
				2,251,158.80
CREDIT CARD PAYMENTS				
CBA CREDIT CARD PAYMENT				59,848.23
				59,848.23
TOTAL PAYMENTS FOR MARCH				14,892,002.99

PAYMENT SUMMARY

CHEQUE PAYMENTS

026245 -026274

CANCELLED PAYMENTS

Nil.

ELECTRONIC FUNDS TRANSFER PAYMENT

EF084023 – EF084610

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 March 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	71,720,975	70,799,765	1%	921,209 ✓	73,638,927	74,022,182
Financial Services	792,283	707,617	12%	84,666	789,050	657,050
Information Services	240	1,125	-79%	(885)	1,500	1,500
Human Resource Management	323,517	214,494	51%	109,023	286,000	86,000
Library Services	28,981	40,010	-28%	(11,029)	53,346	53,346
Community Services	6,537,633	6,039,520	8%	498,112 ✓	7,224,112	7,338,204
Human Services	5,309,051	4,988,755	6%	320,296 ✓	6,396,392	6,459,383
Corporate Communications	9,645	11,000	-12%	(1,355)	12,500	12,500
Statutory Planning	1,353,304	1,234,761	10%	118,543	1,713,015	1,613,015
Strategic Planning	1,784,285	1,553,826	15%	230,459 ✓	2,291,943	1,471,943
Building Services	1,302,852	1,271,075	3%	31,777	1,645,700	1,535,700
Environmental Health	226,397	218,775	3%	7,622	255,500	225,500
Waste Services	26,255,054	26,710,227	-2%	(455,173) ✗	29,438,023	29,143,124
Parks & Environmental Services	69,212	1,425	4757%	67,787	49,900	1,900
Engineering Services	336,981	220,022	53%	116,958	303,363	293,363
Infrastructure Services	64,712	2,473	2517%	62,240	3,297	3,297
	116,115,120	114,014,871	2%	2,100,249	124,102,568	122,918,007
Total Operating Revenue	116,115,120	114,014,871	2%	2,100,249	124,102,568	122,918,007
Operating Expenditure						
Governance	(3,206,905)	(3,474,373)	-8%	267,468 ✓	(5,054,182)	(4,633,859)
Financial Services	(4,355,460)	(4,484,609)	-3%	129,149	(5,420,104)	(5,464,284)
Information Services	(3,436,280)	(3,522,065)	-2%	85,785	(4,655,285)	(4,385,908)
Human Resource Management	(1,872,228)	(1,890,655)	-1%	18,426	(2,643,028)	(2,302,028)
Library Services	(2,252,038)	(2,342,549)	-4%	90,510	(3,201,689)	(3,168,305)
Community Services	(6,708,232)	(6,966,790)	-4%	258,558 ✓	(9,523,114)	(9,490,807)
Human Services	(6,035,351)	(5,808,503)	4%	(226,848) ✗	(7,899,026)	(7,729,708)
Corporate Communications	(1,762,868)	(2,063,446)	-15%	300,579 ✓	(2,791,953)	(2,682,290)
Statutory Planning	(895,182)	(932,048)	-4%	36,866	(1,286,082)	(1,286,082)
Strategic Planning	(1,254,736)	(1,091,431)	15%	(163,305)	(1,670,975)	(1,566,420)
Building Services	(1,084,417)	(1,131,011)	-4%	46,594	(1,564,494)	(1,564,494)
Environmental Health	(1,141,770)	(1,354,927)	-16%	213,156 ✓	(1,887,046)	(1,773,929)
Waste Services	(13,317,220)	(13,825,315)	-4%	508,095 ✓	(20,096,655)	(20,076,655)
Parks & Environmental Services	(8,387,811)	(8,577,066)	-2%	189,255	(11,586,867)	(11,330,867)
Engineering Services	(5,629,202)	(5,890,320)	-4%	261,118 ✓	(7,997,243)	(7,985,243)
Infrastructure Services	(6,029,521)	(6,164,058)	-2%	134,538	(8,281,370)	(8,195,699)
	(67,369,221)	(69,519,165)	-3%	2,149,944	(95,559,112)	(93,636,577)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 March 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	2,147,239	2,466,117	-13%	(318,877) X	3,246,783	3,243,783
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(74,666)	(70,830)	5%	(3,836)	(94,440)	(94,440)
Furniture & Equipment	(115,946)	(117,310)	-1%	1,364	(156,413)	(156,413)
Plant & Machinery	(2,109,417)	(2,226,951)	-5%	117,534	(2,969,268)	(2,969,268)
Buildings	(3,305,089)	(3,196,242)	3%	(108,847)	(4,261,656)	(4,261,656)
Roads	(7,631,039)	(7,100,964)	7%	(530,075) X	(10,247,952)	(9,467,952)
Drainage	(1,722,625)	(1,717,551)	0%	(5,074)	(2,290,068)	(2,290,068)
Footpaths	(819,826)	(871,011)	-6%	51,185	(1,161,348)	(1,161,348)
Parks Equipment	(2,060,635)	(2,073,006)	-1%	12,371	(2,764,012)	(3,354,012)
Landfill	(850,605)	(866,124)	-2%	15,519	(1,154,832)	-
	(18,689,846)	(18,239,989)	2%	(449,858)	(25,099,989)	(23,755,157)
Total Operating Expenditure	(83,911,829)	(85,293,037)	-2%	1,381,209	(117,412,318)	(114,147,951)
Change in Net Assets Resulting from Operations	32,203,292	28,721,834	12%	3,481,458	6,690,250	8,770,056
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	215,816	(87,944)	-345%	303,760 ✓	(217,704)	(582,947)
Freehold Land	2,470,673	5,945,384	-58%	(3,474,711) X	7,921,068	1,150,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	(30,944)	157,795	-120%	(188,739)	157,795	-
	2,655,546	6,015,235	-56%	(3,359,690)	7,861,159	567,053
Less: Underground Power Infrastructure Contribution	-	(574)	-100%	574	(574)	-
Asset Acquisitions						
Land and Buildings	(10,924,690)	(16,800,467)	-35%	5,875,777 ✓	(34,688,784)	(24,387,000)
Infrastructure Assets	(11,342,067)	(15,106,431)	-25%	3,764,364 ✓	(29,733,694)	(17,116,028)
Plant and Machinery	(2,920,138)	(3,739,133)	-22%	818,995 ✓	(5,518,133)	(4,007,500)
Furniture and Equipment	(9,847)	(11,000)	-10%	1,153	(11,000)	(206,000)
Computer Equipment	(547,632)	(1,017,211)	-46%	469,579 ✓	(1,189,468)	(434,000)
Note 1.	(25,744,374)	(36,674,242)	-30%	10,929,867	(71,141,079)	(46,150,528)
Add: Transfer to Reserves	(13,509,588)	(19,409,201)	-30%	5,899,613 ✓	(47,718,117)	(35,534,109)
	(4,395,124)	(21,346,947)	-79%	16,951,823	(104,308,362)	(72,347,529)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 March 2015

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget		Revised Budget	Adopted Budget
	\$	\$	%	\$		\$	\$
Add Funding from							
Grants & Contributions - Asset Development	13,482,540	9,957,468	35%	3,525,072	√	14,373,613	6,726,309
Less: held in restricted funds from prior years	-	-	0%	-		-	-
Proceeds on Sale of Assets	3,749,211	7,135,547	-47%	(3,386,336)	X	9,819,231	2,525,125
Reserves	13,345,057	16,870,186	-21%	(3,525,129)	X	31,074,967	18,281,347
Loan Funds Raised	-	-	0%	-		20,000,000	20,000,000
Contributed Developer Assets	1,458,317	-	0%	1,458,317	√	-	-
	27,640,001	12,616,255	119%	15,023,746		(29,040,551)	(24,814,748)
Non-Cash/Non-Current Item Adjustments							
Depreciation on Assets	18,689,846	18,239,989	2%	449,858	√	25,099,989	23,755,157
Profit/(Loss) on Assets Disposal	(2,655,546)	(6,015,235)	-56%	3,359,690	√	(7,861,159)	(567,053)
Loan Repayments	(680,544)	(686,677)	-1%	6,133		(1,373,356)	(1,373,356)
Non-Current Leave Provisions	91,977	-	0%	91,977		-	-
	43,085,735	24,154,331	78%	18,931,403		(13,175,076)	(3,000,000)
Opening Funds	13,175,076	13,175,076	0%	(0)		13,175,076	3,000,000
Closing Funds	56,260,810	37,329,407	51%	18,931,403		-	-
	-	-		-		-	-

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	(10,924,690)	(3,286,334)	(14,211,024)	(16,800,467)	(34,688,784)	20,477,760
Infrastructure Assets	(11,342,067)	(4,037,023)	(15,379,090)	(15,106,431)	(29,733,694)	14,354,604
Plant and Machinery	(2,920,138)	(1,430,791)	(4,350,929)	(3,739,133)	(5,518,133)	1,167,204
Furniture and Equipment	(9,847)	-	(9,847)	(11,000)	(11,000)	1,153
Computer Equipment	(547,632)	(85,492)	(633,123)	(1,017,211)	(1,189,468)	556,345
	(25,744,374)	(8,839,639)	(34,584,013)	(36,674,242)	(71,141,079)	36,557,066

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	148,394,751	119,892,825	103,165,912	86,462,923
Rates Outstanding	2,243,486	3,160,264	900,000	900,000
Rubbish Charges Outstanding	407,002	464,749	300,000	300,000
Sundry Debtors	1,930,164	1,806,975	2,700,000	2,700,000
GST Receivable	1,010,695	-	-	-
Prepayments	936	350,000	350,000	350,000
Accrued Debtors	323,074	-	-	-
Stock on Hand	24,736	20,000	20,000	20,000
	154,334,844	125,694,815	107,435,912	90,732,923
Current Liabilities				
Creditors	(5,133,860)	(188,663)	(5,000,496)	(5,000,496)
Income Received in Advance	-	52,856	52,856	52,856
GST Payable	(445,794)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,713,146)	(2,000,000)	(2,000,000)	(2,000,000)
Provision for Long Service Leave	(1,950,770)	(2,441,444)	(2,595,980)	(2,595,980)
	(10,243,570)	(4,577,251)	(9,543,620)	(9,543,620)
Net Current Assets	144,091,274	121,117,563	97,892,292	81,189,303
Add: Non Current Investments	4,466,965	4,339,420	4,339,420	4,339,420
	148,558,239	125,456,983	102,231,712	85,528,723
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(85,753,094)	(88,127,577)	(102,231,712)	(85,528,723)
Deposits & Bonds Liability *	(6,544,335)	(2,789,342)	(2,789,342)	(2,789,342)
Grants & Contributions Unspent *	-	2,789,343	2,789,343	2,789,343
	56,260,810	37,329,407	(0)	-
Closing Funds (as per Financial Activity Statement)	56,260,810	37,329,407	(0)	-

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				0
			OCM 11/9/14					
GL	830	Increase conference budget	#5370	Operating Expenditure			2,000	(2,000)
			OCM 11/9/14					
GL	594	Salary reduction due to system error	#5370	Operating Expenditure		18,369		16,369
			OCM 11/9/14					
GL	105	Increase in FAGS grant	#5370	Operating Income		86,745		103,114
	161, 162,		OCM 11/9/14					
GL	175	Reallocating FESA grants and expenditure	#5370	Operating Income		4,498		107,612
		Allocating telecommunication expenses budget which was missed out	OCM 13/11/14					
GL	137	during annual budget process	#5408	Operating Expenditure			65,000	42,612
		Carried forward unspent fund in Coastal Monitoring project which was	OCM 13/11/14					
OP	6245	missed out during carry forward process	#5408	Operating Expenditure			20,687	21,925
	310, 350,	Adjustments to Financial Counselling budgets as 2 staff now relocated to	OCM 11/12/14					
GL	375	Cockburn Super Clinic and also receiving reduced grant funding	#5429	Operating Expenditure			15,482	6,443
OP	7696	Rent income received from DFES for occupying CVES building		Operating Income		4,000		10,443
			OCM 12/02/15					
Various		Mid-year budget review	#5456	Various			10,443	0
OP	8291	Allocating internal administration charge	OCM April	Operating Income		8,500		8,500
OP	8276	Coolbellup security guard	OCM May	Operating Expenditure			8,500	0
				Closing Funds Surplus (Deficit)	0	122,112	122,112	0

Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 March 2015

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	63,512,264	62,540,000	972,265	63,852,265	62,880,000	62,880,000
02 Specified Area Rates	306,149	270,000	36,149	306,149	270,000	270,000
05 Fees and Charges	Note 1 35,549,569	35,346,645	202,924	41,153,012	40,950,088	39,708,911
06 Service Charges	3,983,580	3,991,718	(8,138)	3,983,580	4,000,000	4,000,000
10 Grants and Subsidies	7,490,457	7,089,741	400,716	9,817,865	9,417,149	9,325,765
15 Contributions, Donations and Reimbursements	855,274	541,399	313,875	992,715	678,840	356,840
20 Interest Earnings	4,399,315	4,230,043	169,272	6,068,663	5,899,391	6,369,391
25 Other revenue and Income	18,513	5,325	13,188	20,288	7,100	7,100
Total Operating Revenue	116,115,120	114,014,871	2,100,249	126,194,535	124,102,568	122,918,007
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	Note 2 (31,617,359)	(32,064,406)	447,046	(43,347,521)	(43,794,567)	(42,697,487)
51 Employee Costs - Indirect Oncosts	(547,091)	(702,686)	155,595	(1,174,616)	(1,330,210)	(898,966)
55 Materials and Contracts	Note 3 (25,785,909)	(26,747,544)	961,635	(34,975,090)	(35,936,725)	(35,548,621)
65 Utilities	(3,142,857)	(3,479,636)	336,779	(4,285,660)	(4,622,439)	(4,513,005)
70 Interest Expenses	(67,784)	(67,784)	0	(123,300)	(123,300)	(123,300)
75 Insurances	(1,952,591)	(2,124,500)	171,909	(2,045,591)	(2,217,500)	(2,340,500)
80 Other Expenses	(4,255,630)	(4,332,610)	76,980	(7,457,391)	(7,534,371)	(7,514,698)
85 Depreciation on Non Current Assets	(18,689,846)	(18,239,989)	(449,858)	(25,549,847)	(25,099,989)	(23,755,157)
Add Back: Indirect Costs Allocated to Capital Works	2,147,239	2,466,117	(318,877)	2,927,905	3,246,783	3,243,783
Total Operating Expenditure	(83,911,829)	(85,293,037)	1,381,209	(116,031,110)	(117,412,318)	(114,147,951)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	32,203,292	28,721,834	3,481,458	10,163,426	6,690,250	8,770,056
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	3,264,007	2,966,579	297,428	5,828,662	5,531,234	2,361,387
16 Contributions - Asset Development	10,218,534	6,990,890	3,227,644	12,070,023	8,842,379	4,364,922
95 Profit/(Loss) on Sale of Assets	2,655,546	6,015,235	(3,359,690)	4,501,469	7,861,159	567,053
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(574)	574	-	(574)	-
Total Non-Operating Activities	16,138,086	15,972,130	165,956	22,400,154	22,234,198	7,293,362
NET RESULT	48,341,378	44,693,964	3,647,414	32,563,580	28,924,447	16,063,417

Notes to Statement of Comprehensive Income

Note 1.

Additional information on main sources of revenue in fees & charges.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<u>Community Services:</u>				
Recreational Services	408,524	400,740	534,320	534,320
South Lake Leisure Centre	2,216,428	2,214,369	2,856,666	2,988,286
Law and Public Safety	690,135	291,372	388,496	388,496
	3,325,586	2,910,481	3,789,482	3,911,102
<u>Waste Services:</u>				
Waste Collection Services	18,981,606	18,916,707	19,050,000	18,695,101
Waste Disposal Services	7,267,108	7,783,520	10,378,023	10,448,023
	26,248,714	26,700,227	29,428,023	29,143,124
	29,574,300	29,610,708	33,217,505	33,054,226

Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,466,768)	(1,476,318)	(1,995,589)	(1,919,506)
Finance & Corporate Services Division	(5,095,922)	(5,070,220)	(6,950,330)	(6,145,420)
Community Services Division	(9,772,929)	(9,831,737)	(13,379,724)	(13,196,817)
Planning & Development Division	(3,638,826)	(3,668,369)	(5,024,097)	(5,024,097)
Engineering & Works Division	(11,642,915)	(12,017,762)	(16,444,827)	(16,411,647)
	(31,617,359)	(32,064,406)	(43,794,567)	(42,697,487)

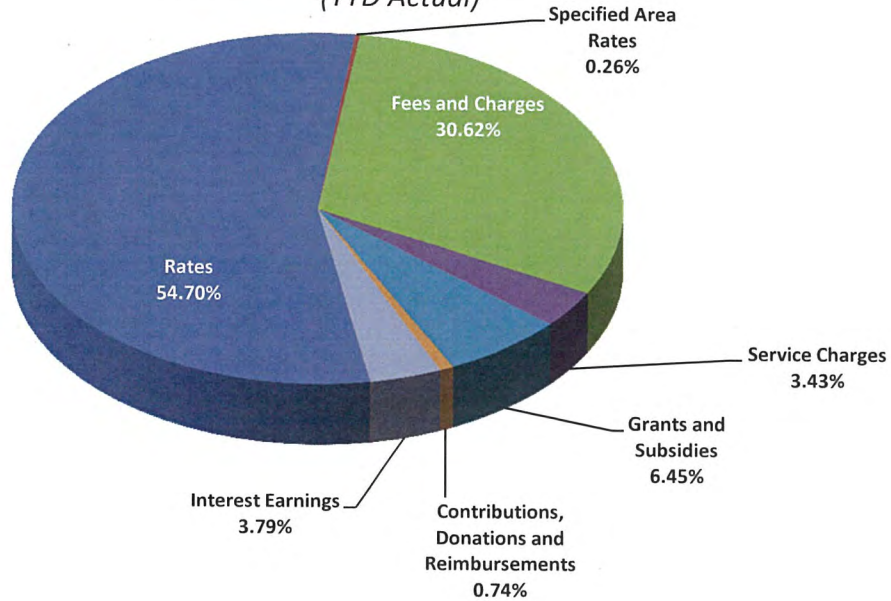
Note 3

Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(1,319,566)	(1,520,644)	(2,337,355)	(2,087,788)
Finance & Corporate Services Division	(2,078,414)	(2,136,365)	(2,727,612)	(3,269,713)
Community Services Division	(5,595,417)	(5,884,129)	(7,773,609)	(7,649,134)
Planning & Development Division	(708,225)	(809,120)	(1,283,567)	(1,065,895)
Engineering & Works Division	(16,084,287)	(16,397,286)	(21,814,582)	(21,476,091)
Not Applicable	0	0	0	0
	(25,785,909)	(26,747,544)	(35,936,725)	(35,548,621)

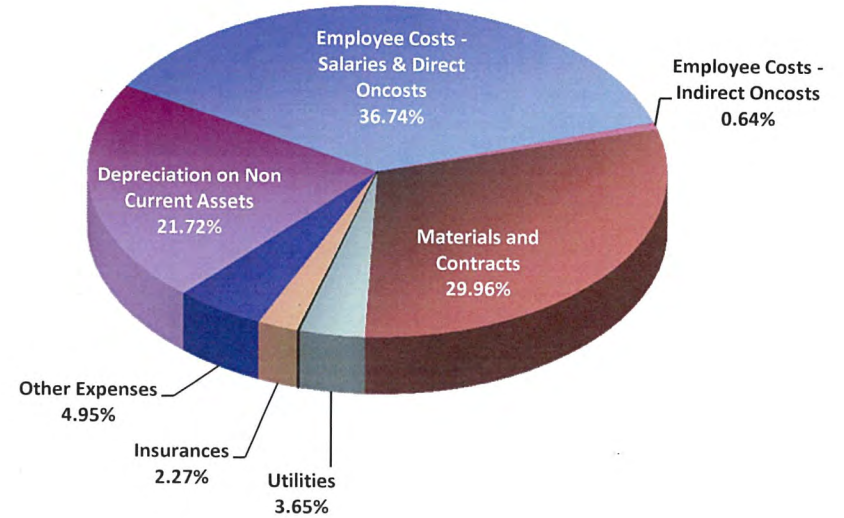
Operating Income by Nature and Type

(YTD Actual)



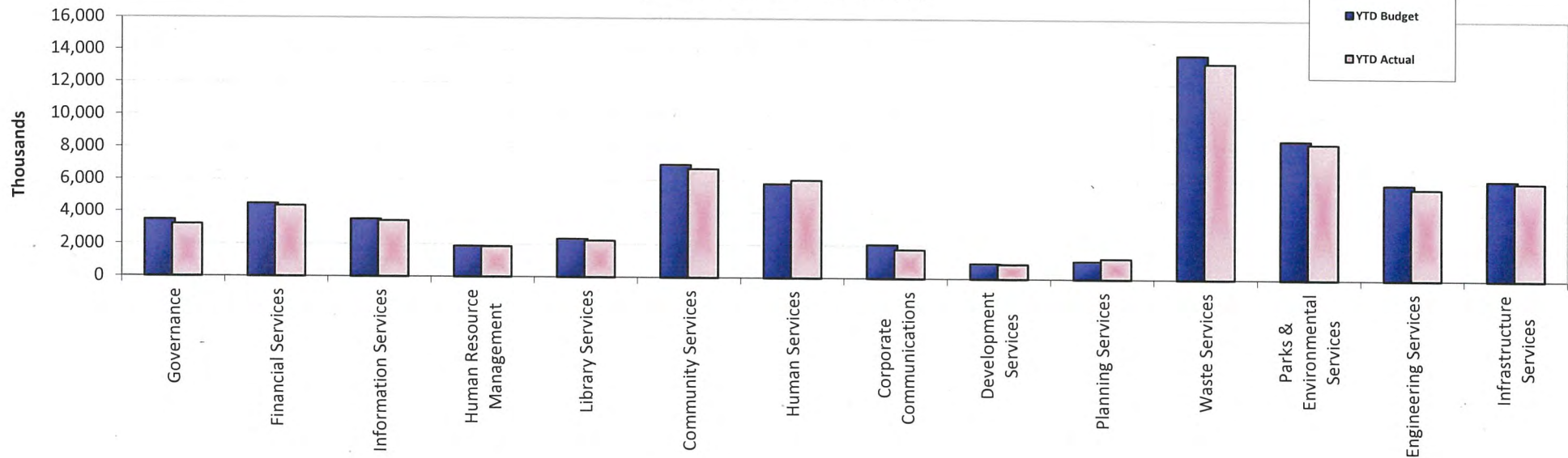
Operating Expenditure by Nature and Type

(YTD Actual)

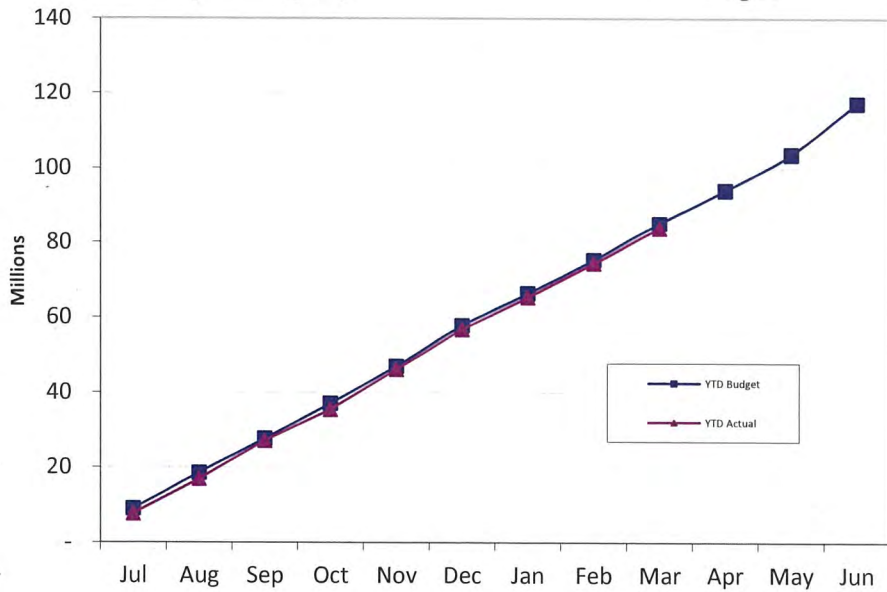


Operating Expenditure by Business Unit

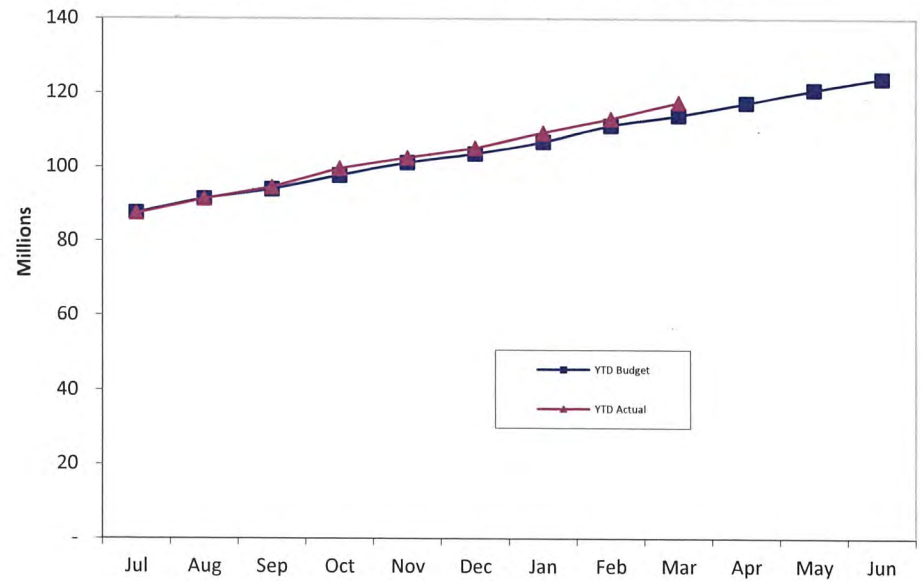
(YTD Budget vs YTD Actual)



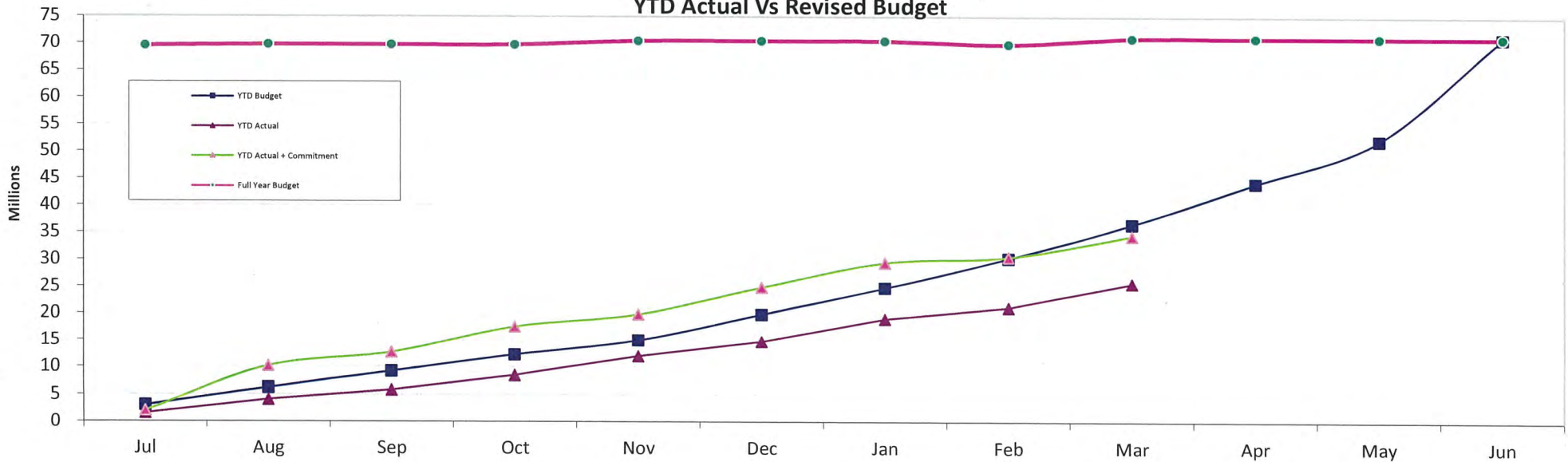
YTD Operating Expenditure Vs YTD Revised Budget



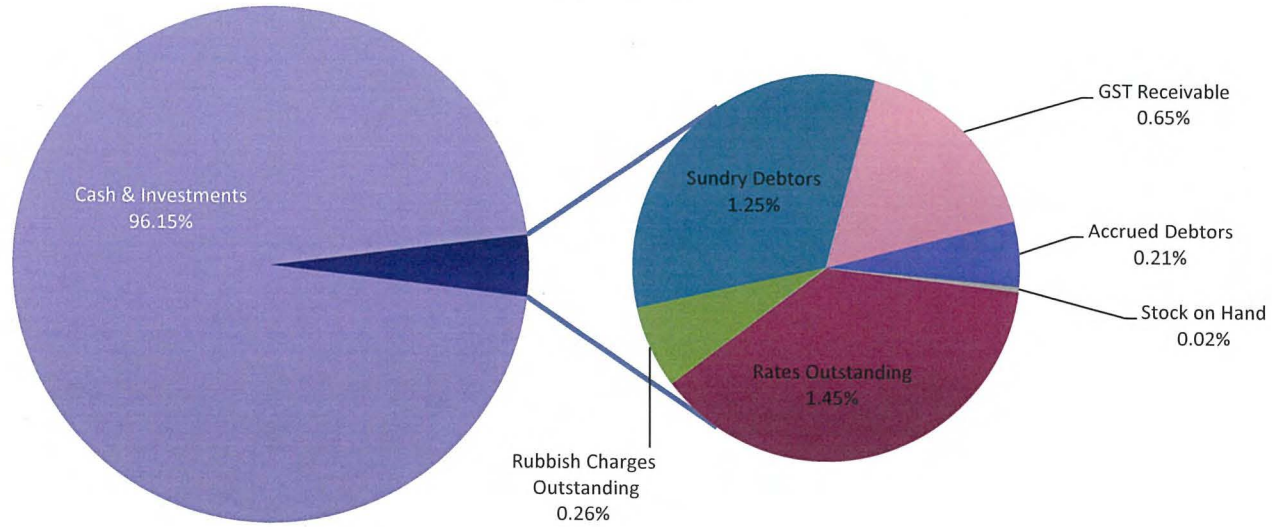
YTD Operating Income Vs YTD Revised Budget



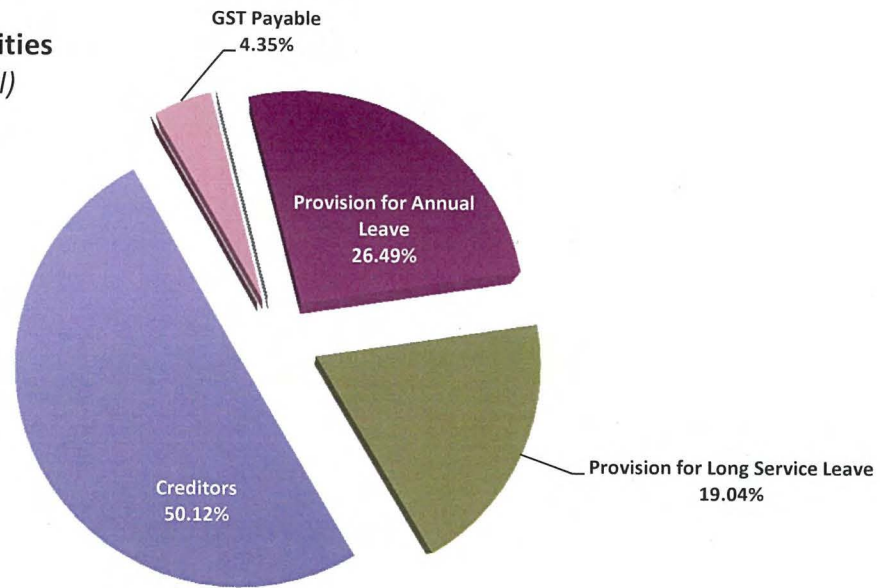
**Capital Expenditure
YTD Actual Vs Revised Budget**



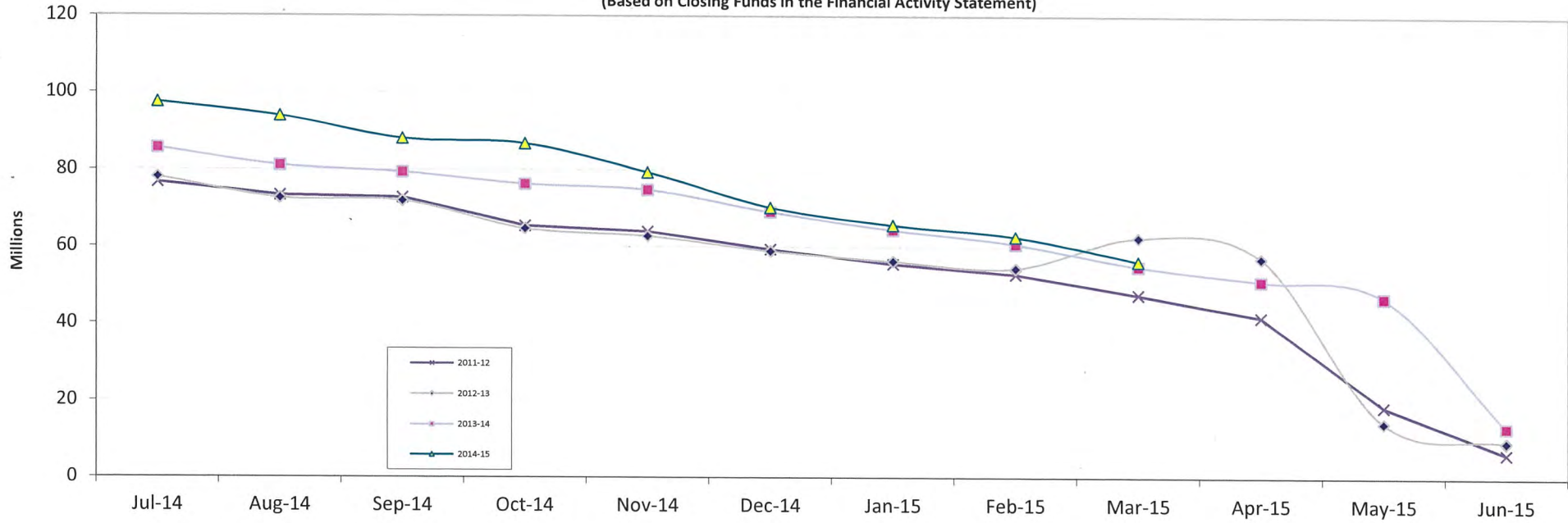
Current Assets
(YTD Actual)



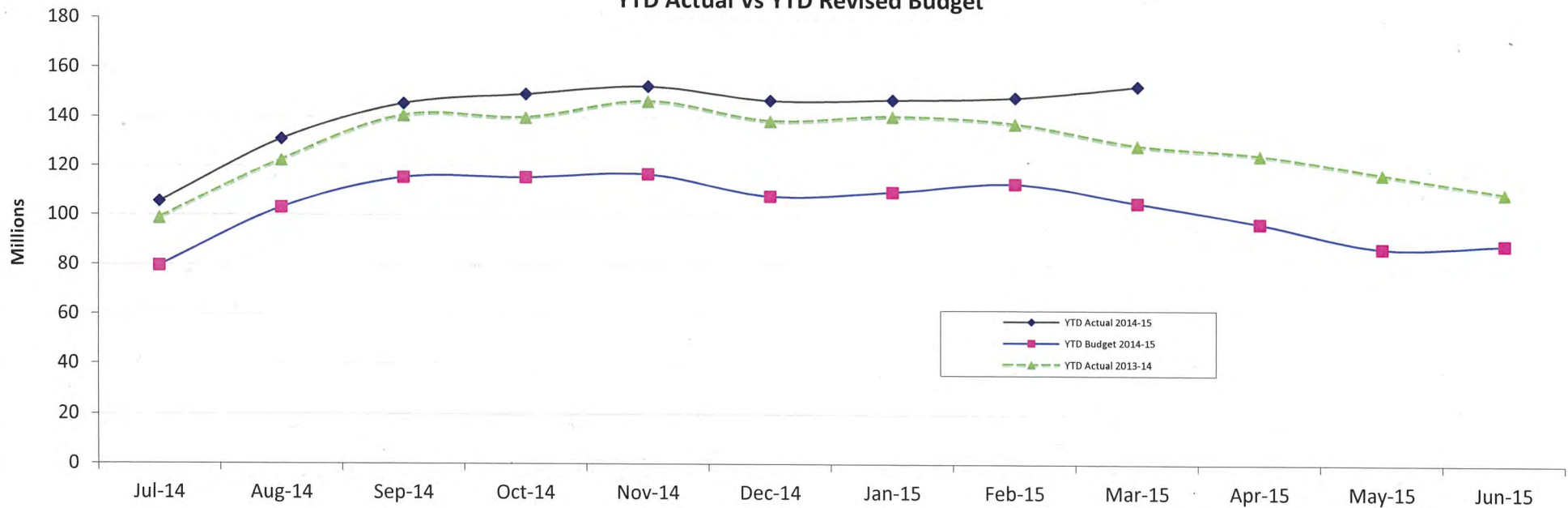
Current Liabilities
(YTD Actual)



Municipal Liquidity Over the Year
 (Based on Closing Funds in the Financial Activity Statement)



Cash & Investments Positions
 YTD Actual Vs YTD Revised Budget



City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 March 2015

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	847,819	847,819	(9,120)	16,863	-	-	(120,000)	(70,176)	718,699	794,506
Bibra Lake Nutrient Management	313,447	313,447	12,230	6,409	-	-	-	-	325,677	319,856
CCW Development Fund	-	-	-	-	12,491,292	-	-	-	12,491,292	-
Community Infrastructure	9,830,572	9,830,572	200,590	200,063	4,484,735	-	(8,325,060)	(254,860)	6,190,837	9,775,774
Community Surveillance Levy Reserve	653,841	653,841	29,690	10,974	643,918	-	(267,898)	(146,017)	1,059,551	518,798
Contaminated Sites	2,518,882	2,518,882	51,520	50,790	-	-	(100,000)	(57,188)	2,470,402	2,512,485
DCD Redundancies Reserve	2,991	2,991	-	55	-	-	(2,900)	(2,900)	91	146
Environmental Offset Reserve	277,367	277,368	(3,110)	5,672	-	-	-	-	274,257	283,039
Green House Emissions Reductions	652,516	652,516	13,880	13,093	200,000	-	(762,000)	(37,770)	104,396	627,838
Information Technology	261,600	261,600	37,220	4,415	100,000	-	(192,361)	(87,175)	206,459	178,840
Land Development & Investment Fund Reserve	4,719,455	4,719,455	283,600	75,517	8,458,553	3,117,138	(4,047,508)	(2,173,351)	9,414,100	5,738,759
Major Buildings Refurbishment	5,439,366	5,439,366	25,930	111,185	-	-	(252,412)	(26,000)	5,212,884	5,524,551
Mobile Rubbish Bins	63,279	63,279	24,440	(201)	-	-	(170,000)	(159,851)	(82,281)	(96,773)
Municipal Elections	49,722	49,721	13,270	1,017	-	-	-	-	62,992	50,738
Naval Base Shacks	766,920	766,921	16,420	15,664	151,413	-	(769,428)	(10,362)	165,325	772,223
Plant & Vehicle Replacement	5,930,546	5,930,546	76,610	104,519	3,527,151	-	(3,525,233)	(1,820,533)	6,009,074	4,214,532
Port Coogee Special Maintenance Reserve	1,005,467	1,005,468	23,060	18,989	270,000	-	(117,925)	(117,925)	1,180,602	906,531
Roads & Drainage Infrastructure	2,026,150	2,026,150	101,580	31,146	1,250,000	156,584	(1,762,755)	(455,429)	1,614,975	1,758,452
Staff Payments & Entitlements	2,271,100	2,271,100	157,540	44,349	110,000	-	(356,471)	(326,471)	2,182,169	1,988,978
Waste & Recycling	18,659,246	18,659,246	626,270	373,562	3,472,157	-	(1,875,359)	(1,092,611)	20,882,314	17,940,198
Waste Collection Levy	264,697	264,697	1,540	5,412	545,854	-	(217,500)	(217,500)	594,591	52,610
Workers Compensation	379,495	379,495	15,480	7,760	-	-	-	-	394,975	387,255
POS Cash in Lieu (Restricted Funds)	4,240,467	4,240,466	132,710	95,267	1,085,738	1,601,101	(888,000)	(261,010)	4,570,915	5,675,824
	61,174,947	61,174,947	1,831,350	1,192,517	36,790,811	4,874,823	(23,752,810)	(7,317,128)	76,044,298	59,925,160
Grant Funded										
Aged & Disabled Vehicle Expenses	322,162	322,162	9,855	6,075	62,625	-	(148,499)	(29,368)	246,144	298,869
CIHF Building Maintenance Resrv	-	-	-	-	800,000	249,826	-	-	800,000	249,826
Cockburn Super Clinic Reserve	1,936,374	1,936,374	169,220	30,980	-	-	(1,985,154)	(1,970,405)	120,440	(3,051)
Family Day Care Accumulation Fund	22,384	22,383	3,000	64	-	-	(24,314)	(24,314)	1,070	(1,866)
Naval Base Shack Removal Reserve	333,944	333,945	4,270	6,828	54,693	-	-	-	392,907	340,773
Restricted Grants & Contributions Reserv	5,923,657	5,923,657	-	478	-	-	(3,124,406)	(3,815,645)	2,799,251	2,108,490
UNDERGROUND POWER	754,224	754,224	(11,570)	15,422	1,200,000	-	(1,372,637)	-	570,016	769,646
Welfare Projects Employee Entitlements	444,423	444,422	12,452	9,372	10,513	37,479	(72,373)	(61,313)	395,015	429,960
	9,737,168	9,737,168	187,227	69,221	2,127,832	287,305	(6,727,383)	(5,901,045)	5,324,843	4,192,648
Development Cont. Plans										
Aubin Grove DCP	170,698	170,698	4,705	3,490	-	-	(887)	(233)	174,516	173,956
Community Infrastructure DCA 13	10,029,345	10,029,345	140,180	253,250	5,000,000	5,336,645	(484,789)	(124,790)	14,684,736	15,494,450
Gaebler Rd Development Cont. Plans	984,238	984,238	18,924	20,126	-	-	(3,474)	(233)	999,687	1,004,131
Hammond Park DCP	(14,180)	(14,180)	9,354	221	396,000	479,022	(13,595)	-	377,579	465,063
Munster Development	432,526	432,526	18,147	10,988	443,798	231,605	(17,871)	-	876,600	675,119
Muriel Court Development Contribution	(48,104)	(48,104)	-	(984)	-	-	(19,092)	(233)	(67,196)	(49,321)
Packham North - DCP 12	(105,792)	(105,792)	10,529	(1,441)	434,388	121,324	(19,192)	(233)	319,933	13,859
Solomon Road DCP	360,190	360,190	8,493	7,601	120,000	57,454	(7,721)	(233)	480,962	425,012
Success Lakes Development	887,990	887,991	3,817	18,158	-	-	(3,474)	(233)	888,333	905,915
Success Nth Development Cont. Plans	1,185,551	1,185,550	15,311	29,275	11,700	311,129	(5,611)	(233)	1,206,951	1,525,721
Thomas St Development Cont. Plans	12,079	12,079	294	247	-	-	-	-	12,373	12,326
Wattleup DCP 10	(9,363)	(9,363)	-	(145)	-	21,468	(12,695)	-	(22,058)	11,960
Yangebup East Development Cont. Plans	436,865	436,865	6,026	10,695	130,036	168,347	(3,748)	(233)	569,179	615,675
Yangebup West Development Cont. Plans	354,406	354,406	9,195	7,247	-	-	(2,624)	(233)	360,977	361,420
	14,676,448	14,676,448	244,975	358,726	6,535,922	6,726,996	(594,773)	(126,884)	20,862,572	21,635,286
Total Reserves	85,588,562	85,588,563	2,263,552	1,620,464	45,454,565	11,889,124	(31,074,967)	(13,345,057)	102,231,712	85,753,094

Total Reserves

Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 March 2015						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	v = Favourable X = Unfavourable	Mar-15
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	71,720,975	70,799,765	73,638,927	921,209	√	GRV Industrial Rates and GRV Residential Rates received are \$224k and \$117k under ytd budget respectively. GRV Commercial Rates and GRV Part Year Rates received are \$320k and \$938k over ytd budget respectively. Interest Earnings from Municipal are ahead of ytd budget by \$218k. Interest Earnings from Reserve are under ytd budget by \$254k.
Community Services	6,537,633	6,039,520	7,224,112	498,112	√	Income received from Parking Infringements & Penalties and Dog Registration are \$283k and \$121k over ytd budget respectively.
Human Services	5,309,051	4,988,755	6,396,392	320,296	√	Income received from IHC Subsidies are \$352k over ytd budget.
Strategic Planning	1,784,285	1,553,826	2,291,943	230,459	√	Interest Earnings from reserve of Community Infrastructure DCA13 are ahead of its budget by \$153k.
Waste Services	26,255,054	26,710,227	29,438,023	(455,173)	X	Income received from Landfill Fees are under ytd budget by \$462k.
OPERATING EXPENDITURE						
Governance	3,206,905	3,474,373	5,054,182	267,468	√	Reimbursement of Expenses in GP Super Clinic Board Grant Funded is \$160k overspent mainly due to the \$200k COC's contribution of the operating funds. The expenses of Reimbursement of expenses in GP Super Clinic Board Interest Funded have not come in yet, resulting in favourable variance of \$165k. Materials & Contracts Expenses of Council Function/Receptions Operating Projects are \$108k under ytd budget.
Community Services	6,708,232	6,966,790	9,523,114	258,558	√	Expenses in SLLC are under its ytd budget by \$158k. The remaining balance of expenditures in Community Services are underspent by \$101k.
Human Services	6,035,351	5,808,503	7,899,026	(226,848)	X	Expenses in Caregiver Payments of In-Home Care Subsidies are \$357k over ytd budget. Expenses in Family Day Care Scheme are \$100k under ytd budget.
Waste Services	13,317,220	13,825,315	20,096,655	508,095	√	Contract Expenses and Contract Fuel Supplied in Henderson Landfill-Site office are under ytd budget by \$156k and \$120k respectively. Contract Expenses in Entry Fees for Recyclables and Entry Fees Rrrc are under ytd budget by \$109k and \$228k respectively. The expenditures of Waster Collection Overheads are \$107k over ytd budget.
Engineering Services	5,629,202	5,890,320	7,997,243	261,118	√	The expenditures of Road Construction Overheads are \$203k under ytd budget.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	13,482,540	9,957,468	14,373,613	3,525,072	√	Owner Contribution received for DCP1,DCP9 and DCP13 are ahead of its ytd budget by \$299k,\$479k,and \$649k respectively. Developer Contributions received for Asset Dev and Cockburn Integrated Health Community Facilities are ahead of its ytd budget by \$157k and \$1.6m respectively. Regional Road Grant-Direct Council funded received are ahead of its budget by \$276k. Regional Road Grant-Direct Grant funded received are under ytd budget by \$320k. Sports and Recreation Grants for the capital works project of Formalise path to lookout from Manning Car park are not received yet resulting in unfavourable variance of \$100k. Regional Road Grant-Projects for Berrigan Drive South Lake Dr to Semple Court East Bound and North Lake Rd Ospery Drive Signal mast Extend Turn Pockets are ahead of its budget by \$183k and \$208k respectively.
Proceeds on Sale of Assets	3,749,211	7,135,547	9,819,231	(3,386,336)	X	Subdivision and development of Lot 1, 4218 and 4219 Quarimor, Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd, Lot 23 Russell Road, Hammond Park, Lot 40 Cervantes Loop - surveying and construction of access have not been sold, resulting in unfavourable variance of \$720k, \$1.1m, \$750k and \$675k respectively.

Capital Expenditure

for the period ended 31 March 2015

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	√ = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
SUMMARY						
Purchase of Land and Buildings	10,924,690	16,800,467	44,042,673	5,875,777	√	
Acquisition & Development of Infrastructure Assets	11,342,067	15,106,431	23,558,540	3,764,364	√	
Purchase of Plant and Machinery	2,920,138	3,739,133	5,543,561	818,995	√	
Purchase of Furniture and Equipment	9,847	11,000	11,736	1,153	√	
Purchase of Computer Equipment	547,632	1,017,211	2,974,879	469,579	√	
	25,744,374	36,674,242	76,131,390	10,929,867		
Material Variances Identified:						
<u>Works in Progress - Roads Infrastructure</u>						
3545 - Beelias Drive Hammond Road North and South	1,291,707	1,000,000	0	(291,707)	X	Project completed earlier then the cashflow suggested. Western Power works completed 8/03/2015.
2471 - Beelias Drive (Wentworth Pde to Kwinana Fwy)	400,365	139,265	0	(261,099)	X	High Asphalt and traffic management expenses in March.
3544 - North Lake Road (Hammond to Kentucky)	2,470,765	3,363,875	0	893,110	√	Street Lighting commenced February. \$553k in committed orders. Projected carry forward of \$600k.
Sub Total	4,162,836	4,503,140	0	340,304		
<u>Works in Progress - Parks Hard Infrastuc</u>						
5443 - Formalise path to lookout from Manning Carpark. (Wooden Step)	1,025	300,239	119,603	299,214	√	Tender has been awarded. Design concepts is being negotiated. No carry forward expected at this stage. Funds to be spent in May and June.
Sub Total	1,025	300,239	119,603	299,214		
<u>Works in Progress - Landfill Site Infrastuc</u>						
1954 - Household Hazardous Waste Shed	7,017	211,489	0	204,472	√	Initial held up due to one of the responsible officers taking leave. Committed order of \$317k to be paid before financial year end. No carry forward expected.
Sub Total	7,017	211,489	0	204,472		
<u>Works in Progress - Buildings</u>						
005 - Cockburn Integrated Health Facilities	3,263,460	3,794,050	29,269,466	530,590	√	Committed order of \$605k. Initial delay due to change of construction methodology. Library systems charge from Bibliotheca of \$179k.
026 - Cockburn Central Aquatic Recreation Ctr	3,634,815	8,478,230	0	4,843,415	√	Significant redesign happening and contract has not been signed. Not expecting to restart until June 2015. Project has a \$20m full year budget with the remaining budget to be carried forward.
4584 - Coogee B Caravan Holiday Units	467,499	0	0	(467,499)	X	Gifted Asset. The City of Cockburn did not build or maintain assets. The Journal entry was debited against this account to register the buildings value.
4579 - Coogee B Caravan Ablution Block 1	234,232	0	0	(234,232)	X	Gifted Asset. The City of Cockburn did not build or maintain assets. The Journal entry was debited against this account to register the buildings value.
4472 - Naval Base Reserve Improvements (drainage, lighting, beach a	6,145	209,428	100,000	203,283	√	Projected c/fwd. of \$130k for the hydraulics and water main installation. Awaiting design and costing from consultant.
4540 - Coleville Cres Carpark Expansion	12,353	360,000	0	347,648	√	Design nearing completion. Currently the project is held up by specifications. Full budget of \$542k. With \$522k to be carried forward.
Sub Total	7,618,504	12,841,708	29,369,466	5,223,204		
<u>Plant & Machinery</u>						
7764 - New Roads Sweeper	333,000	0	0	(333,000)	X	Full Year budget of \$340k. Vehicle costed and delivered. Cash flow issue in regards to YTD budget, with a budget journal to be completed March 2015 to correct this.
Sub Total	333,000	0	0	(333,000)		

City of
Cockburn



wetlands to waves

RATES & CHARGES

2015/16

OBJECTS & REASONS

RATES & CHARGES

In accordance with Sections 6.33 and 6.36 of the Local Government Act 1995 and Council's intention to continue levying differential general rates for the 2015/16 Financial Year on rateable properties within the City, the City is required to publish its Objects and Reasons for implementing differential general rates.

OVERALL OBJECTIVE

The overall objective of the proposed rates and charges in the 2015/16 Budget is to provide for the net funding requirement of the Council's Operational and Capital Program of \$170M. These are based on an overall increase of 3.5% in the rates for all improved and vacant properties, both for those rated under the Gross Rental Value (GRV) method (apart from large commercial/industrial improved properties and two commercial caravan parks) and those under the Unimproved Value (UV) method, apart from the Residential Improved Minimum Payment which will rise by 5.6%

The impact of such an increase for an average residential improved property in the City will be \$31 per annum or 60¢ per week and those on the minimum payment rate the increase will be \$38 per annum or 73¢ per week.

The table below substantiates the reasons why the City is proposing an increase in rates by 3.5% as legislation requires it to fund the budget deficit after accounting for all income and expenditure (net of rates):

All Dollars are \$M	Prospective Budget 2015/16
Operating Revenue	\$39.35M
Plus Capital Revenue	\$43.46m
Plus Operating Adjustments for Depreciation	\$26.44M
Plus/(Less) Net Loans	\$25.00M
Plus/ Reserve transfers to Municipal Fund	\$30.34M
Less Reserves transfers from Municipal Fund	\$47.38M
(Less) Operating Expenditure	\$123.25M
(Less) Capital Expenditure	\$83.71M
(Less) Loan Repayments	\$1.37M
Plus Surplus Brought Forward Estimate	\$0.30M
(Less) Surplus Carried Forward	\$0.36M
Rate Setting Statement Deficit from Rates	\$91.18M

This year, the City will combine, for Residential Improved properties, rates with the waste management service charge and the community surveillance levy and issue a consolidated rates charge. This will enable the City's more than 6,000 registered pensioners to obtain a rebate on 100% of the rates charges issued by the City. For all other rating categories, a separate waste management service charge and community surveillance levy will be applied, (where applicable).

All GRV and UV property values are provided by the independent State Government authority, the Valuer General of WA. The Council pays a fee for this service but has no role in determining the value for any property nor does Council have the ability to appeal a value provided by the Valuer General

DIFFERENTIAL GENERAL RATING

The purpose of imposing a differential general rate between improved and vacant properties in the residential, commercial and industrial areas (all rated on GRV valuations) is to obtain fair income from unimproved land within the municipal district. Utilisation of GRV values for vacant land means that the revenue generated is vastly different to that which would be applicable under the UV system.

Council believes that the commercial and industrial sectors generate high traffic volumes with heavy loads and therefore should contribute at a higher level than residential for road construction, maintenance and refurbishment including road drainage systems.

The rural/urban farmland areas are rated based on the updated UV valuations issued by the Valuer General of WA every year.

Under the Local Government Act, Section 6.33 - Differential general rates, the Council can introduce differential rates as follows:

A local government may impose differential general rates according to any, or a combination, of the following characteristics —

- (a) the purpose for which the land is zoned under a local planning scheme in force under the planning and Development Act 2005;*
- (b) the predominant purpose for which the land is held or used as determined by the local government;*
- (c) whether or not the land is vacant land; or*
- (d) any other characteristic or combination of characteristics prescribed.*

DIFFERENTIAL RATING CATEGORIES

Relevant characteristics for each rating category:

GENERAL RATES

Residential Improved (GRV basis)

- Any land zoned, or held or used for residential purposes and having improvements erected on it.

Residential Vacant Land (GRV basis)

- Any land zoned or held for residential purposes and being vacant land.

Commercial and Industrial Improved (GRV basis)

- Any land zoned, or held or used for commercial or industrial purposes and having

improvements erected on it.

Commercial and Industrial Vacant Land (GRV basis)

- Any land zoned or held for industrial or commercial purposes and being vacant land.

Large Commercial and Industrial Improved (GRV basis)

- Any land zoned, or held or used for defined large commercial or industrial purposes and having improvements erected on it.

Rural General Improved (UV basis)

- Any land zoned, or held or used for rural general or rural general urban farm land purposes and having relevant buildings erected on it including those being used for commercial or industrial purposes.

Rural Vacant Land (UV basis)

- Any land zoned, or held or used for rural purposes and being vacant land.

Commercial Caravan Park (GRV basis)

- Any land zoned, or held or used for the purpose of a commercial caravan park and catering for permanent trailer homes and non-permanent caravans.

SPECIFIED AREA RATES (SAR)

Specified Area Rate - Port Coogee Special Maintenance (GRV basis)

- All land located within the Port Coogee precinct.
(Although not required to be published by current legislation covering the imposition of differential rates, as a SAR is not a general rate, it is included in this document to allow affected ratepayers to make submissions on its imposition.)

Specified Area Rate – Cockburn Coast Special Maintenance (GRV basis)

- All land located within the Cockburn Coast precinct.
(Although not required to be published by current legislation covering the imposition of differential rates, as a SAR is not a general rate, it is included in this document to allow affected ratepayers to make submissions on its imposition.)

Land definitions are informed by the provisions of the City of Cockburn Town Planning Scheme (TPS3). Section 6.33(1) of the Local Government Act sets out characteristics for categories of differential general rates, and each of the differential general rates referred to above has been categorised accordingly. So far as the 'Commercial Caravan Park' category is concerned, the predominant land use has been taken for the title of the category.

PROPOSED RATES & MINIMUM CHARGES FOR 2015/16

Proposed rates in the dollar and minimum rates for each rating category are shown below for the 2015/16 financial year:

Rate Category	Rate in \$	Min. Payment	Rate in \$	Min. Payment
	2014/2015		2015/16	
General Rates				
Residential Improved (GRV)	4.303/6.834	\$683/\$1,183	7.074c	\$1,250
Residential Vacant Land (GRV)	8.600	\$683	9.00c	\$710
Commercial & Industrial Improved (GRV)	6.994	\$683	7.239c	\$710
Commercial & Industrial Vacant Land (GRV)	8.600	\$683	9.00c	\$710
Large Commercial & Industrial Improved (GRV)	8.058	\$683	8.058c	\$710
Rural General Improved (UV)	0.235	\$1030	0.243c	\$1,066
Rural Vacant Land (UV)	0.362	\$1030	0.375c	\$1,066
Commercial Caravan Park (GRV)	8.058	\$683	8.058c	\$710
Specified Area Rates				
Specified Area Rate - Port Coogee Special Maintenance (GRV)	1.389		1.43c	N/A
Specified Area Rate – Cockburn Coast Special Maintenance (GRV)			1.43c	N/A

RESIDENTIAL IMPROVED (GRV)

The proposed rate in the dollar is 7.074¢ of GRV value. The increase is 3.5% for the average property after allowing for the waste management service charge and the community surveillance levy to be added into general rates. The comparison rate if this incorporation had occurred in 2014/15 would be 6.834 cents in the dollar. The rates revenue generated by this category, including from the minimum payment rate amount of \$1,250 (an increase of 5.6% over the equivalent 2014/15 Minimum Payment of \$1,183 where the Minimum Payment, Waste Management service charge and community surveillance levy is added together), is approximately 64.1% of the total rates requirement of Council. The rate in the dollar has been increased to reflect the increase in rates required to meet the City's increased costs in providing services at the current level.

COMMERCIAL & INDUSTRIAL IMPROVED (GRV)

The proposed rate in the dollar is 7.239¢ of GRV value. The rates revenue generated by this category, including from the minimum payment rate amount of \$710 is approximately 15.8% of the total rates requirement of Council. The increased rate in the dollar by 3.5% reflects the continuing high level of funding being allocated towards roads and drainage, a key service consumed by the commercial and industrial ratepayers of the City.

RESIDENTIAL VACANT LAND (GRV)

The proposed rate in the dollar is 9.00¢ of GRV value. Rates provided by this category, including from the minimum payment rate amount of \$710, are approximately 4.0% of the total rates requirement of Council. The City continues to set vacant land rates in the dollar higher than the improved land rates in the dollar as an incentive to promote land development rather than land banking. The shortage of both residential and commercial/industrial land is a priority for both the State and Federal Governments and this initiative is aimed at promoting development by making it relatively cheaper to develop the land, as against holding the land vacant.

COMMERCIAL & INDUSTRIAL VACANT LAND (GRV)

The proposed rate in the dollar is 9.00¢ of GRV value. This is a 4.6% increase over 2014/15. Rates provided by these categories, including from the minimum payment rate amount of \$710, is approximately 1.7% of the total rates requirement of Council. The City continues to set vacant land rates in the dollar higher than the improved land rates in the dollar as an incentive to promote land development rather than land banking. The shortage of both residential and commercial/industrial land is a priority for both the State and Federal Governments and this initiative is aimed at promoting development by making it relatively cheaper to develop the land, as against holding the land vacant.

LARGE COMMERCIAL & INDUSTRIAL IMPROVED (GRV)

The proposed rate in the dollar is 8.058¢ of GRV value, being no increase over the 2014/15 rates. Rates provided by this category are approximately 10.7% of the total rates requirement of Council. This rate provides for additional infrastructure refurbishment costs of Council assets heavily utilised by large commercial and industrial properties, defined as those with a gross rental value of over \$0.8m. The minimum payment rate will be set at \$710,

RURAL GENERAL IMPROVED (UV)

The proposed rate in the dollar is 0.243¢ of the UV value of the land. The minimum payment amount proposed is \$1,066 also up by 3.5%. UV values are updated annually as provided to Council by the Valuer General of Western Australia. Rates from this category make up less than 1% of the total rates requirement of Council. This is land zoned Rural in the Town Planning Scheme and consists of land with small landholdings with commercial/industrial use on the land and in some cases including private dwellings. Much of the land in this category is future urban land and a number of property owners have already lodged structure plans. The Town Planning Scheme has a full list of allowable activities.

RURAL VACANT LAND (UV)

This category of rate targets those parcels of land being left vacant in the expectation of imminent future development. The proposed rate in the dollar is 0.375¢ of the UV value of the land, being a proposed net increase of 3.5%. The minimum payment amount proposed is \$1,066 also up 3.5%. This is land where

there are no dwellings, no business run from the property, the land is subject to development plans or the predominant use of the land is vacant land for future small lot urban development.

COMMERCIAL CARAVAN PARK (GRV)

The proposed rate in the dollar is 8.058¢ of GRV value, being no increase over the 2014/15 rates. This rate was introduced to provide for equity with other small land holders/strata lots in the district. An increasing number of permanent residents use caravan parks as well as casual renters. Each user of a bay/cabin in a caravan park consumes similar services to any other residential rate payer but to date, has been charged a nominal rate equivalent to 50% of the Council current minimum rate. The aim of this rate is to ensure rating equity with the current minimum equivalent being paid by approximately 6,000 residential ratepayers.

SPECIFIED AREA RATE – PORT COOGEE (GRV)

This rate is for the provision of a special maintenance service in the Port Coogee area. This service is provided at a level higher than the City provides to the other parts of its district. The City adopts a standard cost for parks, roads and other services provided as part of the rates paid by ratepayers. Where the city inherits areas requiring a more intense management program, the City will provide that special service at the marginal cost. It is considered that the ratepayers and residents of the area benefit from the additional works and have access to the facilities affected. The additional cost is to be met by this SAR on all landholders in the Port Coogee area. The new rate in the dollar is 1.43¢ of GRV value, reflecting a 3.0% increase over 2014/15.

SPECIFIED AREA RATE – COCKBURN COAST (GRV)

This rate is for the provision of a special maintenance service in the Cockburn Coast precinct. This service is provided at a level higher than the City provides to the other parts of its district. The City adopts a standard cost for parks, roads and other services provided as part of the rates paid by ratepayers. Where the city inherits areas requiring a more intense management program, the City will provide that special service at the marginal cost. It is considered that the ratepayers and residents of the area benefit from the additional works and have access to the facilities affected. The additional cost is to be met by this SAR on all landholders of Residential Improved land in the Cockburn Coast precinct. The new rate in the dollar is 1.43¢ of GRV value.

OTHER CHARGES

The annual charge for Non-Residential Improved rateable land provided with a Rubbish Collection and Recycling Service is estimated to be \$450, an increase of 3.44% from \$435 per 240 litre bin. Exempt Property Rubbish Services is also set to increase to \$500.

The Community Surveillance Levy (to fund the Co-Safe program) is proposed to be \$67, an increase of 3.0% from \$65 per property in 2014/15. This will only apply to all Non-Residential Improved Properties.

The Swimming Pool Levy for 2015/16 will remain at \$36 per swimming pool. This levy works on a full cost recovery basis and all funds raised by this levy will go to the inspection of swimming pools as required by legislation.

Overall Impact of rates and related charges

For an average household, the proposed increase in rates, waste and the community surveillance levy will total \$46.30 per annum (89c per week). For properties on a minimum payment rate the impact will be \$67 per annum (\$1.28 per week). Whilst the minimum payment has increased more than the average, the large proportion of ratepayers on the minimum payment that are pensioners will enjoy a substantial increase on their rates rebate.

OTHER CHARGES – UNDERGROUND POWER

The City has implemented five year underground power charge schemes for parts of Coolbellup and Hamilton Hill. Underground power charges will continue to apply for the next two years for Hamilton Hill and this year for Coolbellup. Affected dwellings will pay \$610 pa or \$510 pa where a green dome is located at the front of the property. A rebate will apply to the charge where a property owner qualifies under the existing pensioner/seniors rebate scheme. When a property is sold in the affected area, the vendor will be required to pay the remaining balance as a charge against the property at settlement, like all other rates and charges.

PAYMENT OPTIONS

Payment options will again include either payment in full within 35 days of issue or payment over four instalments. The instalment method attracts an administration charge of \$5.00 per instalment (excluding the first instalment) and interest charges at the rate of 4% on outstanding instalment amounts not yet due.

The administration charge is made to cover the additional costs involved in administering the instalment scheme and interest is charged to cover the cost of the lost investment opportunity due to the extended period over which payment is received.

Interest will be levied at a higher penalty rate where payment in full or instalment payments are not received within their respective due dates at the rate of 8% per annum. The interest rates charged on instalments and overdue payments are well below those currently allowed for within Local Government legislation at 5.5% and 11% respectively.

The City recovers credit card merchant fees charged by the bank at the equivalent rate paid by the City to the relevant financial institution.

SUBMISSIONS

Section 6.36 (3)(b)(ii) of the Local Government Act 1995 requires Council to invite submissions from electors and ratepayers in respect of the rates and minimum payments proposed for the differential general rating categories. Although not required to, Council is also willing to accept submissions on any specified area rate proposed.

All submissions are required to be made in writing to the City of Cockburn by 12 noon on Monday, 8 June 2015. A report will be prepared on submissions, if any, and presented to the Ordinary Council Meeting to be held on 11 June 2015.



AUSTRALIAN LOCAL
GOVERNMENT ASSOCIATION



10 April 2015

Mayor Logan Howlett
City of Cockburn
PO Box 1215
BIBRA LAKE WA 6965

CITY OF COCKBURN	
DOC No	
	16 APR 2015
SUBJECT	162/004
RETENTION	105.1 AS
PROPERTY	
APP	
ACTION	009/018 FYI - MAYOR

Dear Mayor Howlett

Financial Assistance Grants to Local Government

Local councils across Australia have recently received the third quarterly payment of Commonwealth Financial Assistance Grants (FAGs) to local government for this financial year. FAGs are an important untied payment to councils from the Australian Government which are invested in essential community infrastructure and services ranging from local roads and parks to swimming pools and libraries. Councils will receive \$2.3 billion from the Australian Government in 2014-15 under this important program.

ALGA welcomes the payment of FAGs to local government, and acknowledges the importance of this direct funding link between the Commonwealth and local government. However, it is also important that the level of funding provided to councils, the sphere of government closest to the community, is adequate to ensure infrastructure and services are provided at a reasonable level in all communities.

FAGs funding is not currently keeping pace with demand for services and infrastructure in local communities, and the freeze of indexation will worsen this. Freezing FAGs at their current level until 2017-18 will result in a permanent reduction in the FAGs base by 13%.

ALGA, in its 2015 Federal Budget submission, has called for FAGs indexation to be restored immediately and for the Federal Government to consider the adequacy of the quantum of FAGs and the indexation methodology in the future.

While the FAGs are paid through each state's Local Government Grants Commission, the funding originates with the Commonwealth and it is important it is recognised as such. We are asking your council, and every other council in Australia, to pass a resolution acknowledging the importance of the Commonwealth's Financial Assistance Grants in assisting councils to provide important community infrastructure. We are also asking councils to acknowledge the receipt of Financial Assistance Grants from the Commonwealth in media releases and council publications, including your annual report.

The FAGs are paid quarterly and it would help to illustrate the importance and impact of the grants if councils identified an individual project of a similar size to their annual or quarterly FAGs payment and highlighted this to the media and your local Federal Member and Senator in a positive story on the grant funds.

Falling levels of Financial Assistance Grants threaten the provision of important services in all local communities. The financial sustainability of local government is of utmost importance for our communities, and we urge you to support the campaign to maintain Financial Assistance Grants and restore indexation of the grants by passing a resolution similar to draft resolution attached. Once your council has passed this resolution, please advise ALGA by emailing alga@alga.asn.au. This will allow us to compile a national list.

Full details on FAGs payments for the current financial year are available on the Department of Infrastructure and Regional Development website at www.regional.gov.au/local/assistance.

Thank you for your commitment to the local government sector and your assistance in our campaign to restore the indexation of Financial Assistance Grants.

Yours sincerely



Mayor Troy Pickard
President
Australian Local Government Association



Cr Lynne Craigie
Deputy President
Western Australian Local Government
Association

Attachment

Council Resolution

That the Council:

- 1. Acknowledges the importance of federal funding through the Financial Assistance Grants program for the continued delivery of councils services and infrastructure;*
- 2. Acknowledges that the council will receive \$X.Y million in 2014 - 15; and*
- 3. Will ensure that this federal funding, and other funding provided by the Federal Government under relevant grant programs, is appropriately identified as Commonwealth grant funding in council publications, including annual reports.*

Rationale

FAGs are a vital part of the revenue base of all councils, and this year councils will receive \$2.3 billion from the Australian Government under this important program.

The Government's decision in the 2014 Federal Budget to freeze the indexation of FAGs for three years beginning in 2014-15 will unfortunately cost councils across Australia an estimated \$925 million by 2017-18.

ALGA and the state local government associations are seeking the support of Council for advocacy to have the Federal Government reverse the decision to freeze the indexation of FAGs.

While the FAGs are paid through each state's Local Government Grants Commission, the funding originates with the Commonwealth and it is important it is recognised as such. Council, and every other council in Australia, have been asked to pass a resolution acknowledging the importance of the Commonwealth's Financial Assistance Grants in assisting Council to provide important community infrastructure.

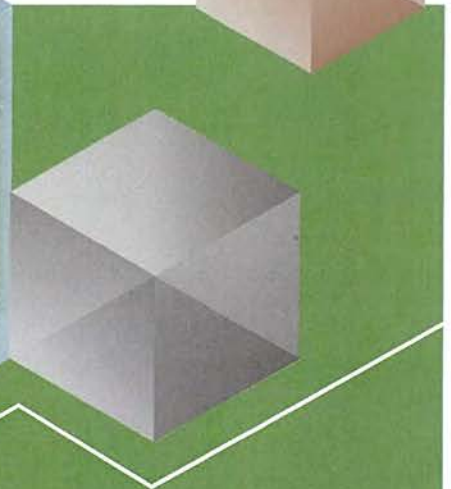
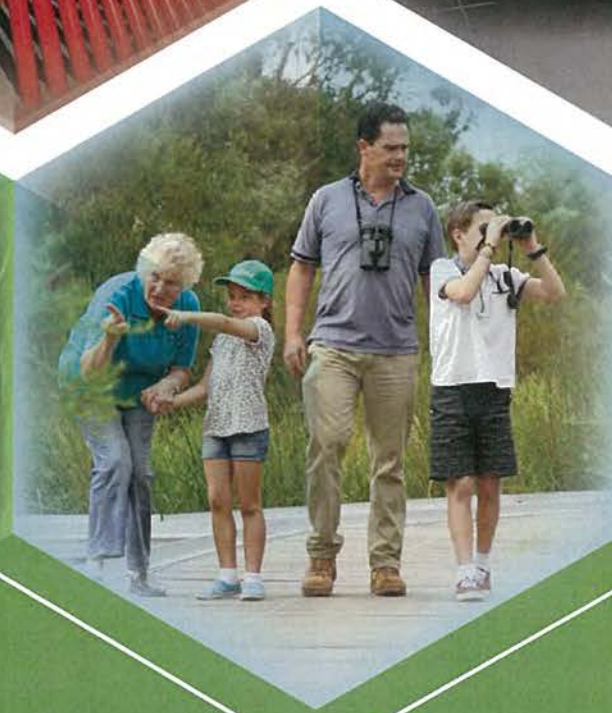
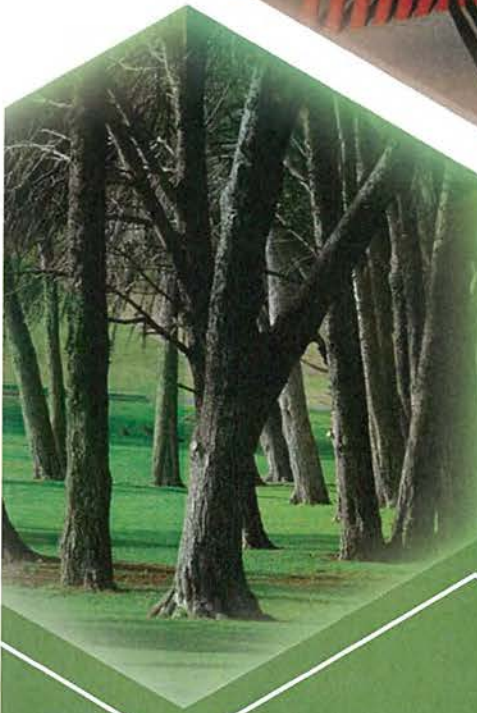
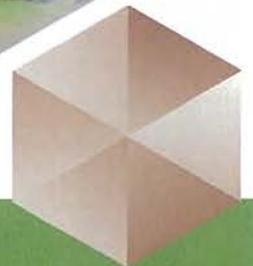
Council is also being asked to acknowledge the receipt of Financial Assistance Grants from the Commonwealth in media releases and council publications, including our annual report and to highlight to the media a council project costing a similar size to the FAGs received by Council so that the importance and impact of the grants can be more broadly appreciated.

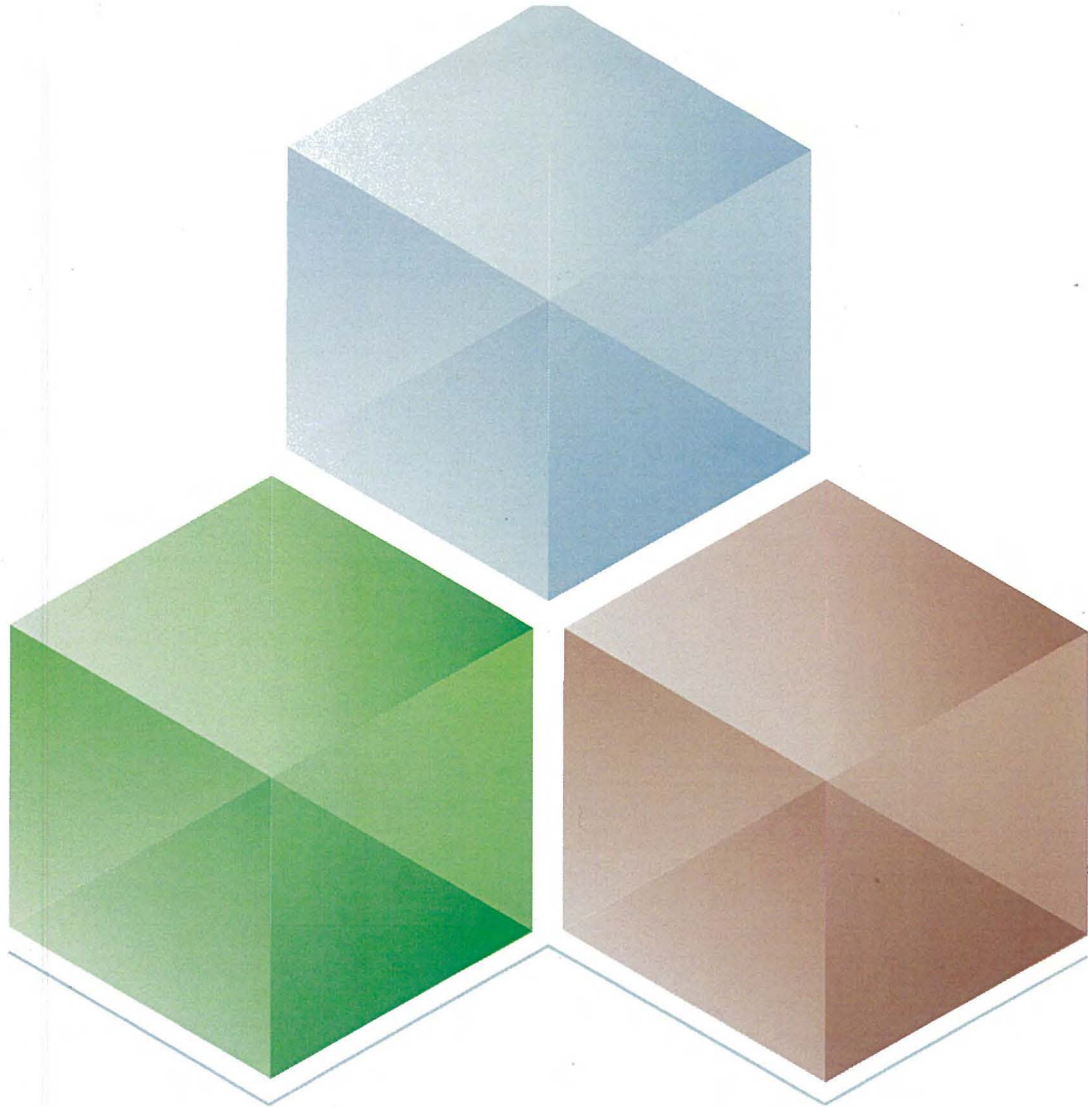


CITY OF COCKBURN Sustainability Action Plan 2015/16



Governance Environment Society Economy





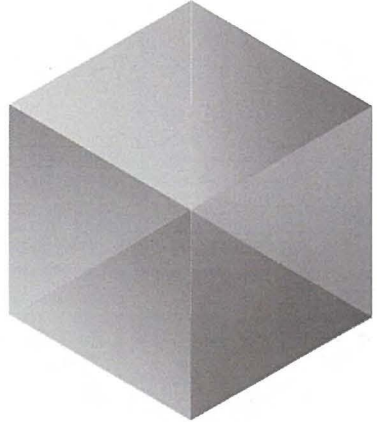
The City of Cockburn's *Sustainability Action Plan 2015/16*, forms part of the City's integrated reporting platform. This platform guides the strategic direction of the City towards sustainability. The reporting platform is comprised of the following strategic documents:



The City will achieve its vision for A Better Tomorrow, as the most attractive place to live, work, visit and invest in, within the Perth Metropolitan area through progressing sustainability, defined by the City of Cockburn as:

Pursuing governance excellence to meet the needs of current and future generations through integration of the environment, society and economy.

This plan enables the City to set tangible and transparent goals, and forms the basis of the City's annual *State of Sustainability Report*. In September each year, the City's Executive and Strategic Business Management Group will be required to report progress against indicators, with the results of this being publicly reported in the *State of Sustainability Report* each November. An updated Action Plan will be presented to Council for adoption in May each year.



The Actions and KPIs in this plan are aligned to the following Sustainability Themes, Focus Areas and Overarching Objectives derived from the *City of Cockburn Sustainability Strategy 2013 - 2017*.

SUSTAINABILITY THEMES, FOCUS AREAS AND OVERARCHING OBJECTIVES

The focus areas and overarching objectives have been reviewed by the City's Executive team and Strategic Business Management Group (SBMG) and are as follows:



GOVERNANCE

Management, Accountability, Transparency and Engagement

- Gov 1. Facilitate employee retention through strategies, processes and training.
- Gov 2. Adopt best practice in sustainable procurement and asset management.
- Gov 3. Ensure sustainability forms an integral part of corporate strategic planning.
- Gov 4. Maintain best practice public service delivery for the City's key stakeholders.

Sustainable Planning and Development

- Gov 5. Support increased walking, cycling and public transport use through the development of neighbourhoods with mixed housing types and densities and public transport use.
- Gov 6. Support local employment, service provision and leisure opportunities through the delivery of mixed use neighbourhoods.
- Gov 7. Facilitate opportunities for sustainable transport.
- Gov 8. Strategically plan for the sustainable long-term retention of significant natural areas.



ENVIRONMENT

Environmental Management

- Env 1. Maintain, conserve and enhance ecosystems for present and future generations.
- Env 2. Establish and enhance ecological corridors.
- Env 3. Identify, manage and minimise risks to human health.
- Env 4. Promote stewardship of the natural environment.

Efficient Settlements and Use of Resources

- Env 5. Implement best practice water management strategies.
- Env 6. Increase the use of renewable energy.
- Env 7. Reduce greenhouse gas emissions.
- Env 8. Reduce waste and increase recycling.



SOCIETY

Sense of Place and Healthy Communities

- Soc 1. Enhance social inclusion, equity and diversity.
- Soc 2. Provide well located community services and facilities to meet identified community needs and facilitate healthy lifestyles.
- Soc 3. Develop safe communities.
- Soc 4. Protect and promote the City's cultural heritage and diversity.

Community Involvement

- Soc 5. Encourage community involvement in local events and activities.
- Soc 6. Develop a strategic approach to community engagement.
- Soc 7. Enhance a sense of community ownership and promote Cockburn as an attractive place to live, work and visit.
- Soc 8. Build community resilience through strengthened community relationships and linkages.



ECONOMY

Economic Development

- Eco 1. Implement a strategic approach to economic development.
- Eco 2. Attract business investment through the facilitation of strategic infrastructure.
- Eco 3. Facilitate the development of local enterprise.
- Eco 4. Grow tourism in Cockburn through the management, improvement and promotion of the City's key natural, cultural and commercial features.

Employment Opportunities

- Eco 5. Support Cockburn residents accessing local high value jobs through targeted programs of training and development.
- Eco 6. Maintain the City's Employee Development Program.
- Eco 7. Develop and promote strategic partnerships with stakeholders involved in the industrial/commercial precincts.
- Eco 8. Promote the small business sector in Cockburn through key strategic alliances.

GOVERNANCE



Photo credit: Daniel Carson | dcmimages.org

Governance is the cornerstone of the City's approach to sustainability. Through this the City is able to listen and lead, its residents and ratepayers, in building a sustainable future.

Focus Area: Management, Accountability, Transparency and Engagement

Moving toward a sustainable future, the City recognises its role in leading while listening to the needs of the community. Being a progressive and responsible public sector organisation requires an approach that involves accountability and transparency.

Sustainability Strategy Overarching Objective

Gov 1 - Facilitate employee retention through strategies, processes and training.

Strategic Community Plan Objectives:

- Attract, engage, develop and retain our staff in accordance with a long term Workplace Plan (7.6.1)

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 1.1	To attract, engage, develop and retain employees in accordance with a long term Workplace Plan.	Review and update Workplace Plan.	No significant adverse trends identified in employee attraction and engagement.	Manager, Human Resources.
Gov 1.2	Ascertain whether the City is offering an appropriate Employee Value Proposition (EVP) by measuring voluntary turnover and reporting it to the Executive.	Measure voluntary turnover annually and report to Executive.	Voluntary turnover for each financial year does not exceed the target set in the annual Business Plan.	Manager, Human Resources.
Gov 1.3	Maintain sustainable and competitive base salary rates for employees.	Benchmark collective agreement rates with similar Councils annually and report to Executive.	Collective agreement salary increases are attractive and affordable.	Manager, Human Resources.
Gov 1.4	Optimise the safety of the workforce.	Develop and promote a program of safety initiatives.	Minimise the number of lost time injuries.	Manager, Human Resources.

Focus Area: Management, Accountability, Transparency and Engagement

Sustainability Strategy Overarching Objective

Gov 2 - Adopt best practice in sustainable procurement and asset management

Strategic Community Plan Objectives:

- Develop infrastructure provision and renewal strategies that direct investment in ongoing infrastructure provision and management (5.2.1).
- Continue to implement the long term Asset Management Plan to deliver sustainable asset management (7.5.1).
- Implement a long term Financial Plan to deliver a sustainable financial future (7.5.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 2.1	Develop mechanisms which support best practice sustainable procurement.	Review status of sustainability clauses in tender documents.	100% of tenders contain a 10% sustainability weighting.	Executive.
Gov 2.2	Assets managed sustainably in accordance with the <i>Asset Management Strategy</i> to ensure current and forward funding provisions meet asset renewal needs as well as required community and technical levels of service.	<i>Asset Management Plans (AMPs)</i> document performance against the 'asset management sustainability indices' based on Department of Local Government Framework.	Achieve AMP asset management sustainability index targets	Asset Manager.

Focus Area: Management, Accountability, Transparency and Engagement

Sustainability Strategy Overarching Objective

Gov 3 - Ensure sustainability forms an integral part of corporate strategic planning

Strategic Community Plan Objectives:

- Establish and maintain effective communication channels and processes (7.1.1).
- Ensure appropriate governance systems are in place (7.3.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 3.1	Incorporate sustainability into the City's annual report.	Include a summary of sustainability performance in the City's annual report.	Summary of State of Sustainability included.	Manager, Corporate Communications.
Gov 3.2	Ensure sustainability is considered in every strategic report prepared by the City.	Align strategic reports with the City's sustainability strategy.	Strategic Documents to consider sustainability according to focus areas identified in Sustainability Strategy.	Executive.
Gov 3.3	To develop and communicate a clear vision for the City of Cockburn.	Use communication tools available to communicate the vision.	65% agree that the vision has been communicated. Measured in Community Perceptions Survey.	Manager, Corporate Communications.
Gov 3.4	To inform the community about Council Services, facilities and events.	Use communication tools available.	81% are satisfied with how the Community is informed. Measured in Community Perceptions Survey.	Manager, Corporate Communications.
Gov 3.5	To promote sustainability throughout the organisation.	Sustainability Committee continues to meet every two months.	Sustainability Committee develops and supports two staff sustainability initiatives per annum.	Manager, Parks and Environment.

Focus Area: Management, Accountability, Transparency and Engagement

Sustainability Strategy Overarching Objective

Gov 4 - Maintain best practice public service delivery for the City's key stakeholders.

Strategic Community Plan Objectives:

- Develop and manage relationships with key stakeholders (7.2.2).
- Determine community requirements and report on performance and outcomes (7.3.1).
- Identify and implement initiatives to improve customer service, business processes and innovation in service delivery (7.4.1).
- Develop a framework for continuous business process improvement (7.4.2).
- Identify and manage corporate risk (7.7.1).
- Ensure active compliance with relevant legislation, policy and guidelines (7.7.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 4.1	Develop initiatives to improve customer service following Customer Satisfaction Surveys.	Initiatives identified and implemented annually to maintain or improve service outcomes.	Initiatives identified and completed.	Manager, Corporate Communications.
Gov 4.2	To address areas of concern and priority for the community identified through an annual community perceptions survey.	To undertake a Community Perceptions Survey.	Key areas of concern identified and responses formed.	Manager, Corporate Communications.
Gov 4.3	Identify and manage corporate risk.	Develop and maintain a Corporate Risk Register.	Risk register for each service unit prepared, annually reviewed and reported on.	Executive.
Gov 4.4	Ensure active compliance with relevant legislation, policy and guidelines.	Complete annual compliance return.	100% compliance.	Executive.



Focus Area: Sustainable Planning and Development

The City is actively pursuing a lower resource-intensive style of development, which simultaneously assists the pursuit of community development and more liveable neighbourhoods. This will be supported through the pursuit of higher density and mixed use areas of development.

Sustainability Strategy Overarching Objective

Gov 5 - Support increased walking, cycling and public transport use through the development of neighbourhoods with mixed housing types and densities.

Strategic Community Plan Objectives:

- Ensure our strategic land use planning embraces sustainable development principles and reflects the values held by the community (1.1.1).
- Apply structure planning for new development areas which embrace best practice and community creation (1.2.2).
- Ensure that neighbourhoods are interconnected physically, economically, socially and technologically, to minimise energy dependency (1.3.2).
- 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 housing supply and diversity in housing choice (1.4.1).
- Enhance the City's public transport advocacy programs (6.1.2).
- Develop and implement walkway, bike and trails master plans (6.2.1).
- Develop and promote the City's TravelSmart initiative (6.2.2).
- Develop a transport network that effectively caters for demand and growth across various modes (6.3.2).
- Work with stakeholders to provide and support end of journey facilities (6.5.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 5.1	To plan the efficient size, shape and composition of neighbourhoods, based upon a 5 minute (400m) walk from the neighbourhood's centre to its perimeter.	Incorporate Elements 1 and 7 of Liveable Neighbourhoods into all structure plans. ¹	100% of structure plans comply with Elements 1 and 7 of Liveable Neighbourhoods.	Manager, Strategic Planning.
Gov 5.2	To plan neighbourhoods with a range of residential densities which increase towards the neighbourhood's centre.	Incorporate Element 3 of Liveable Neighbourhoods into all Structure Plans. Advancing 'The Lakes' revitalisation strategy.	Minimum of three residential codings in each structure plan.	Manager, Strategic Planning.
Gov 5.3	Encourage best practice sustainable building outcomes for residential and commercial developments.	Improve sustainable design criteria for new developments, promote sustainable design.	Review the City's Residential Development Policy APD 58, deliver a sustainable building design workshop, and commence investigations into establishing a Design Review Panel	Manager, Statutory Planning.

¹ Liveable Neighbourhoods: a Western Australian sustainable design initiative. Western Australian Planning Commission and the Department for Planning and Infrastructure. October 2007. Available at <http://www.planning.wa.gov.au/publications/919.asp>



Photo credit: Daniel Carson | dcmimages.org

Focus Area: Sustainable Planning and Development

Sustainability Strategy Overarching Objective

Gov 6 - Support local employment, service provision and leisure opportunities through the delivery of mixed use neighbourhoods.

Strategic Community Plan Objectives:

- Continue with the development of existing urban revitalisation strategies and plan for new ones (1.2.1).
- Ensure that our neighbourhoods are designed to be more compact, attractive and energy efficient to accommodate a mixture of uses (1.3.2).
- Work with stakeholders to establish, renew or expand commercial centres that increase diversity, accessibility, employment and amenity (1.5.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 6.1	To plan new neighborhoods such that sufficient and appropriate sites are identified (and secured) in structure plans for local employment opportunities. These should take the form of mixed use neighbourhood centres and collocated with the major transport networks (including public transport).	Incorporate Elements 2 and 7 of Liveable Neighbourhoods into each structure plan.	Degree to which neighbourhood design complies with Elements 2 and 7 of Liveable Neighbourhoods.	Manager, Strategic Planning.
Gov 6.2	To continue the City's Revitalisation strategies.	Review and progress the City's Revitalisation Strategies.	Actions completed against timelines by service units across the organisation.	Manager, Strategic Planning.



Focus Area: Sustainable Planning and Development

Sustainability Strategy Overarching Objective

Gov 7 - Facilitate opportunities for sustainable transport.

Strategic Community Plan Objectives:

- Develop and implement strategies to facilitate the efficient and sustainable movement of people and goods (6.1.1).
- Enhance the City's public transport advocacy programs (6.1.2).
- Develop and implement walkway, bike and trails master plans (6.2.1).
- Identify and address safety issues across the transport networks (6.3.1).
- Develop a transport network that effectively caters for demand and growth across various modes (6.3.2).
- Work with stakeholders to provide and support end of journey facilities (6.5.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 7.1	Increase the opportunity for cycling through the City.	Implement the City's Bike Plan.	\$200,000 annual allocation to the Bike Plan.	Manager, Engineering Services.

Focus Area: Sustainable Planning and Development

Sustainability Strategy Overarching Objective

Gov 8 - Strategically plan for the sustainable long-term retention of significant natural areas.

Strategic Community Plan Objectives:

- Adopt best practice management for our natural environment (4.2.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Gov 8.1	Ensure significant natural areas are identified and documented in new structure plans, where possible or appropriate, for the purposes of long-term retention.	Create a formalised process for increased Environmental service unit involvement in the development of structure plans.	Formalised process in place.	Manager, Strategic Planning and Manager, Manager, Parks and Environment.



ENVIRONMENT



The environment is the foundation for sustainability in the city of cockburn. Our natural areas and resources must be sustainably managed into the future.

Focus Area: Environmental Management

The City recognises the role that its natural area play in ecosystem health, amenity for residents, visitors and sustainability. As custodian of these areas the City is committed to maintaining, conserving and enhancing its natural areas for present and future generations.

Sustainability Strategy Overarching Objective

Env 1 - Maintain, conserve and enhance ecosystems for present and future generations.

Strategic Community Plan Objectives:

- Adopt best practice management for our natural environment (4.2.1).
- Develop a coastal area management strategy (4.2.2).
- Actively pursue remediation and adaptation strategies in areas where the natural environment is at risk (4.2.3).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 1.1	Manage coastal environments for the long term benefit of the community.	Develop a Coastal Adaptation Plan.	Adaptation Plan adopted by Council.	Manager, Infrastructure Services.
Env 1.2	Increase the condition of vegetation within bushland reserves.	Compare the condition of vegetation within bushland reserves by mapping 25% of the bushland area annually (100% over a 4 year period) and reviewing the condition against previous surveys.	Vegetation in good or better condition is increasing against base year figure of 62% in 2010.	Manager, Parks and Environment.
Env 1.3	Reduce the prevalence of invasive weed species in the City.	To control and manage environment weeds within Council managed natural areas.	A reduction in high priority weeds identified within reserves.	Manager, Parks and Environment.

Focus Area: Environmental Management

Sustainability Strategy Overarching Objective

Env 2 - Establish and enhance ecological corridors.

Strategic Community Plan Objectives:

- Adopt best practice management for our local environment (4.2.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 2.1	To ensure the ongoing rehabilitation of degraded natural areas.	Plan to revegetate a minimum of 2.5 hectares annually.	Complete 2.5 hectares of revegetation annually with an emphasis on enhancing ecological corridors linking natural areas.	Manager, Parks and Environment.
Env 2.2	To maintain genetic diversity and genetic viability across natural areas.	Develop incentives, develop information packages and offer training to private landowners and residents to encourage management of natural areas on private property and the use of local species within gardens.	Annual increase in the number of private landowners participating in incentive programs and number of training workshops delivered by the City.	Manager, Parks and Environment.
Env 2.3	To create streetscapes that enhance the ecological viability and aesthetic appeal of road network.	Develop a Street Tree Master Plan in accordance with Action item 2.1.4 in the POS Strategy 2014-2024.	Street Tree Master Plan Developed.	Manager, Parks and Environment.



Focus Area: Environmental Management

Sustainability Strategy Overarching Objective

Env 3 - Identify, manage and minimise risks to human health.

Strategic Community Plan Objectives:

- Implement human health risk management strategies (4.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 3.1	Monitor and manage incidence of vectors of disease (mosquitoes and rodents) in the City.	Investigate complaints associated with vectors of disease.	Reduction in number of mosquito and rodent complaints across the City (per capita).	Manager, Health Services.
Env 3.2	Monitor and manage incidence of noise complaints in the city.	Investigate complaints associated with noise.	Reduction in number of noise complaints across the City (per capita).	Manager, Health Services.

Focus Area: Environmental Management

Sustainability Strategy Overarching Objective

Env 4 - Promote stewardship of the natural environment.

Strategic Community Plan Objectives:

- Actively pursue remediation and adaptation strategies in areas where the natural environment is at risk (4.2.3).
- Implement human health risk management strategies (4.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 4.1	Promote environmental awareness to promote environmental stewardship in the community.	City Environmental Services to have a presence in public events.	Attend a minimum of two events annually.	Manager, Parks and Environment.

Focus Area: Efficient settlements and use of resources

The City understands that a commitment to sustainability necessitates the long term management of natural areas and resources. This approach will require ongoing investment in preservation of natural areas, reduction in resource use, emissions reduction and education for sustainability.

Sustainability Strategy Overarching Objective

Env 5 - Implement best practice water management strategies.

Strategic Community Plan Objectives:

- Implement sustainable resource management strategies (4.1.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 5.1	Demonstrate leadership in water conservation.	Maintain Waterwise Council criteria.	Waterwise Council criteria maintained.	Manager Parks and Environment.
Env 5.2	To improve the urban environment – water quality.	Conduct samples of water from beaches, public swimming pools and businesses without scheme water.	Ensure substandard samples are not linked to increased risk of disease outbreaks.	Manager, Health Services.

Focus Area: Efficient settlements and use of resources

Sustainability Strategy Overarching Objective

Env 6 - Increase the use of renewable energy.

Strategic Community Plan Objectives:

- Implement energy management strategies (4.5.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 6.1	Continued investment in renewable energy generation.	Deliver actions from the City's renewable energy implementation plan.	20% renewable energy generation by 2020.	Manager, Infrastructure Services.



Focus Area: Efficient settlements and use of resources

Sustainability Strategy Overarching Objective

Env 7 - Reduce greenhouse gas emissions.

Strategic Community Plan Objectives:

- Implement programs to reduce and manage the City's and community's carbon footprint (4.5.1).
- Implement energy management strategies (4.5.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 7.1	Reduce Greenhouse Gas Emissions (GGE) from electricity and fuel consumption.	Develop a Greenhouse Gas Emission Reduction Action Plan for the next 3 years (2015/16 – 2017/18).	Action plan adopted by Council.	Manager, Parks and Environment.
Env 7.2	Minimise Greenhouse Gas emissions from waste at Henderson Waste Recovery Park (HWRP).	Implementation of waste minimisation actions. Maintain methane gas capture partnership.	No more than 45% above 2008/09 levels by 2020.	Waste Manager

Focus Area: Efficient settlements and use of resources

Sustainability Strategy Overarching Objective

Env 8 - Reduce waste and increase recycling.

Strategic Community Plan Objectives:

- Review the Strategic Waste Management and Education Strategy (4.4.1).
- Investigate and implement appropriate waste minimisation programs and new technologies (4.4.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Env 8.1	Increase both the diversion of waste from landfill and the recovery rate of re-useable materials at Henderson Waste Recovery Park (HWRP).	Develop a business case for a Materials Recovery Facility (MRF). Complete design and documentation for the MRF.	Business Case adopted by Council.	Waste Manager.
Env 8.2	Promotion of waste separation and recycling.	Waste Education Officer position increased from part-time to full-time to deliver waste education programs.	Achieve weekly recycling tonnages: 5% decrease in Municipal Solid Waste (MSW), 40% increase in recycling (based on 2012 levels).	Waste Manager.

SOCIETY



Society is the heart of sustainability in Cockburn. Our people – from our residents, ratepayers and businesses, to schools, visitors and employees – inform the way we develop – now and into the future.

Focus Area: Sense of Place and Healthy Communities

The City is populated with a vibrant, diverse and culturally rich community who have access to a range of high class services and facilities that support an excellent quality of life. Residents of the City of Cockburn have their needs met through tailored service provision.

Sustainability Strategy Overarching Objective

Soc 1 - Enhance social inclusion, equity and diversity.

Strategic Community Plan Objectives:

- Develop local community plans across the City that create cohesiveness and embrace diversity (2.1.1).
- Facilitate equal access for our community to facilities and services (2.4.1).
- Recognise, engage, include and celebrate the significance and richness of local Indigenous and diverse multicultural groups (2.7.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 1.1	Facilitate an equitable and inclusive Community, particularly for those who experience disadvantage.	Implement the Disability Access and Inclusion Plan.	90% of annual Disability, Access and Inclusion Plan (DAIP) actions completed.	Manager, Human Services.
Soc 1.2	Provision of inclusive and accessible community services and leisure activities to meet diverse community needs.	Provide the community services, leisure activities and facilities contained in the <i>Age Friendly Strategic Plan</i> , the <i>Children's Services Strategic Plan</i> , the <i>Youth Services Strategic Plan</i> , the <i>Disability Access and Inclusion Plan</i> , and the <i>Reconciliation Action Plan</i> .	90% of Actions contained within the Strategic Plans are implemented in accordance with identified time frames each year.	Manager, Human Services.
Soc 1.3	To assist those who are most vulnerable in our Community.	Provide financial counselling, family support services, early years, childcare services, frail aged and disability services, and youth at risk services.	90% of actions contained within the <i>Grant and Fee Funded Human Services Strategic Plan 2013-2018</i> are implemented in accordance with identified time frames each year.	Manager, Human Services.

Focus Area: Sense of Place and Healthy Communities

Sustainability Strategy Overarching Objective

Soc 2 - Provide well located community services and facilities to meet identified community needs and facilitate healthy lifestyles.

Strategic Community Plan Objectives:

- Develop and promote the City's TravelSmart initiative (6.2.2).
- Advocate for the needs of the community and continue to progress opportunities for the City (7.2.1).
- Provide and facilitate quality community services that meet diverse recreational, cultural and community needs of all age groups (2.2.1).
- Provide and facilitate community activities, events and programs that draw a wide cross-section of the community (2.3.1).
- Provide and promote activities, services and recreational facilities that encourage our community toward an active and healthy lifestyle (2.6.1).
- Develop multi-use facilities that cater for all ages, abilities and cultures to promote community interaction (5.1.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 2.1	Maintain and improve the health and wellbeing of the residents and workers in the City.	Implement actions from the Public Health Plan.	Completion of actions from the Public Health Plan.	Manager, Health Services.
Soc 2.2	Provide information, incentives and ongoing support and motivation to encourage people to be more active and travel less by car.	Implement actions from the Travelsmart Plan.	Actions completed against targets in the Travelsmart Plan.	Manager, Engineering Services.
Soc 2.3	To centrally locate health and community facilities for residents.	Appointment of building contractors for the construction of the Cockburn Central West Recreation and Aquatic facility.	Building contractors appointed.	Manager, Community Services.



Focus Area: Sense of Place and Healthy Communities

Sustainability Strategy Overarching Objective

Soc 3 - Develop safe communities

Strategic Community Plan Objectives:

- Provide and facilitate initiatives that improve safety for our communities (2.5.1).
- Identify and address safety issues across the transport networks (6.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 3.1	To ensure the City responds to the Community's safety concerns in a timely manner.	Ensure the response times of CoSafe Officers are within 15minutes of original call being placed.	85% of call outs responded to within 15 minutes.	Manager, Community Services.
Soc 3.2	To reduce the likelihood of criminal offence for at-risk youth in the community.	Meet the annual targets of engagement as part of the City's Youth Diversion Program.	168 youth engaged in the program annually.	Manager, Human Services.
Soc 3.3	Increase the sense of security at identified sites within the City.	Implement the City's CCTV Strategy.	CCTV Implementation Strategy implemented. CCTV installed at Coolbellup in 15/16 financial year.	Manager, Community Services.
Soc 3.4	To reduce the risk and impact of Bushfires in the City of Cockburn.	To implement the actions identified in the Bushfire Risk Management Plan.	Completion of identified actions.	Manager, Community Services.

Focus Area: Sense of Place and Healthy Communities

Sustainability Strategy Overarching Objective

Soc 4 - Protect and promote the City's cultural heritage and diversity.

Strategic Community Plan Objectives:

- Recognise, engage, include and celebrate the significance and richness of local Indigenous and diverse multicultural groups (2.7.1).
- Protect the heritage of the City through advocacy, statutory controls, promotion and education (2.8.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 4.1	To value and celebrate Indigenous culture, heritage and participation.	Continue to employ a full time Aboriginal Community Development Officer and implement the <i>Reconciliation Action Plan</i> .	90% of actions contained within the plan are implemented within the required timeframe.	Manager, Human Services.
Soc 4.2	Celebrate and promote cultural diversity.	Identify funding for the development of a multicultural strategy and officer.	Funding sourced identified.	Manager, Human Services.
Soc 4.3	Ensuring the City's heritage sites are appropriately identified and documented.	Regularly update the City's local Government Inventory and Heritage List.	Annual Review undertaken.	Manager, Strategic Planning.

Focus Area: Community Involvement

The City recognises the need to engage with residents and has developed a range of processes, policies, services and facilities to enable this. The City is responsive to the needs of its community and tailors its activities accordingly.

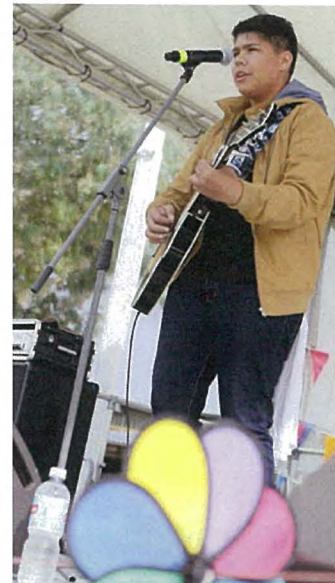
Sustainability Strategy Overarching Objective

Soc 5 - Encourage community involvement in local events and activities.

Strategic Community Plan Objectives:

- Provide and facilitate community activities, events and programs that draw a wide cross-section of the community (2.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 5.1	Provide and facilitate affordable community events.	Develop annual program of free community events.	Annual calendar of events adopted by Council. Achieve a min 85% satisfaction score in Community Perceptions Survey for festivals and events.	Manager, Corporate Communications.
Soc 5.2	Ensure City events are sustainable (have minimal impact on the planet, and provide social and economic benefit for the community).	Implement the 'Sustainable Events Strategy' actions from the City's Event Strategy and Action Plan.	A definition and set of guidelines developed for sustainable events.	Manager Corporate Communications.
Soc 5.3	Identify current services and opportunities in the Cockburn district relating to art, cultural and heritage activity, and identify needs and future strategies to support and enhance the arts across the City over the next five years.	Develop and resource a Cultural Strategy.	Strategy is developed and resourced.	Arts and Cultural Coordinator.



Focus Area: Community Involvement

Sustainability Strategy Overarching Objective

Soc 6 - Develop a strategic approach to community engagement and education.

Strategic Community Plan Objectives:

- Promote sustainable practices within the community (4.1.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 6.1	Adopt a strategic approach to community engagement.	Implement the <i>Community Engagement Framework</i> to officers in the City for utilization in community engagement.	Ensure reports to Council are supported by community engagement that meets the Framework requirements.	Executive.
Soc 6.2	Provision of specialist community and cultural development activities and events that meet the diverse needs of our community.	Deliver a range of social and/or cultural awareness events and initiatives focussing on Children's Development, Youth Development, Disability Access and Inclusion, and Aboriginal Community Development.	Deliver a minimum of 10 social and/or cultural education initiatives.	Manager, Human Services.

Focus Area: Community Involvement

Sustainability Strategy Overarching Objective

Soc 7 - Enhance a sense of community ownership and promote Cockburn as an attractive place to live, work and visit.

Strategic Community Plan Objectives:

- Support the development of local community associations and other advocacy groups (2.3.2).
- Develop and implement the branding strategy of the City across all our communities and services (5.4.1).
- Maintain urban art investment and other initiatives that create interesting community places and encourage creativity (5.4.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 7.1	To support the development of vibrant community spaces through investment in urban art.	Maintain a constant investment in public art.	Annual investment in public art.	Manager, Corporate Communications.
Soc 7.2	Promote the City's response to recognised community priorities.	Monitor and report on results from perceptions survey.	Perceptions survey results.	Manager, Corporate Communications.



Focus Area: Community Involvement

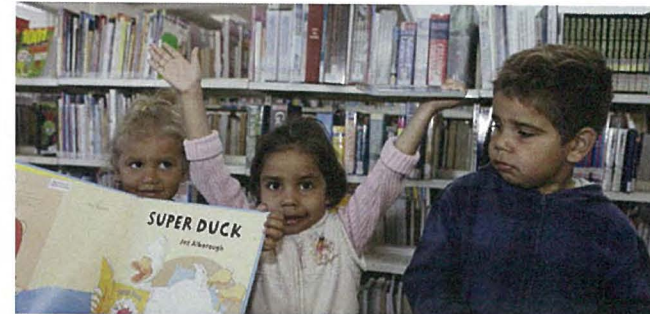
Sustainability Strategy Overarching Objective

Soc 8 - Build community resilience through strengthened community groups, relationships and linkages.

Strategic Community Plan Objectives:

- Develop local community plans across the City that create cohesiveness and embrace diversity (2.1.1).
- Provide and facilitate quality community services that meet diverse recreational, cultural and community needs of all age groups (2.2.1).
- Support the development of local community associations and other advocacy groups (2.3.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Soc 8.1	Strengthen the capacity of community groups.	Provide support through community grants program. Strengthen networks between community groups and encourage partnerships with business.	90% of actions within the <i>Community Strategic Plan</i> are implemented in accordance with identified time frames each year.	Manager, Community Services.
Soc 8.2	Actively encourage volunteering in the City of Cockburn.	Market and promote volunteering opportunities in the City.	Annual increase in the number of registered volunteers.	Manager, Community Services.



ECONOMY



A strong economy underpins the city's sustainable development and must be robust and resilient in the face of future uncertainty and risk. The city's economy is integrated with its society and environment.

Focus Area: Economic Development

The City recognises the importance of pursuing strong fiscal policy, aimed at underpinning the rapid growth experienced in recent years and supporting a transition toward sustainability into the future. In so doing, the City understands that balanced economic development is an important component of its journey towards sustainability.

Sustainability Strategy Overarching Objective

Eco 1 - Implement a strategic approach to economic development

Strategic Community Plan Objectives:

- Engage stakeholders on the delivery of industrial, commercial and infrastructure projects (3.2.1).
- Facilitate and promote economic development aligned to business centre growth (3.3.1).
- Work with stakeholders to identify a holistic regional approach to freight management (6.4.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 1.1	Pursue a strategic approach to economic development.	Implement the actions in the Economic Development Directions Report, including the development of a strategy.	90% of annual Disability, Access and Inclusion Plan (DAIP) actions completed.	Executive.
Eco 1.2	Implement Economic Development in the City.	Determine the priority for an economic development office.	An economic development officer is identified in the Workforce Plan.	Executive.
Eco 1.3	Consider what role tourism will play for the City.	Determine whether tourism should be incorporated into an economic development strategy or as a stand-alone strategy.	Identified within an Economic Development Strategy.	Executive.
Eco 1.4	Consider what future role the tertiary education sector will occupy in the City's economic development.	The tertiary education sector should be considered in an economic development strategy.	Identified within an Economic Development Strategy.	Executive.

Focus Area: Economic Development

Sustainability Strategy Overarching Objective

Eco 2 - Attract business investment through the facilitation of strategic infrastructure.

Strategic Community Plan Objectives:

- Ensure that the City's sustainable development framework drives and enables diverse business investment and activities (3.2.2).
- Develop and implement a City infrastructure plan that meets current and future needs (5.1.1).
- Develop and implement strategies to facilitate the efficient and sustainable movement of people and goods (6.1.1).
- Develop and manage relationships with key stakeholders (7.2.2).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 2.1	Ensure the City continues to attract business investment through the construction of an enhanced road network.	Ensure funds are available to meet the Road development program as outlined in the Integrated Transport Plan.	Number of projects completed against target.	Executive.
Eco 2.2	Identify gaps in strategic infrastructure which inhibit business investment in the City.	Survey business to determine gaps in strategic infrastructure.	Report received.	Executive.

Focus Area: Economic Development

Sustainability Strategy Overarching Objective

Eco 3 - Facilitate the development of local enterprise².

Strategic Community Plan Objectives:

- Facilitate and promote economic development aligned to business centre growth (3.3.1).
- Work in partnership with Federal and State Government and other key stakeholders to provide infrastructure (5.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 3.1	To relieve traffic congestion in Cockburn Central.	Seek a commitment from the appropriate stakeholders for the timely construction of the North Lake Road Freeway Overpass, and the upgrades to the surrounding road network, which have been identified in the City's Major and Regional Road Network Strategy.	Report on agency responsibility, and proposed timeframes, for upgrades to the network as identified in the Major and Regional Road Network Strategy.	Executive.
Eco 3.2	Facilitate the development of vibrant local activity centres.	Implement the Local Commercial and Activity Centres Strategy.	1/5 of actions within the Plan completed.	Manager, Strategic Planning.
Eco 3.3	Support local enterprise in the City.	Engage with the Melville Cockburn Chamber of Commerce, South West Group and Business Foundations Group to determine the needs of existing businesses within the City.	Bi-annual meeting with stakeholder groups.	Chief Executive Officer.

² See economic profile for the City of Cockburn <http://economy.sds.com.au/Default.aspx?cid=446&pg=12000>



Focus Area: Economic Development

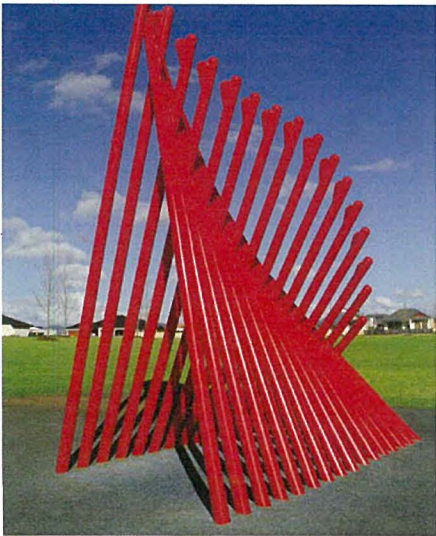
Sustainability Strategy Overarching Objective

Eco 4 - Grow tourism in Cockburn through the management, improvement and promotion of the City's key natural, cultural and commercial features.

Strategic Community Plan Objectives:

- Promote sustainable practices within the community (4.1.2)
- Provide and facilitate community activities, events and programs that draw a wide cross-section of the community (2.3.1)

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 4.1	Create a distinctive identity for Bibra Lake as community destination and place of connection to the natural environment.	Construction of the regional playground at Bibra Lake.	Bibra Lake regional playground constructed.	Manager Parks & Environment.



Focus Area: Employment Opportunities

The City will continue to support the creation and growth of business and industry, which will enable it to facilitate the aspirations of its community. The City will continue to provide training opportunities to assist with these aims.

Sustainability Strategy Overarching Objective

Eco 5 - Support Cockburn residents accessing local high value jobs through targeted programs of training and development.

Strategic Community Plan Objectives:

- Work with stakeholders to ensure serviced and accessible industrial land incorporating technology and education is planned and delivered (1.5.1).
- Identify initiatives and incentives to broaden the range of educational facilities, programs and partnerships (3.4.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 5.1	Support the development of Vocational Education and Training Educational Institutions in the City of Cockburn.	Advocate for increased funding and resources for Challenger TAFE from State and Federal Government.	Report from Challenger TAFE on funding achievements.	Chief Executive Officer.

Focus Area: Employment Opportunities

Sustainability Strategy Overarching Objective

Eco 6 - Maintain the City's Employee Development Program.

Strategic Community Plan Objectives:

- Attract, engage, develop and retain our staff in accordance with a long term Workplace Plan (7.6.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 6.1	Continue to maintain a strong trainee development program.	Maintain the funding to facilitate the trainee program.	Continue to provide a minimum of five trainee positions annually.	Manager, Human Resources.
Eco 6.2	Maintain the City's Employee Development Policy.	Secure consistent annual funding for this program.	Annual investment in Employee Development Policy maintained.	Manager, Human Resources.



Focus Area: Employment Opportunities

Sustainability Strategy Overarching Objective

Eco 7 - Develop and promote strategic partnerships with stakeholders involved in the industrial/commercial precincts.

Strategic Community Plan Objectives:

- Engage stakeholders on the delivery of industrial, commercial and infrastructure projects (3.2.1).
- Ensure that the City's sustainable development framework drives and enables diverse business investment and activities (3.2.2).
- Work in partnership with Federal and State Government and other key stakeholders to provide infrastructure (5.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 7.1	Enhance existing retail precincts.	To work with the proponent of the Gateways Shopping Centre for the next stage structure plan, which will provide the strategic framework for how the centre expands.	Assessment and adoption of structure plan for the next stage.	Manager, Strategic Planning.
Eco 7.2	Work with the State Government, LandCorp and associated stakeholders in the delivery of the Latitude 32 and Australian Marine Complex Precincts.	Continue to engage with all stakeholders regarding planning and development of these precincts.	Development Area 2 (Wattelup) structure plan for Latitude 32 finalised.	Manager, Strategic Planning.

Focus Area: Employment Opportunities

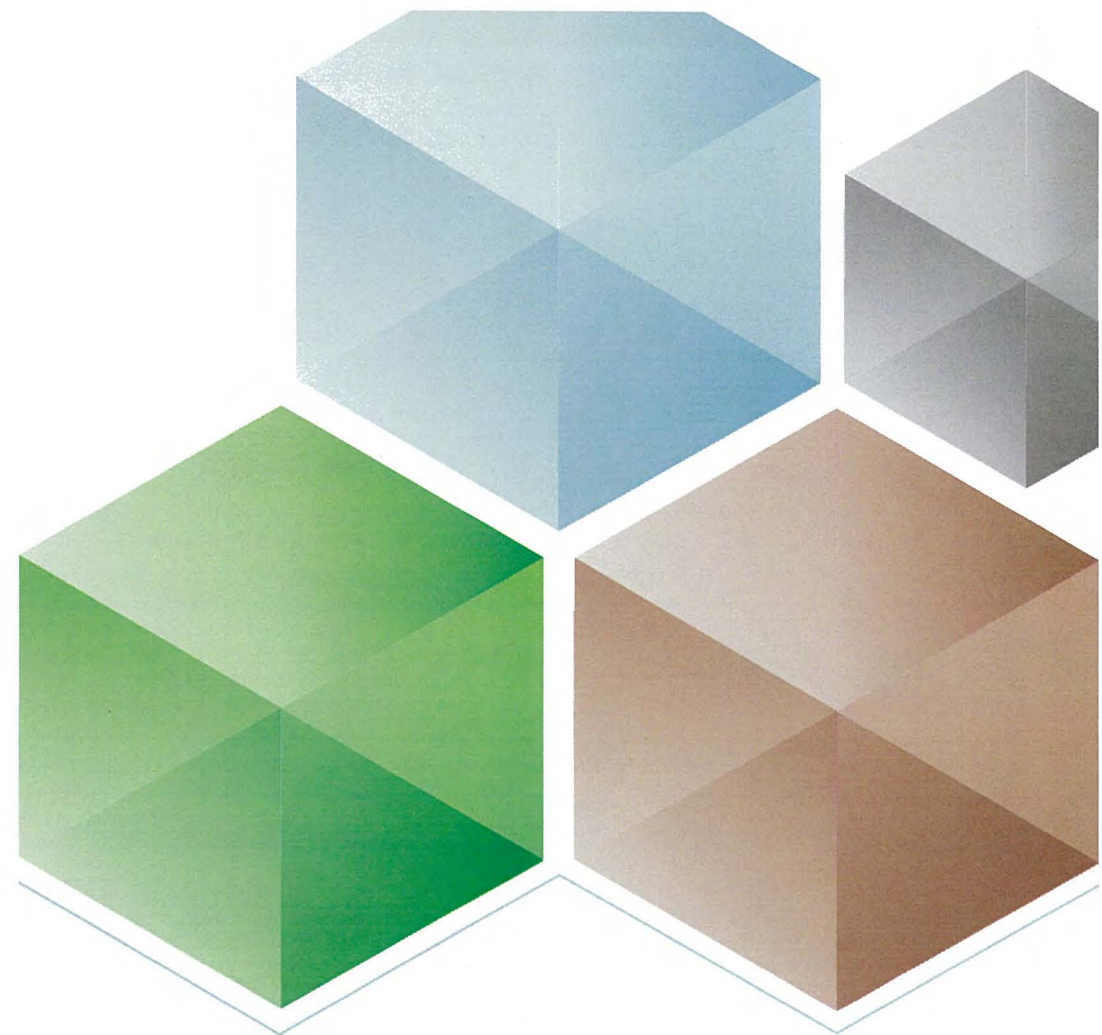
Sustainability Strategy Overarching Objective

Eco 8 - Promote the small business sector in Cockburn through key strategic alliances.

Strategic Community Plan Objectives:

- Facilitate and promote economic development aligned to business centre growth (3.3.1).

KPI No.	Annual Objective	Action	KPI	Responsibility
Eco 8.1	Support for business operators within the municipality.	Continue to support and co-fund the Melville Cockburn Chamber of Commerce (MCCC).	Report from MCCC on activities held within the municipality.	Executive.



Sustainability Action Plan Implementation

Review current Sustainability Action Plan (SAP)	Jan - Mar
Develop SAP for following financial year	Jan - Mar
Presentation of reviewed SAP to Council	June
Seek Feedback on Progress towards achievement of KPIs in current SAP	August
Publicly report on Current SAP in State of Sustainability Report in November	Sept - Oct
State of Sustainability Report to Council for adoption	November



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in alternative formats on request.





 <p>City of Cockburn GLS Services Department</p>	<p>Cockburn Road / Amity Boulevard intersection, Coogee</p>	<p>PRINTED ON: Wednesday, 29 April 2015</p>	<p>SCALE = 1:1000</p>	 <p>NORTH</p>
		<p>DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.</p>		

Cockburn Road / Amity Boulevard intersection, Coogee

Photo 1: Looking west along Amity Boulevard to Cockburn Road

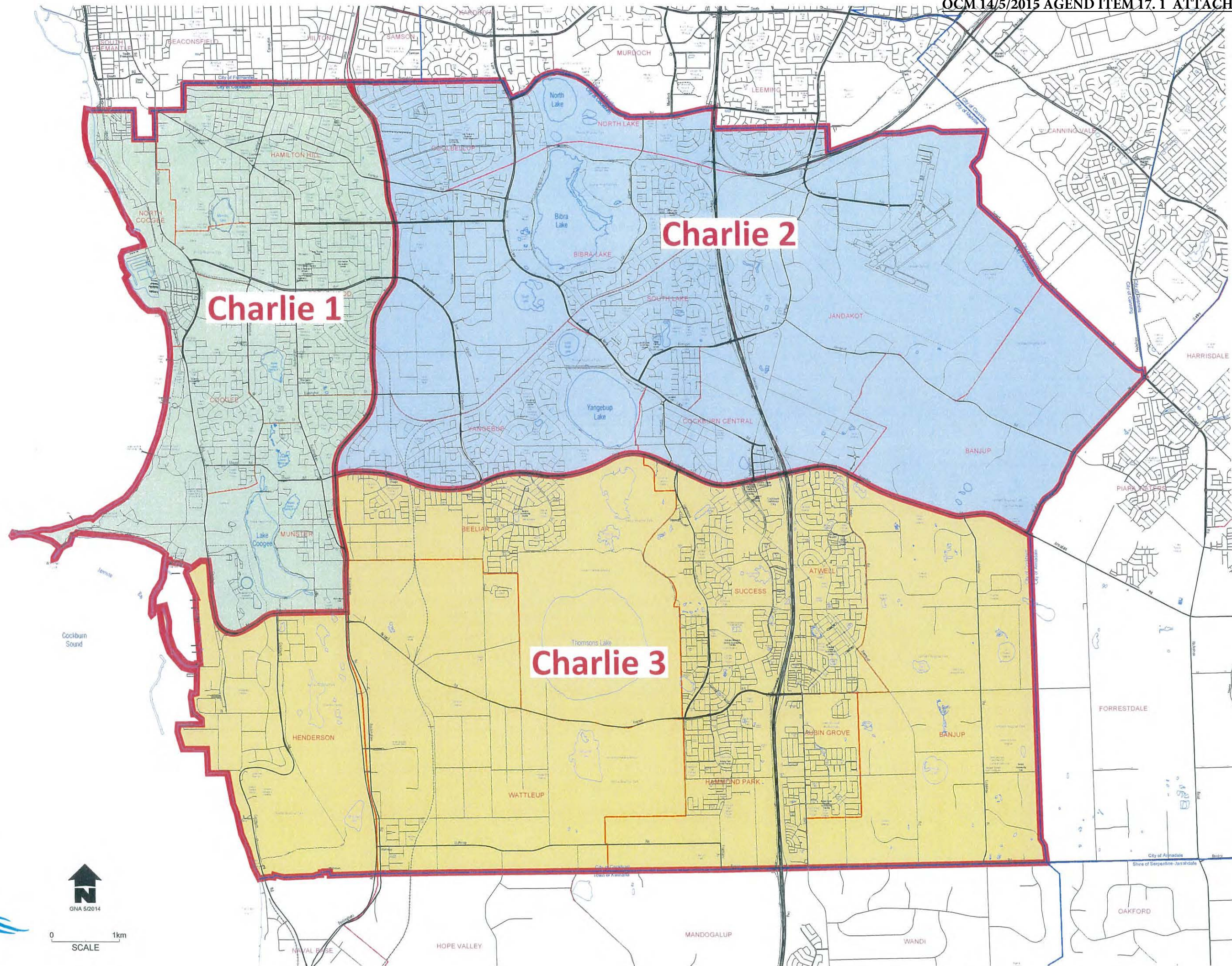


Photo 2: Looking south along Cockburn Road to Amity Boulevard



Photo 3: Looking north along Cockburn Road to Amity Boulevard





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