

CITY OF COCKBURN

SUMMARY OF MINUTES OF ORDINARY COUNCIL MEETING HELD ON THURSDAY, 12 MAY 2016 AT 7:00 PM

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CITY OF COCKBURN

MINUTES OF ORDINARY COUNCIL MEETING HELD ON THURSDAY, 12 MAY 2016 AT 7:00 PM

PRESENT:

ELECTED MEMBERS

Mr L Howlett	-	Mayor (Presiding Member)
Mrs C Reeve-Fowkes	-	Deputy Mayor
Mr K Allen	-	Councillor
Mrs L Sweetman	-	Councillor
Dr C Terblanche	-	Councillor
Mr S Portelli	-	Councillor
Ms L Smith	-	Councillor
Mr S Pratt	-	Councillor
Mr P Eva	-	Councillor

IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr C. Sullivan	-	Director, Engineering & Works
Mr A. Trosic	-	Acting Director, Planning & Development
Ms C. Murphy	-	Media Liaison Officer
Mr J Ngoroyemoto	-	Governance & Risk Co-ordinator
Ms M. Waerea	-	PA to CEO
Ms D. Koelen	-	Executive Assistant

1. DECLARATION OF MEETING

The Presiding Member formally declared open the 12 May 2016 Ordinary meeting of Council and in so doing welcomed everyone.

The Presiding Member acknowledged the Nyungar People who are the traditional custodians of the land we are meeting on and paid respect to the Elders of the Nyungar Nation, both past and present and extended that respect to Indigenous Australians who were present.

Before moving to the agenda proper the Presiding Member made the following statements:

I welcome Mr Andrew Trosic, A/Director Planning & Development to tonight's meeting.



ANZAC Commemorative and Dedication Service – Wireless Hill

On 24 April my wife Pat and I attended the ANZAC Commemorative and Dedication Service for the new war memorial on Wireless Hill Park. It was indeed a very prestigious occasion with well over a thousand people in attendance.

Mayor Russell Aubrey, City of Melville commented that he was very pleased to see a new war memorial within the City in such an historic location.

Carnival of Events

Harvest Hoo Haa - Get Connected Expo – Cockburn’s Got Talent Final

On 30 April the City hosted the last of its Carnival of Events, the Harvest Hoo Haa at Harmony Oval.

The event showcased a variety of different food vendors, entertainment, arts and craft stalls, the judging of the best dog competition, the Get Connected Expo that included local small businesses and community groups. It also saw the final of the Cockburn’s Got Talent that resulted in the following winners:

Five to Ten Year Olds

First prize: Noah Polimeno

Eleven to Seventeen Year Olds

First prize: Amalie Meneghetti

Eighteen Years and Over

First prize: Jenelle Russo

2. APPOINTMENT OF PRESIDING MEMBER (If required)

Nil.

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 (OCM 12/5/2016) - ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER)

- Mayor Logan Howlett – Financial (Proximity) Interest on Item 14.1

5 (OCM 12/5/2016) - APOLOGIES AND LEAVE OF ABSENCE

- Clr Bart Houwen – Apology
- Mr Daniel Arndt – Director, Planning and Development – Apology

6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

7 (OCM 12/5/2016) - PUBLIC QUESTION TIME

The Presiding Member invited Kerry Drewett to ask his question. As she was not present at the meeting a copy of the response will be provided in writing.

8. CONFIRMATION OF MINUTES

8.1 (MINUTE NO 5778) (OCM 12/5/2016) - MINUTES OF THE ORDINARY COUNCIL MEETING - 14 APRIL 2016

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday 14 April 2016, as a true and accurate record.

COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Deputy Mayor C Reeve-Fowkes that the recommendation be adopted, subject to amendment as follows:

- (1) at item 17.1, with the addition of the words “due to the lack of an absolute majority of Council” after the words “**MOTION LOST 5/4**” on page 83; and
- (2) at Item 23.1 with sub-recommendation (2) being amended to read:

“as recommended, with the addition of the Director of the South



West Group, Mr Mick McCarthy as an additional substitute if Ms Allison Hailes of the UDIA, or Mr Tim Youe of the SMRC are unavailable” on page 104.

CARRIED 9/0

Reason for Decision

To ensure the correct terminology is included in the Minutes for Item 17.1.

To ensure the decision at Item 23.1 reads correctly. It currently reads as if Tim Youe is the CEO of the UDIA.

8.2 (MINUTE NO 5779) (OCM 12/5/2016) - MINUTES OF THE SPECIAL COUNCIL MEETING - 28 APRIL 2016

RECOMMENDATION

That Council adopt the Minutes of the Special Council Meeting held on Thursday 28 April 2016, as a true and accurate record.

COUNCIL DECISION

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

CARRIED 9/0

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

Nil

10 (OCM 12/5/2016) - DEPUTATIONS AND PETITIONS

- Mark Shaw, CEO, Adventureworld re: Item 14.4 – Non Exclusive Licence Agreement to Adventureworld for Reserve 26954 Gwilliam Drive, Bibra Lake for the purposes of carparking.
- Michelle Barnett, Secretary, Bibra Lake Residents Association re: Item 17.1 – Proposed Bibra Lake Stake Park Feasibility and Cost Estimate.



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

Nil

12 (OCM 12/5/2016) - DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER

AT THIS POINT, TIME BEING 7.19, THE FOLLOWING ITEMS WERE DEALT WITH “EN BLOC”.

13.2	14.3	15.1	16.1	17.2		
	14.6		16.2			
	14.7		16.3			

13. COUNCIL MATTERS

13.1 (MINUTE NO 5780) (OCM 12/5/2016) - MINUTES OF THE GRANTS AND DONATIONS COMMITTEE MEETING - 19 APRIL 2016 (162/003) (R AVARD) (ATTACH)

RECOMMENDATION

That Council receive the Minutes of the Grants and Donations Committee Meeting held on 19 April 2016 and adopt the recommendations contained therein.

COUNCIL DECISION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Clr C Terblanche that the recommendation be adopted, subject to the withdrawal of sub – recommendations (1), (2), (3) and (4) of Item 9.1 (Minute Number 93) “Grants and Donations Committee Recommended Allocations 2015 /16”, which are to be considered separately.

CARRIED 9/0

Reason for Decision

To allow these matters to be dealt with separately.



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

N/A

Report

Council approved a budget for Grants and Donations for 2015/16 of \$1,200,000 to be distributed as grants, donations and sponsorships.

At its meeting of 29 July 2015, the Committee recommended a range of allocations of grants, donations and sponsorship, which were duly adopted by Council on 13 August 2015.

Following the September 2015 round of grants, donations and sponsorship funding opportunities, the Committee, at its meeting of 29 October 2015, recommended a revised range of allocations which were duly adopted by Council on 12 November 2015.

The March 2016 round of grants, donations and sponsorship funding opportunities has now closed and the Committee, at its meeting of 19 April 2016, 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:

Hamilton Hill YouthCARE Council	\$9,000
South Lake Ottey Family and Neighbourhood Centre	\$10,000
EdConnect Australia (School Volunteer Program)	\$13,500
Second Harvest	\$16,000
Port Community High School	\$15,000
Volunteer Home Support	\$5,000
Business Foundations	\$0

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

MACA Ride to Conquer Cancer	\$0
Melville Cockburn Chamber of Commerce (rent, outgoings)	\$20,000
A Cappella West	\$5,000
Western Australian Figure Skating Club	\$3,000



Hamilton Hill Community Group \$16,604
 Woolkabunning Kiaka (Outback Academy Red Dust Heelers) \$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 2015/16 of \$1,200,000 to be distributed as grants, donations and sponsorship.

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

Summary of Proposed Allocations

Committed/Contractual Donations	\$470,000
Specific Grant Programs	\$485,896
Donations	\$151,500
<u>Sponsorship</u>	<u>\$92,604</u>
Total	\$1,200,000
Total Funds Available	\$1,200,000
<u>Less Total of Proposed Allocations</u>	<u>\$1,200,000</u>
Balance	\$0

The next Grants and Donations Committee Meeting will be held in July 2016 to recommend allocations for 2016/17.

The next round of grants, donations and sponsorship funding will be advertised in August/September 2016.

Legal Implications

N/A



Community Consultation

In the lead up to the March 2016 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 23/02/16, 08/03/16 and 22/03/16.
- Two advertisements in the City of Cockburn Email Newsletter on 24/02/16 and 08/03/16.
- Advertised in the City Staff email banner from 13 to 31 March 2016.
- Advertisement in the February Edition of the Cockburn Soundings.
- Advertisement in the 2016 Sustainable Living Booklet distributed in January.
- 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 2016 edition.
- Closing dates advertised in the 2016 City of Cockburn Calendar.
- Information available on the City of Cockburn website.
- Reminder email sent to regular applicants.

Risk Management Implications

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

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

Attachment(s)

Minutes of the Grants and Donations Committee Meeting - 19 April 2016.



Advice to Proponent(s)/Submissioners

Applicants have been advised that they will be notified of the outcome of their applications following the 12 May 2016 Council Meeting.

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

Nil

(MINUTE NO 5781) (OCM 12/5/2016) - GRANTS AND DONATIONS COMMITTEE ITEM 9.1 SUB-RECOMMENDATION (1) GRANTS AND DONATIONS RECOMMENDED ALLOCATIONS 2015/16

COUNCIL DECISION

MOVED Clr C Terblanche SECONDED Clr K Allen the recommendation be deleted and substituted with the following:

- (1) Council provide a Donation of \$10,000 to Business Foundations.

CARRIED 9/0

Reason for Decision

Business Foundations has assisted 73 businesses in Cockburn from July 2015 – March 2016, aiming for 100 this year. This will assist people wanting to start a business or become self-employed. In a time of increased unemployment the City needs to support efforts trying to help the community into successful employment and/or income prospects.

(MINUTE NO 5782) (OCM 12/5/2016) - GRANTS AND DONATIONS COMMITTEE ITEM 9.1 SUB-RECOMMENDATION (2) GRANTS AND DONATIONS RECOMMENDED ALLOCATION 2015/16

COUNCIL DECISION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Clr L Sweetman the recommendation be deleted and substituted with the following:

- (2) Council provide a sponsorship grant to the MACA Ride to Conquer Cancer for \$5,000.

CARRIED 7/2

NOTE: Clr L Smith requested to have her vote against the decision recorded.



Reason for Decision

The MACA Ride to Conquer Cancer is a well-known charity ride. The Harry Perkins Institute of Medical Research, who organises the event, is a reputable organisation who does amazing research that benefits the people of WA and Australia.

The MACA Ride to Conquer Cancer will have a pit stop for cyclists in Coogee which will give a good opportunity for the City of Cockburn to demonstrate its sponsorship support for this worthy cause.

(MINUTE NO 5783) (OCM 12/5/2016) - GRANTS AND DONATIONS COMMITTEE ITEM 9.1 SUB-RECOMMENDATION (3) GRANTS AND DONATIONS RECOMMENDED ALLOCATIONS 2015/16

COUNCIL DECISION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Clr P Eva the recommendation be deleted and substituted with the following:

- (3) Council provide a sponsorship grant to the Woolkanbunning Kiaka Inc (Red Dust Heelers Wheelchair Basket Ball Team) for \$2,500.

CARRIED 6/3

NOTE: Clr L Smith requested to have her vote against the decision recorded.

Reason for Decision

Outback Red Dust Heelers indigenous Wheelchair Basketball team is based at the Wally Hagen Stadium, a major City sporting venue. The sponsorship of this team through the Woolkanbunning Kiaka Inc reflects the City's commitment to supporting one of the most disadvantaged groups in our community.

(MINUTE NO 5784) (OCM 12/5/2016) - GRANTS AND DONATIONS COMMITTEE ITEM 9.1 SUB-RECOMMENDATION (4) GRANTS AND DONATIONS RECOMMENDED ALLOCATIONS 2015/16

COUNCIL DECISION

MOVED Clr S Portelli SECONDED Clr C Terblanche the recommendation be deleted and substituted with the following:



- (4) Council provides an allocation of \$1,000 to “Safety House Cockburn Committee” for 2015/16 and require the provision of a report from the Committee on this program for presentation at the next Grants and Donations committee Meeting.

CARRIED 8/1

NOTE: Clr L Smith requested to have her vote against the decision recorded.

Reason for Decision

The monies are available to schools to reimburse the costs of membership to Safety House. Council should be encouraging the program as much as possible and to withdraw funds completely is not justified. Council should be looking to nurture and assist Education Department initiatives as we do with the Police auspiced NHW.

13.2 (MINUTE NO 5785) (OCM 12/5/2016) - COCKBURN CENTRAL YOUTHCARE COMMITTEE (162/003) (D GREEN)

RECOMMENDATION

That Council endorses Mayor Logan Howlett as its delegate to the Cockburn Central Youth Care Committee

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0

Background

The City of Cockburn supports the Cockburn Central Youth CARE Council (CCYCC) by way of an annual donation towards funding of a chaplaincy service at Lakeland Senior High School (LSHS). The amount endorsed by Council for 2015/16 is \$13,000.

Submission

N/A



Report

The CCYCC invites the Mayor to its Committee Meetings in acknowledgement of Councils support for the LSHS Chaplaincy program. The Committee meets on a quarterly basis (February, May, August & November) commencing 9.15am at Jandakot Primary School.

Having a Council representative on the Committee is recommended as a means of assessing the value received by the City of Cockburn for its contribution towards this service.

In accordance with Council`s protocol, it is recommended that Council formally appoints Mayor Howlett as its delegate to the CCYCC.

Strategic Plan/Policy Implications

Policy SC35 – “Grants, Donations & Scholarships” refers.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

There is a low level financial risk to the City of Cockburn if a Council delegate is not appointed to represent its interests on this Committee.

Attachment(s)

Nil



Advice to Proponent(s)/Submissioners

The CCYCC has been advised that this matter is to be considered at the 12 May 2016 Council Meeting.

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

Nil.

AT THIS POINT IN THE MEETING, THE TIME BEING 7.41PM MAYOR LOGAN HOWLETT LEFT THE MEETING.

DEPUTY MAYOR CAROL REEVE-FOWKES ASSUMED THE ROLE OF THE PRESIDING MEMBER AND READ THE FOLLOWING DECLARATION OF INTEREST FROM MAYOR HOWLETT.

DECLARATION OF INTEREST

"I wish to declare a Financial (Proximity) Interest in Item 14.1 of the Ordinary Council Meeting to be conducted on 12 May 2016, "The Lakes Revitalisation Strategy – Seeking Support to Adopt", pursuant to Section 5.60B (3) of the Local Government Act 1995.

The nature of my interest is that I am an owner of land in the North Lake location, which is within the area subject to the Strategy."

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 **(MINUTE NO 5786)** (OCM 12/5/2016) - THE LAKES REVITALISATION STRATEGY – SEEKING SUPPORT TO ADOPT (110/124) (R PLEASANT) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the schedule of submissions;
- (2) adopt the Lakes Revitalisation Strategy, subject to the below modifications:
 1. New recommendation – *Action 2.5 Undertake an update of the transport assessment every 3 – 5 years as required.*
 2. Modify the Transport Recommendations Plan on page 34 of the Strategy to include the following action - *Discuss with the PTA regarding bus services that no longer connect directly with Gateways (used to be 514 and 520*

from Murdoch via Bibra Lake to Gateways Shopping Centre) but now stops at the train station.

3. Move the R40 coding from Farmhouse Drive to Meller Road.
4. Add an action to the transport recommendations to investigate the upgrade of a pedestrian crossing in the proximity of the powerline easement across Berrigan Drive.
5. Amend the implementation table on page 39 of the Strategy to provide as follows:
 Stage 5 (North of Elderberry) - Delivery in 2017/18 (land already a Crown reserve)
 Stage 6 land acquisition only (Lots 12 and 26) - Acquisition targeted for 2016/17
 Stage 6 works (Lots 12, 26 and 13) - Delivery 2019/2020
6. Investigate an upgrade for Broadwater Park to include an area for teenagers.
7. Recode 9 Yates Court North Lake from R30 to R40.
8. Recode 35 Needwell Road from R30 to R40.
9. Include an addition comment to the concept plan on page 43 regarding the upgrade of the verge for public seating.
10. Modify Strategy Action 2.2 to include - *Secure a commitment (for example an MOU) from the State Government for an increase in Public Transport Services if increased residential infill is secured as part of the Strategy.*
11. Add a sub action to Action 3.1 – *Investigate and recommend street trees species that provide feed opportunities for local birds.*
12. Recode Barrine Court from R40 to R60.
13. Add to the streetscapes table on page 41 the following action –
Investigate the ability to provide a garden bed and location for a tree within the green space provided by a previous cul-de-sac head within Barrine Court.
14. Add to the transport action table on page 36 the following



action –

Explore ‘on-road’ car parking opportunities along key roads.

- (3) proceed to implement the Lakes Revitalisation Strategy in accordance with the actions and timeframes provided in the Strategy; and
- (4) advise in writing all residents within the project area of the outcome of this decision.

COUNCIL DECISION

MOVED Clr S Portelli SECONDED Clr K Allen that Council adopt the recommendation, subject to amendment to sub – recommendations (2) 1, 4, 8, & 9, as follows:

- (2) 1. Delete and substitute the following:
“remove all changes relating to residential density from the suburbs of North Lake and Bibra Lake”, and
- 4. Delete
- 8. Delete
- 9. Delete

MOTION LOST 2/6

NOTE: Clr S Portelli requested to have his vote for the motion recorded.

MOVED Clr S Pratt SECONDED Clr L Sweetman that the recommendation be adopted.

CARRIED 6/2

NOTE: Clr S Portelli requested to have his vote against the decision recorded.



Background

The purpose of this report is to consider the Draft Lakes Revitalisation Strategy for endorsement. In terms of background, Council endorsed the Draft Revitalisation Strategy for advertising at its 10 December 2015 meeting. As a result, the 60 day public advertising period (stage 4) extended from 26 January to 25 March 2015.

Letters were distributed to residents and landowners within the suburbs of Bibra Lake, South Lake and North Lake. During the advertising period, the City ran information sessions at Council's administration centre on Tuesday 23 February 2016 for Bibra Lake (East) and North Lake landowners and residents. A second briefing was held on Wednesday 24 February 2016 for South Lake landowners and residents. The sessions resulted in a great turn out of over 200 residents over the 2 nights. The evenings included a presentation by the City on the proposed recommendations.

As a result of the consultation outcomes and associated analysis, it is recommended Council endorse the Strategy subject to the recommended modifications tabled in the resolution.

Submission

N/A

Report

The purpose of this report is to present the submissions received during the advertising of the draft Lakes Revitalisation Strategy, recommend a response to the issues raised, and inclusive of the proposed modifications resulting from the feedback, seek Council's support to adopt the Strategy.

The aim of the Strategy is to guide the delivery of future residential development within the eastern portion of the Lakes area and identify improvements and infrastructure required to support this growth. The Strategy is largely directed towards identifying appropriate increased residential densities and strategies to encourage diversity of housing options.

Key Strategy Stages

Stage 1 – Preparation and research: Complete

Stage 2 – Community visioning: Complete

Stage 3 – Draft strategy preparation: Complete

Stage 4 – Advertising period: Complete

Stage 5 – Final preparation and adoption of strategy: Current stage



Stage 6 – Implementation including scheme amendment for rezoning

In light of the extensive advertising process that took place, a total of 304 submissions were received plus one petition. Of the 304 submissions, 5 were from government agencies and 2 from utility providers. The submissions are set out and addressed in detail within the Schedule of Submissions (Attachment 3). The following presents a summary and a response of the key issues raised.

Consultation outcomes

Of the 304 responses submitted to the City during the community advertising period, 58% of responses supported the Strategy, a further 12% supported with a request to modify part of the Strategy, 25% opposed the Strategy and 5% did not state a position.

The combined total of submissions in support and those providing overall support with modifications is 70%. Of the support with modification submissions, the majority of modifications relate to:

1. Transport related suggestions/concerns
2. Proposed residential densities
3. Adequate infrastructure/facilities (provided to support growth including upgrading; power lines, cycleways, skatepark and general park upgrades etc).

The 77 objections relate to the proposed densities impacting on:

Suburb	Object (Key issues raised in priority order)
North Lake 15 (45%*)	<ol style="list-style-type: none"> 1. Traffic and car parking. 2. Negative impact and loss of character and greenspace. 3. Increased crime and perceived low socio economic related issues. 4. Impact on privacy. 5. Lack of support facilities/infrastructure.
Bibra Lake 30 (27%*)	<ol style="list-style-type: none"> 1. Traffic and car parking. 2. Character and greenspace. 3. Increased crime and perceived low socio economic related issues. 4. Loss of backyard/property size.
South Lake 31 (21%*)	<ol style="list-style-type: none"> 1. Increased crime and perceived low socio economic related issues. 2. Traffic and car parking. 3. Loss of backyard/property size. 4. Character and greenspace. 5. Privacy.

Suburb	Object (Key issues raised in priority order)
	*Percentage of total objections received.

Response to submissions

While attachment 3 provides individual detailed responses, the following summarises the City’s approach and responses to the abovementioned main submissions.

Transport related suggestions and concerns

A number of submissions echoed one of the key concerns raised during the visioning forums relating to the provision of adequate transport related infrastructure. The Lakes residents expressed a desire for accessibility in and out of the suburbs to be improved and vitally for new development not to negatively impact on traffic levels. As a result the draft Strategy’s *Program 2 – Promote sustainable transport options and easy ways to move around the Lakes area*, recommends 4 actions as follows:

- *Action 2.1 Deliver the Recreation Loop – connecting the Lakes area with the emerging Baldivis tramway track and Cockburn Central.*
- *Action 2.2 Work with the Public Transport Authority to undertake a review of bus services and routes.*
- *Action 2.3 Undertake initiatives to promote cycling and walking in and around the Lakes area.*
- *Action 2.4 Undertake road improvements to improve safety and ease congestion.*

The initiatives that fall within these actions are listed within pages 28 to 36 of the draft Strategy document (attachment 4). These actions (approximately 25 in total) were informed by a Transport Assessment undertaken internally by the City. A copy of the Transport Assessment is included within the Background Report of the advertised draft Strategy (Attachment 5).

Importantly the Strategy identifies that the proposed residential density code changes is predicted to have a negligible impact on the transport network in the short to medium term. The predicted increased traffic flows can be managed by the existing road network and already planned intersection upgrades as outlined in the Transport assessment provided within the Background Report. This recognises that development will occur incrementally as we have seen in Spearwood and Hamilton Hill. Over the long term monitoring and targeted improvements where required will be undertaken. There are however some improvements that can be undertaken now and these relate to the recommendations referred to above.



Nonetheless the City recognises the concerns raised and proposes a new action be included within the draft Strategy as follows – *Action 2.5 Undertake an update of the transport assessment every 3 – 5 years as required.* This will ensure appropriate monitoring is undertaken to identify where and when growth occurs and the appropriate transport infrastructure upgrade response.

With regard to public transport the City will be collaborating with the PTA to address and improve services within the Lakes area of which is an important infill area of which is attempting to meet strategic metropolitan objectives. The City will be seeking to secure a commitment from the State Government for an increase in Public Transport Services if increased residential infill is secured as part of the Strategy. The City hopes that the PTA is proactive in its role of supporting the State Government's decision for management of Perth's future growth, which is one of facilitating urban consolidation particularly in areas with excellent access to employment, services, facilities and open space. The Lakes area is one such sub-region.

The submission from the Department of Transport states that a full transport assessment should identify the transport upgrade requirements based on a full build out scenario of the proposed densities. This is not supported by the City. This unnecessary modelling would prove overly onerous to rate payers and contribute nothing to this stage of planning. The State Government is requiring urban consolidation to occur, and the Department of Transport is responsible in ensuring that the key regional road networks and public transport provision keeps pace of the change occurring. This needs to be actioned by the Department of Transport across the entire metropolitan region. The City has performed a thorough local transport analysis and will continue to monitor changes in growth such that its responsibility in respect of the local road network is matched by the necessary local road upgrades.

Concern increased densities will be detrimental to local amenity, character and greenspace

Supporting the Strategies proposed increased densities, are important planning policy requirements at the development assessment stage to address amenity, streetscape related considerations and privacy between developments. The R-Codes provides a number of planning controls to promote cohesive developments that consider privacy between properties.

In addition to this state level planning policy, the City's Local Planning Policy 1.2 *Residential Design Guidelines* also addresses important design requirements of which complements and adds further rigour to



the R-Codes. LPP 1.2 has progressively been developed and refined as each of the City's revitalisation strategies has been developed.

Complementing these policies, the City's key approach to the Strategy is to promote increased housing options while also promoting and protecting local character and for the Lakes area this particularly relates to the natural environment. As a result the Strategy recommendations seek to improve public open spaces and there is no intent to impact on any environmental asset including wetland areas. Rather the proposed upgrades seek to improve the attractiveness of the locality.

Several recommendations within the Lakes Strategy focus on protecting and enhancing the character of the Lakes area. These include:

- Continuing to revitalise key streets by continuing tree planting efforts.
- Continue upgrades to residential parks and improve the maintenance on the eastern side of the Bibra Lake Reserve.
- Undertake public realm upgrades around the 3 local centres.
- Create a multifunctional gathering space on the eastern side of the Beelihar wetland.

The City believes local character and amenity can be protected through these initiatives while also accommodating increased densities. It is further noted that the Strategy proposes no reduction in the current provision of parks and wetland areas.

The potential for increased densities to attract undesirable behaviour.

It is not supported that medium density development will reduce the quality of the housing in the Lakes area. Rather, the proposed recordings are expected to promote the regeneration of older housing stock and there are many examples of high quality medium and high density housing throughout Cockburn and wider Perth.

With regard to crime and low socio-economic problems the City does not support the idea that medium density development alone will attract and intensify crime and anti-social outcomes.

It is understood South Lake in particular in the past has had large pockets of state owned homes and that a number of residents have expressed concern that this number will rise. In response the Department of Housing have again confirmed their approach to state housing and this is detailed for the local context within their submission as follows:



The Lakes Revitalisation Strategy will provide a good opportunity to facilitate diversity in the housing stock, provide opportunities for affordable home ownership and the increased development will likely result in de-concentration of social housing stock. Our general rule of thumb is 1 in 9 when it comes to social housing. Say for example there is a R20 lot with a single dwelling on it and under the proposed up-coding it allows for a yield of 3 dwellings, the two most likely outcomes for redevelopment of that lot would be-

- 1. 3 grouped dwellings, 1 of which is allocated to social housing (to essentially replace the one that was there) and 2 allocated to affordable sales; or*
- 2. 3 grouped dwellings, with all 3 being allocated to affordable sales.*

The outcome would depend on the program the development has been scheduled under, which is essentially informed by the housing demand in the region.

Whilst I'm not aware of any plans for the Lakes suburbs at this stage, the increased development opportunity will attract redevelopment options for older housing stock in the area in the future.

Purchase and upgrade lots under the power lines within South Lake - Petition received

Included within the submissions received, a petition was submitted to the City seeking support for the upgrade of land underneath the large high voltage power lines in South Lake (Attachment 9). The petition has 103 signatories, all City of Cockburn residents (of which 97 signatories are also residents of the Lakes study area) highlighting the need to upgrade sections of the power line easement, stating that Lots 12 and 26 near Elderberry Drive are commonly used for the dumping of rubbish and regularly require clearing. Concept plans for the upgrade of the power line easement have been in place by the City since 2003, however due to certain lots remaining in private ownership, this has prevented the City from being able to undertake the works.

The Lakes Strategy identifies this issue and in response a key action within the Strategy is to deliver the remaining unconstructed works that were proposed within the 2003 concept plans. Importantly this requires the City's Lands Department to purchase the lots that remain in private ownership.

The petition has been addressed as part of the City's formal petition response, primarily circulation to the Mayor and East Ward Councillors



as well as the generation of customer requests to address the specific issues relating to maintenance, rubbish and fire load management. The key issues raised by the petition are supported by the recommendations of the draft Strategy. It is acknowledged that further clarity will be beneficial in respect of the process of programming both the acquisition of land and scheduling of works, over the coming medium term period. It is recommended that the following timelines be adopted:

Stage 5 (North of Elderberry) - Delivery in 2017/18 (land already a Crown reserve)

Stage 6 land acquisition only (Lots 12 and 26) - Acquisition targeted for 2016/17

Stage 6 works (Lots 12, 26 and 13) - Delivery 2019/2020

Conclusion

It is recommended that Council endorse the draft Lakes Revitalisation Strategy for final approval. The Strategy presents the latest urban renewal project within the City of Cockburn of which has evolved out of a balanced process of community engagement, local contextual research and the need to plan for the Lakes community future needs. The Strategy is well aligned with both community views and desires for the future, in addition to metropolitan level aspirations for the future of Perth.

Upon receiving Councils endorsement, the proposed modifications will be made to the Strategy and the City will commence the recommendations as detailed within the implementation table on page 46 of the Strategy.

Strategic Plan/Policy Implications

Growing City

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

Infrastructure

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

Environment & Sustainability

- A community that uses resources in a sustainable manner.



Moving Around

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

Budget/Financial Implications

Several Strategy actions will be implemented as part of the City's normal processes using existing resources and allocations. These mostly relate to planning related actions, including the scheme amendment process required to implement the proposed re-codings.

However the cost of implementing the works, mostly relating to infrastructure upgrades, will need to be funded and planned for within the City's budgeting framework. Associated costs have (subject to detailed costing) been identified and included within the Strategy. Noting however that the City has refined these figures post advertising and these updated figures form part of the proposed modifications. In summary however the following provides a summary of the associated costs of delivering the Strategy.

Parks related initiatives	
Actions accounted for in existing Council adopted Strategies	\$3.170m
New initiatives proposed within the Lakes	\$1.085m
Transport related initiatives	
Actions accounted for in existing Council adopted Strategies	\$2.005m
New initiatives proposed within the Lakes	\$0.155
TOTAL	\$6.415m

Legal Implications

N/A

Community Consultation

Consultation with the Lakes area community has been an important aspect to the draft Strategy. This has seen a detailed community visioning process undertaken, which was further expanded through an initial visioning survey being sent to all landowners. The outcomes of this visioning revealed a great deal of important information which resulted in construction of the first version of the draft Strategy.

Upon Council adopting the Strategy for advertising, a further phase of community engagement took place. Residents directly affected by the



proposal were sent a full information pack including a copy of current and proposed maps identifying residential density changes. The areas directly impacted are landowners located in Bibra Lake (East), parts of North Lake and all of South Lake. Certain residential areas in close proximity and outside this area were sent a letter inviting comment on the proposal only.

Risk Management Implications

The main risk that Council may face if it chooses not to proceed with the revitalisation strategy is the missed opportunities that our communities will experience. These missed opportunities cover all elements that the revitalisation strategy seeks to address, including greater housing choice, improvement of the public domain (parks, streets and centres) and importantly growth to support the services and facilities which exist within the suburbs.

Attachment(s)

1. Table of proposed modifications to the Strategy.
2. Schedule of submissions.
3. Draft Revitalisation Strategy (as advertised).
4. Strategy Background Report.
5. Existing residential density plans.
6. Draft Residential density plans (as advertised).
7. Proposed final residential density plans.

Advice to Proponent(s)/Submissioners

Those who lodged a submission on the proposal have been advised that this matter is to be considered at the 12 May 2016 Council Meeting.

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

Nil.

MAYOR HOWLETT RETURNED TO THE MEETING THE TIME BEING 7.54PM.

DEPUTY MAYOR REEVE-FOWKES ADVISED MAYOR HOWLETT OF COUNCIL'S DECISION IN HIS ABSENCE.

MAYOR HOWLETT RESUMED THE ROLE OF PRESIDING MEMBER.



14.2 (MINUTE NO 5787) (OCM 12/5/2016) - ADOPTION FOR ADVERTISING - PHOENIX ACTIVITY CENTRE STRUCTURE PLAN, DESIGN GUIDELINES LOCAL PLANNING POLICY AND CONCEPT FOR ROCKINGHAM ROAD UPGRADE (110/088 & 110/043) (D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the draft Phoenix Activity Centre Structure Plan as contained within Attachment 1 to this report for the purposes of advertising for a period of 28 days;
- (2) undertake the advertising by:
 1. Giving notice of the proposed Activity Centre Structure Plan to owners and occupiers who, in the opinion of the City, are likely to be affected by the plan.
 2. Publishing notice of the proposed Activity Centre Structure Plan in a newspaper circulating in the district.
 3. Publishing a notice of the proposed Activity Centre Structure Plan via the City's website.
- (3) seek comments in relation to the proposed Activity Centre Structure Plan from any public authority or utility service provider that the City considers appropriate;
- (4) provide to the Western Australian Planning Commission a copy of the proposed Activity Centre Structure Plan and all accompanying material as well as the details of the advertising and consultation arrangements;
- (5) adopt the Draft Local Planning Policy Phoenix Activity Centre Design Guidelines as shown in Attachment 2 for the purposes of community consultation, pursuant to City of Cockburn Town Planning Scheme No. 3; and
- (6) adopt the draft Rockingham Road concept plan for community consultation.

COUNCIL DECISION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr K Allen that Council defer the item to provide opportunity for a more extensive briefing to be arranged for Elected Members.

CARRIED 6/3



Reason for Decision

Clarification and further extensive briefing of this proposal should be provided to Elected Members prior to the Plan being advertised.

Background

At the 14 August 2014 OCM, Council endorsed the commencement of a multidisciplinary internal workgroup represented by Strategic Planning, Parks and Engineering Services. The intention of the workgroup was to prepare an Activity Centre Structure Plan, design guidelines and concept for the upgrade of Rockingham Road through the town centre.

This work has been undertaken to the point that this report now seeks Council endorsement to undertake community consultation on these three discrete but interrelated elements:

- i. The Activity Centre Structure Plan
- ii. The Design Guidelines
- iii. The Rockingham Road upgrade project

Submission

NA.

Report

The purpose of this report is for Council to consider adopting a Draft Phoenix Activity Centre Structure Plan (Attachments 1), Draft Design Guidelines (Attachment 2) and Draft Concept Plan for Rockingham Road (Attachment 3) for the purposes of community consultation.

Requirement for Activity Centre Structure Plan

State Planning Policy 4.2 Activity Centres For Perth and Peel ("SPP 4.2") was gazetted in 2010, and its main purpose is to specify broad planning requirements for the planning and development of new activity centres, and the redevelopment and renewal of existing centres in Perth and Peel.

Activity centres are community focal points. They include activities such as commercial, retail, higher-density housing, entertainment, tourism, civic/community, higher education and medical services. They should be designed to be well-serviced by public transport, and to be highly accessible.

SPP 4.2 sets out a policy requirement for activity centre structure plans to be prepared for all district level centres and above.



Activity centre structure plans set out the spatial plan and strategy to achieve a compact, pedestrian-friendly, mixed use activity centre that will offer a range of lifestyle choices, reduce car dependency, and limit environmental impact. They are important strategic planning documents which guide land use, urban form, transport and infrastructure planning for larger activity centres.

The City of Cockburn's Local Commercial and Activity Centres Strategy ("LCACS") was adopted by Council in 2012 and sets out the strategic vision and broad framework to guide the planning and development of the City's activity centres over the next 15 years.

The LCACS sets out that its successful implementation will require early, targeted activity centre structure planning for major commercial activity centres likely to experience significant future growth in the short-medium term. It sets out the requirement for activity centre structure plans to be prepared for district and larger centres.

For this reason a draft activity centre structure plan has been prepared for Phoenix District Centre in line with SPP 4.2 and the LCACS.

There has already been a considerable amount of strategic planning work completed for both the Phoenix Activity Centre. The Phoenix Revitalisation Strategy was adopted by Council for the Phoenix Centre in 2009. It sets out a vision for the activity centre, and key recommendations to achieve this.

However the Revitalisation Strategy in itself does not provide the type of framework that can specifically guide development within the activity centre. This will be the role of the activity centre structure plan.

Rockingham Road Upgrade Concept Plans

The Revitalisation Strategy identified several actions to address this aspect of the Strategy which included the need to:

- Improve the amenity of the public realm, particularly along Rockingham Road.
- Improve connectivity for various transport modes including pedestrians and cyclists.
- Enhance bus stop facilities.
- Promote mixed use development along the western side of Rockingham Road.
- Overall streetscape enhancement.
- Reduce the negative impact of excessive signage along Rockingham Road.
- Reduce the negative impact of excessive car parking and crossovers along Rockingham Road.



As a result, the first task undertaken by the work group was to identify key objectives and preliminary concept plan options for the revitalisation of Rockingham Road.

The workgroup identified four options and these were presented to Porters Consulting Engineers to review assess against surveys and infrastructure servicing plans to determine the feasibility of these options before undertaking community consultation.

The outcomes of their review and further investigation eliminated three of the options and resulted in one viable option that is considered to meet the key objectives of the project.

The next step is to undertake community engagement work. Therefore Council's support is sought to proceed with community engagement on the Rockingham Road concept plan.

Spearwood District Centre

The Phoenix Revitalisation Strategy was adopted by Council for the Phoenix Centre in 2009. The Strategy was the first of the City's revitalisation strategies that sought to identify infill development opportunities in line with Directions 2031 objectives. It also addressed infrastructure needs resulting from the planned growth. The Strategy is focused on residential infill development, improvements to public open space and streetscapes, and opportunities for improved public spaces.

The Revitalisation Strategy has resulted in an increase to the residential densities within the 800m catchment around the centre, and the introduction of a new 'Mixed Use' zoning on the western side of Rockingham Road. This has facilitated significant development of grouped and multiple dwellings throughout the area.

There have also been a number of improvements to the public realm, including parks upgrades and street tree planting in line with the Revitalisation Strategy.

The Phoenix Shopping Centre is likely to require refurbishing in the near future, and is also likely to increase its floor area. Therefore, the structure plan provides further guidance is required to identify how this will occur.

The draft Activity Centre Structure Plan has a particular focus on built form, connectivity and movement. Many of these issues were identified in the Revitalisation Strategy.



Proposed Activity Centre Structure Plan boundary

The proposed Phoenix Centre activity centre boundary is consistent with that set out in the LCACS. It encompasses the 'District Centre' zoned land, the proposed 'Mixed Use' zoned land on the western side of Rockingham Road, some adjacent residential zoned lots, and the City's administration site. This area will enable comprehensive consideration of land use and movement.

Draft Activity Centre Structure Plan

The Phoenix Revitalisation Strategy set out key principles that were developed during the preparation and visioning phases of the project which included extensive community input.

These principles have been further refined and consolidated to create a vision for the Activity Centre, which is to create a place that is:

Adaptable - A place that can respond to the diverse and changing needs of the community.

Easy to move around - A place that is easy for all users to move around, particularly pedestrians and cyclists, and that connects well to existing movement networks and key areas of interest in the surrounding area.

Safe and welcoming - A place where people feel safe and secure, and that encourages positive social interaction.

Distinctive - A place that reflects local identity and has a distinctive character.

Attractive - An attractive, enjoyable place where people will want to live, work, and visit

Sustainable - A place that is environmentally sustainable

The draft Structure Plan seeks to identify actions to assist in achieving these objectives. The key actions identified in the Structure Plan are as follows:

- * Adoption of Design Guidelines Local Planning Policy for the Activity Centre – these design guidelines will assist in achieving coordinate development in the new Mixed Use zone on the western side of Rockingham Road. These



- * Adoption of a vehicle access plan for the Mixed Use zone on the western side of Rockingham Road to ensure safe and legible access.
- * Upgrade of Rockingham Road between Coleville Crescent and Phoenix Road to slow traffic, provide opportunities for more landscaping, and to improve the pedestrian and cyclist environment.
- * Investigation of reconfiguration of car parking in the northern end (BP site) to ensure safe traffic movement.
- * Formulation of an Artworks and Wayfinding Strategy that identifies themes to strengthen a unique identity for the Phoenix Activity Centre and improve legibility within the centre, and within the surrounding area.
- * Improvements to Bavich Park and Gerald Reserve to improve their appearance, and make them more attractive pedestrian connections to the Activity Centre.
- * A Master Plan for the Administration site to determine the future of this site, and this should include investigation of the following key elements:
 - Retention of a 'civic presence'
 - Identification of mature trees and vegetation to be retained.
 - Adaptive reuse of the existing administration building
 - Creation of a new 'community space'
 - Residential development with an appropriate interface with surrounding development.
- * Monitor the performance of the activity centre by undertaking a review every two years, addressing the elements discussed within this Structure Plan, relating to:
 - Land use mix diversity targets;
 - Residential density targets;
 - Built form and streetscape intensity;
 - Attracting strategic employment;
 - Floor space demand requirements;

The design and placement of the shopping centre presents visual and functionality issues. Key to this issue is the internal nature of the Phoenix shopping centre with entrances located away from surrounding roads. Whilst not unusual in a shopping centre complex, the entrances do not face the street fronts, creating issues of legibility



and reducing pedestrian connectivity and limiting the sense of place. This is an issue that has arisen due to the original frontage of the shopping centre addressing Coleville Crescent, rather than Rockingham Road. Incremental expansion of the centre, particularly the decked parking areas, has therefore closed off opportunities for frontages to the street.

The built form along Rockingham Road does not signify entry into the town centre, given that it is either primarily setback from the street, or is interfaced with inactive frontage.

The Rockingham Road upgrade includes a new entry to the shopping centre. This entry would be from a roundabout at Kent Street and Rockingham Road, and would facilitate the closure of the existing southern entry point to the centre on Rockingham Road.

Importantly, this would allow the closure of the existing entry point which could be converted into a new 'public space' and pedestrian entry to the centre. This could include landscaping and seating, and could provide an active frontage and presence to Rockingham Road that the centre currently lacks. Such a proposal will be subject to full consultation with the shopping centre owners.

Development Requirements and Staging Plan

The Draft Structure Plan sets out development requirements for land within the Activity Centre. It identifies triggers for certain requirements, for example, for improvements to the pedestrian environment.

LCACS Actions and Outcomes

The Draft Structure Plan sets out how the actions address the issues identified for the centre in LCACS, and identifies how the proposed actions are likely to improve the score for each element.

Draft Local Planning Policy –Phoenix Activity Centre Structure Plan

Draft Design Guidelines have been prepared to guide development within the activity centre (Attachment 2) to ensure the objectives of the plan are achieved.

The key objectives of the Local Planning Policy are -

- a) To create a high quality and safe pedestrian environment along Rockingham Road in the Phoenix Activity Centre.
- b) To create a new sense of place with high-quality and dynamic building and landscape design and landmark development sites.



- c) To create an activity centre with a readily identifiable character.
- d) To facilitate safe and convenient pedestrian and cyclist movement within the Activity Centre, resolving vehicle and pedestrian/cyclist conflict points.
- e) To create an Activity Centre that is highly legible.
- f) To create attractive, active frontages that provide visual interest and contribute to pedestrian and cyclist safety and comfort.
- g) To ensure that signage is not visually obtrusive, does not result in excessive visual clutter; and does not hinder passive surveillance.
- h) To ensure that signage is compatible with the scale, design and visual character of the building and activity centre.
- i) To provide adequate opportunities for commercial advertising to support and encourage business activity.
- j) To encourage an increase in pedestrian and cycling trips by maximising the convenience, safety and appeal of these modes of travel.
- k) To create safe, functional and attractive car parking areas that allow for landscaping, and facilitate safe and convenient pedestrian and cyclist movement.
- l) To encourage landmark development features which are integrated with buildings, and which improve legibility within the activity centre.
- m) To utilise artworks to create community identify; improve inactive frontages; improve legibility; and provide functional infrastructure for pedestrians and cyclists.
- n) To promote the integration of wayfinding with urban design, landscaping, architectural design and public art.
- o) To encourage mixed use development and a diversity of land uses.



Rockingham Road Upgrade Concept Plan

The City's multidisciplinary internal workgroup identified objectives for the Rockingham Road upgrade that were in line with the Revitalisation Strategy. The following key objectives were identified:

Objectives

1. To promote pedestrian use across and along Rockingham Road, through the provision of a safe and attractive environment.
2. To improve the amenity around bus stops and encourage the use of buses by giving priority to the bus service.
3. A visual identity which reassures and welcomes people to the town centre by conveying its sense of place.
4. To create safe and legible vehicle access arrangements which serves the town centre as a destination.

The draft concept plan is included at Attachment 3. A key feature of the draft concept plan is the reduction from two lanes in each direction to one lane between Coleville Crescent and Phoenix Road. A reduced speed limit of 50km an hour is also proposed. This will slow traffic and improve safety and amenity for pedestrians and cyclists. Importantly this will allow the introduction of bicycle lanes and landscaping on Rockingham Road, which would not be currently possible within the very narrow road reservation.

The draft concept plan also reduces the number of crossovers to Rockingham Road. This is critical to improve safety for vehicles, and improve the pedestrian and cyclist environment, given that crossovers interrupt pedestrian and cyclist movement and comfort, and reduce safety.

Two new roundabouts are proposed on Rockingham Road, at the intersection with Lancaster Street, and at Kent Street. These roundabouts will provide a means to turnaround to access businesses and properties where access is restricted. They will also provide breaks to the flow of traffic to provide safer access opportunities.

While the changes to access will affect some adjacent landowners and businesses the concept plan seeks to secure good alternatives. The draft concept plan has considered the servicing needs of each business. Furthermore, one on one consultation is proposed with all landowners and businesses on Rockingham Road given the proposed changes to access.



The draft concept plan includes a new entry to the shopping centre. This entry would be from a roundabout at Kent Street and Rockingham Road, and would facilitate the closure of the existing southern entry point to the centre on Rockingham Road. This area has the potential to create a new pedestrian entry and 'public space'.

The draft concept plan is considered to achieve the following:

- * Minimises any land acquisition requirements – there are only very small portions of land required that will not negatively affect existing properties.
- * Creates opportunities for landscaping to beautify the road (currently very limited).
- * Reduces the number of crossovers to Rockingham Road while facilitating access to businesses through a 'roundabout system'.
- * Reduces traffic speeds through new 50km speed limits, and a narrowing of the road and landscaping that will slow traffic.

It is not currently financially viable to underground the power as part of this project due to the high costs associated with such works in the area at this time. However, the road upgrade as proposed in the draft concept plan does not preclude the undergrounding of power at a point in the future when it may be viable.

Conclusion

The Draft Activity Centre Structure Plan for Phoenix District Centre builds on the objectives and actions of the Revitalisation Strategy and will ensure there is a planning framework to support the growth and maturity of the town centre, including any future expansion of the centres. In conjunction with the proposed Design Guidelines (Local Planning Policy) it will ensure development achieves the objectives of the Revitalisation Strategy.

It is therefore recommended that Council adopt the Draft Activity Centre Structure Plan; Local Planning Policy Design Guidelines for community consultation.

The Draft Concept Plan for Rockingham Road is a critical element of the activity centre, and was a key action of the Revitalisation Strategy. It is therefore recommended that Council adopt this concept plan for the purposes of advertising.



Strategic Plan/Policy Implications

Growing City

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

Infrastructure

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

Community & Lifestyle

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

A Prosperous City

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.
- Promotion and support for the growth and sustainability of local businesses and local business centres.

Moving Around

- Facilitate and promote healthy transport opportunities.
- A safe and efficient transport system.
- Infrastructure that supports the uptake of public transport and pedestrian movement.

Budget/Financial Implications

The preparation of the Activity Centre Structure Plan has been funded through the Strategic Planning budget, with further budgeting required at a later stage as the structure plans are formulated.

The Rockingham Road upgrade works have been budgeted for the 2016/2017 financial year with provision for \$4M for this project.

Legal Implications

Nil.



Community Consultation

It is proposed that the draft Activity Centre Structure Plan and Local Planning Policy Design Guidelines be advertised for a period of 60 days to relevant landowners, business owners, government agencies and community groups.

This will include targeted consultation with the most affected landowners within the Activity Centre.

The Rockingham Road Concept Plan community consultation will include targeted, one on one consultation with all affected landowners and business owners on Rockingham Road.

Pre-consultation work has commenced with the Phoenix Working Group (comprised of a small group of interested local residents) and the Phoenix Shopping Centre, with a number of initial discussions and meetings having been undertaken regarding the Rockingham Road concept plan.

Risk Management Implications

The key risk that the City faces in not progressing the Activity Centre Plan, Design Guidelines and Road upgrade concept is the missed opportunity in guiding the town centre's future growth in a comprehensive way. This would further impact the City's delivery of its Phoenix Revitalisation Strategy, which is the comprehensive plan to guide the future growth and prosperity of the suburb.

Attachment(s)

- 1: Phoenix District Centre Activity Centre Structure Plan
- 2: Draft Local Planning Policy Phoenix Activity Centre Design Guidelines.
3. Draft Concept Plans – Rockingham Road

Advice to Proponent(s)/Submissioners

N/A.

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

Nil.



14.3 (MINUTE NO 5788) (OCM 12/5/2016) - PROPOSED NEW HERITAGE PLACE 'HAMMOND ROAD COTTAGE, SUCCESS' (ADOPTION FOR FINAL APPROVAL) (095/001) (D DI RENZO) (ATTACH)

RECOMMENDATION

That Council

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

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0

Background

The City received a nomination from a member of the community requesting the inclusion of a former dwelling located on Lot 9015 Hammond Road, Success on the City of Cockburn Local Government Inventory ("LGI").

Council at the Ordinary Meeting of Council 11 February 2016 resolved to advertise the proposed inclusion of the place on the LGI as a 'Management Category C' place, having 'some heritage significance'.

The proposal was subsequently advertised for public comment for a period of 21 days. The purpose of this report is for Council to consider the submissions that have been received and to make a decision regarding the inclusion of the place on the LGI.



Submission

A nomination was received from a member of public nominating the place for inclusion on the LGI.

Report

Subject Land

The former dwelling is located on Lot 9015 Hammond Road, Success. This is located within the 'Lakeside Success – Hammond Road' Structure Plan area, and the land is identified as 'public open space', located outside the identified wetland buffer to the Conservation Category Wetland ("CCW") located to the south (see Attachment 1).

The potential heritage value of this former dwelling has recently come to light, following information provided by a member of the community. Until the recent clearing of the pine plantation on Hammond Road, and further clearing for residential development, this former dwelling was not visible from Hammond Road.

Occupation and Landownership

The nomination states that the former dwelling was built and occupied by James Hammond and sons in 1887. The Hammond's were a pioneering family of the district for whom Hammond Road was named after.

However, further research, including a land title search, reveals that the land was never owned by the Hammond family.

This is supported by information taken from 'Cockburn: The making of a community' by Michael Berson, and historical newspaper articles, which indicate that James Hammond's landholding was located further south at Location 458.

The following is an excerpt from Berson's book regarding James Hammond landholding:

'In January, 1887 James Hammond took up the lease on 100 acre block south-east of Thomsons Lake. This selection had a small lake in its north west corner and Hammond judged it to be good ground.....At Jandakot James Hammond and his sons Chris and Syd established a thriving market garden which has produced continuously for 90 years and still flourishes today' (ie. 1978 when the book was published).



The 'Clarence Townsite Lots and Jandakot Agricultural Area 1895' map (included in Berson's book) shows 'J. Hammond' labelled on a lot that is 100 acres, and this site correlates to an area of land to the south east of Copulup Lake. This is consistent with the statement that his land had a 'small lake in the north west corner', which is Copulup Lake. Historical aerial photographs confirm that this area contained various structures and market gardens at least until the 1980s, further supporting the information contained in Berson's book.

The oldest land title available reveals that the subject land was originally owned by William Henry Barfield and his son John Henry Barfield, and the land remained in the ownership of the Barfield family until 1945. This is supported by the 1895 map contained in Berson's book, which labels the land as being that of 'WH and JH Barfield'.

Subsequent to the death of William Barfield in 1912 the land was transferred to his wife, Annie Fowler Barfield and son John Henry Barfield. When Annie Fowler Barfield died in 25 May 1932, the landownership was transferred to John Barfield.

The land was sold in 1945 to Stanley Melville Thomas Kingdon, who passed away in 27 June 1951 at the age of 82.

It was subsequently purchased by Edward Fruzynski in 1952, and the Fruzynski family ran the Jandakot Caravan Park on the site from around 1970 until 2013. Edward Fruzynski passed away 9 July 2013.

History of the Barfield Family

There is no further reference to the Barfield family in Berson's book; however land title searches, historical newspaper articles provide additional information.

William Henry Barfield, his wife Annie Fowler Barfield and their son John Henry Barfield moved to Western Australia from New Zealand. William Barfield is documented as being a dairy farmer, and he and his son John Henry Barfield took up a lease and later purchased the land in Jandakot and ran a poultry farm.

A 1953 aerial photograph indicates structures on the subject land indicative of that seen on poultry farms, and supports the location of a poultry farm in this location.

In 1908 William Barfield was the Treasurer of the Jandakot Agricultural Society, and he was re-elected in 1909. William Barfield died 8 April 1912.



In 1914 William Barfield's son, John Barfield married Miss Hetty Willis. He was described in a 1914 Sunday Times article as "one of the most successful and popular farmers of Jandakot", with the article also stating that "both bride and bridegroom are descendants, of very old and highly-respected colonists."

John Barfield was enlisted in WWI on 24 March 1916 at the age of 32. His unit, the 11th Battalion, 19th Reinforcement, embarked from Fremantle, Western Australia, on board HMAT A28 Miltiades on 7 August 1916.

It is known from his medical record that he lost his eyesight and was captured 14 April 1917 and made a prisoner of war.

He was later quoted in a newspaper article as saying he lost his eyesight in an explosion in the Battle of Somme (Sunday Times 3 November 1929). However the Battle of Somme was fought in 1916 therefore it is considered possible that while he was at the Somme he actually lost his eyesight at the later Battle of Arras (9 – 16 April 1917). This possibility is also supported by the fact that his Battalion was at Arras, and he was captured at Reincourt, which is in the vicinity of where the Battle of Arras took place.

He was subsequently treated at London General Hospital and returned to Western Australia on 28 August 1919.

John Barfield's address subsequent to the 1930s is noted as Fremantle, where he was apparently a well-known figure and a member of the Fremantle Returned Soldiers League. John Barfield died on 27 August 1952.

History of the Dwelling

The former dwelling is visible on the 1953 aerial photograph, which is the oldest available aerial photograph of the area.

It is not known if the dwelling was constructed and/or occupied by the Barfield family. However, given their operation of a poultry farm on the land it is possible. It is also possible that if they did build and occupy the dwelling it was only for a small amount of time given that William Barfield died in 1912, and John Barfield was injured in the war, returning in 1917.

While the land remained in John Barfield's ownership until 1945, there is no evidence to suggest he continued operating the farm on his return from the war, and it is noted that items associated with a farm were sold in 1919 (The West Australian, 9 March 1916).



When he was serving in WWI his wife was living in Fremantle, and based on the evidence, it seems unlikely that he lived on the subject land when he returned from the war, and it appears more likely that he lived in Fremantle on his return. Certainly from 1932 onwards his address is listed as Hampton Road, Fremantle.

It is not known if the land was occupied between 1919, when items associated with a farm were sold, and later in 1945 when the land was sold to Stanley Melville Thomas Kingdon.

It is not currently known exactly when the former dwelling was built. However, a member of the Fruzynski family has stated that when they purchased the property in 1952 the dwelling was incomplete, and Edward Fruzynski (now deceased) completed the cottage. This would explain why the dwelling has many features from the 1950s.

The former dwelling was converted to a sales office in 2014 which involved substantial internal modifications.

Description of the Place

The building is a simple dwelling structure with masonry walls and a high pitched hipped corrugated iron roof.

The former dwelling has verandahs on the east, west and northern sides that have been enclosed on the northern and eastern sides, with a verandah remaining on the western side. This has left the building with an asymmetrical façade.

There is evidence of various modifications to the roof beams, and it is possible that the original dwelling did not have verandahs, and these were added at a later date. The verandah has slender timber verandah posts and simple timber balustrading.

The doors and window frames in the front façade date from the late 1940s and/or 1950s and the majority of the other window frames and doors in the former dwelling are modern aluminium. Portions of the timber flooring are also from the 1950s, and this was likely associated with the works undertaken by the Fruzynski family when they completed the dwelling.

In recent years the dwelling has been substantially modified further, particularly internally, and it has been refurbished as an office. At this time there was no knowledge of any potential heritage value of the building.

Features of the former dwelling that may date to the time the land was owned by the Barfield family include a timber lined ceiling (painted



white), and wide floorboards in a portion of the building. Based on information from the Fruzynski family that the dwelling was incomplete in 1954 when they purchased the property, it is likely that these features were part of the original incomplete dwelling.

On the eastern side of the dwelling is a corrugated iron clad pitched roofed outbuilding. This is connected to the dwelling by a pitched roof pergola structure. This outbuilding has been refitted as an office kitchen. To the east of this outbuilding is the slab and remnants of an outhouse toilet.

There is another larger outbuilding to the south of the former dwelling that has a corrugated iron pitched roof, and corrugated iron cladding on three sides. There is a large oak tree adjacent to this outbuilding.

These remaining outbuilding structures are visible on the 1953 aerial photograph, and are likely to date from the 1950s.

Preliminary Heritage Assessment

The City's LGI is a comprehensive register of places in the City of Cockburn that are considered to have heritage significance. Each place is assigned a 'Management Category', which indicates its level of heritage significance.

In considering whether a place should be included on the LGI the assessment criteria set out in the 'Criteria for the Assessment of Local Heritage Places and Areas' published by the Heritage Council is used. The following assessment criteria are used in this process:

Nature of Significance

- * Aesthetic value;
- * Historic value;
- * Research value;
- * Social value;

Degree/Level of Significance

- * Rarity;
- * Representativeness;
- * Condition, Integrity and Authenticity.

Criterion 1: Aesthetic Value

For a place to be considered to have aesthetic value it should have characteristics of scale, composition, texture and colour that have value for the local district. This may encompass:



- * Creative or design excellence
- * The contribution of a place to the quality of its setting
- * Landmark quality
- * A contribution to important vistas

For a place to be considered a local landmark it needs to be visually prominent and a reference point for the local district. While recent development in the surrounding area has resulted in the dwelling having visual prominence, the place never had landmark value in the locality, as it has remained hidden from Hammond Road until recently. It therefore is not considered to be a reference point for the local district.

Criterion 2: Historic Value

In order for a place to meet the criterion of 'Historic Value', the place is to have special association with a person, group of people or organisation important in shaping the locality. The associations should be strong and verified by evidence and, ideally, demonstrated in the fabric of the place.

The Barfield family were early settlers in the Jandakot area, however based on the evidence available it appears likely that they only lived in the area from 1895 at the earliest, to 1916 when John Barfield served in WWI.

The family therefore did not have a longstanding association with the area, and were subsequently associated with the Fremantle area. In this respect it is not considered there is evidence to suggest the Barfield family were important in shaping the locality. In addition, given it is not known if they built the dwelling, this is not demonstrated in the fabric of the place.

The dwelling does however have some historic value as one of the last known remaining homesteads in the Jandakot area.

Criterion 3: Research Value

A place included under the criterion may be a standing structure that is an important benchmark or reference site. It should provide or demonstrate a likelihood of providing evidence about past activity which may include important information about construction technology, land use or industrial processes not available elsewhere. This information should be inherent in the fabric of the place.

There is no evidence to suggest that the dwelling has any research value.



Criterion 4: Social Value

A place is considered for inclusion under this criterion where the community, or a significant part of the community, has held the place in high regard for an extended period, and where the community has a special attachment to the place.

Places of social value tend to be public places, or places distinctive in the local landscape, and generally make a positive contribution to the local 'sense of place' and local identity.

Community consultation has not highlighted any specific social value associated with the place. This may be because it has been hidden from public view until recently. It is therefore not considered to be a place that the community, or a significant part of the community, have a longstanding special attachment to the place.

It is therefore not considered that the place meets the criterion for 'social value'.

Criterion 5: Rarity

A place is considered to meet this criterion when it demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

The dwelling is rare in the locality as one of the remaining pre 1960 farming homesteads. There are no other similar dwellings included on the LGI.

However, it is noted that given significant modifications to the dwelling it does not clearly demonstrate the building function, or the farming way of life.

Criterion 6: Representativeness

A place is considered to meet this criterion when it is significant in demonstrating the characteristics of a class of cultural places or environments in the local district. To be considered a good representative example, the place should have a high level of authenticity.

Condition, Integrity and Authenticity

Condition – refers to the current state of the place in relation to the values for which it has been assessed. The place is considered to be



in fair condition, with the exterior appearing highly modified but intact. The interior is highly modified.

Integrity – The extent to which a building retains its original function. The former dwelling is considered to have ‘low’ integrity as it has been significantly modified, particularly internally, and it is difficult to read the original use of the building.

Authenticity – The extent to which the fabric is in its original state. The dwelling rates ‘low’ as it has been significantly modified, particularly the interior.

Given that the former dwelling has low authenticity and integrity it is not considered to have high representative value.

Heritage Recommendations

It is considered that the place has some heritage significance, specifically demonstrating some historic and rarity value given that it is one of the remaining pre 1960s farm dwellings in the locality. For this reason, it is considered worthy of inclusion on the LGI.

However, the level of significance is considered to be low for the following reasons:

- * The dwelling has limited historic value - Given that information received suggests the dwelling was incomplete in 1952, it appears unlikely that the Barfield family lived in the dwelling. In addition, the Barfield family did not have a longstanding association with the area, and there is no evidence to suggest the Barfield family were specifically important in shaping the locality.
- * The dwelling has limited aesthetic value – while the dwelling does contribute to the quality of its setting given that it is an attractive historic homestead, it is not considered to be a local landmark, nor is it considered to be a reference point for the local district as it has remained hidden from Hammond Road until recently.
- * While the place has some rarity value the substantial modifications to the dwelling mean that it is very difficult to distinguish the building’s function, or the farming way of life.
- * The place is considered to be in fair condition, with the exterior appearing highly modified but intact.



The dwelling's integrity and authenticity is considered to be low as it has been significantly modified over time, particularly internally, and it is difficult to read the original form and use of the building.

Each place on the LGI is also allocated an assigned management category, which provides an indication of the level of significance of the place, as follows:

- A – Exceptional significance
- B – Considerable significance
- C – Significant
- D – Some Significance

It is considered that the place be assigned a Management Category C level of significance to reflect that the place is significant, however it is not considered to have considerable or exceptional significance for the reasons outlined above.

In accordance with the Scheme, Council is required to establish and maintain a Heritage List to identify those places which are of cultural heritage significance and worthy of conservation pursuant to the Scheme.

Pursuant to the Scheme, Council is to include on the Heritage List such places on the LGI that it considers to be appropriate. Currently all Management Category A and B places on the LGI are also included on the Heritage List because these are the places with the most heritage significance.

Therefore it is not recommended that this place be included on the Heritage List, consistent with the City's approach to heritage listing.

Future of the Site

The developer has indicated that the intention has always been to demolish the former dwelling to allow the POS and drainage sump to be created in this area consistent with the adopted Structure Plan. The large oak tree is proposed to be retained.

Pursuant to the Scheme, planning approval is required prior to demolition of the building because it is a 'sales office', and not a dwelling (demolition of a dwelling is exempt from planning approval).

Local Planning Policy APD64 Heritage Conservation Design Guidelines' sets out the following guidance on demolition of 'Management Category C' places:



2. (a) *Retention of the building or place is encouraged, however demolition may be supported, subject to the consideration of heritage significance together with other relevant planning issues.*
- (b) *An archival record will be required as a condition of development approval for demolition, and the archival record should be prepared in accordance with the Heritage Council of WA guidelines.*
- (c) *Consideration should be given to the inclusion of interpretation of the heritage place (refer to 7.0).*

Therefore, should the developer seek planning approval for demolition of the dwelling it is recommended that a condition be imposed requiring the preparation of an archival record. The developer has already produced this information.

The mature fig tree located near the former dwelling is proposed to be retained in the POS. It is recommended that the developer be encouraged to include basic interpretation, such as a plaque near the tree to provide an insight for users of the POS into the history of the area.

Community Consultation

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

There are no other statutory requirements for advertising of places for inclusion on the LGI; however, the City normally uses an advertising period of 21 days. The proposal was therefore advertised for a period of 21 days, which included letters to the landowner and developer, and advertisements in the newspaper seeking comment.

A submission was received from the developer of the site, who has advised that they support the proposed inclusion of the place on the LGI as a 'Management Category C' place. In line with this recommendation they would not support the inclusion of the place on the Heritage List, as it their intention to demolish the former dwelling to accommodate a drainage basin consistent with the approved structure plan and subdivision approval.

The nominator has provided a submission requesting that the place be protected and relocated if it cannot remain in this area. While it is acknowledged that the place has some heritage significance, when assessed against the criteria for local heritage places, produced by the



Heritage Council the former dwelling is not considered to have high heritage value for the reasons discussed in this report.

The nominator has stated that the dwelling should be retained (or relocated) because it has historical and educational potential. However, the potential of the former dwelling to offer educational value to the community is considered very limited for the following reasons:

- * The exterior, and in particular the interior of the former dwelling have been completely modified, and does not offer any insight into a former use or way of life.
- * There is very little historical information known about the former dwelling. It is not known when the dwelling was constructed. It is not known who constructed or resided in the former dwelling, and what land use it may have been associated with.

Conclusion

The advertising period has not resulted in any additional information that is considered to change the heritage significance of the place. It is therefore recommended that Council include 'Hammond Road Cottage' on the LGI as a 'Management Category C' place, as shown in Attachment 2.

Strategic Plan/Policy Implications

Infrastructure

- Facilities that promote the identity of Cockburn and its communities.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- Conservation of our heritage and areas of cultural significance.

A Prosperous City

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

Budget/Financial Implications

N/A

Legal Implications

N/A



Community Consultation

Clause 45 (4) of the *Heritage of Western Australia Act* requires that local governments compile a LGI with proper public consultation. The proposal was advertised for a period of 21 days. This included letters to the landowner and developer, and advertisements in the newspaper seeking comments.

Risk Management Implications

The key risk that the City faces in respect of not progressing this change to the Local Government Inventory is the inability to obtain elements such as an archival record and interpretation should the place be proposed for demolition in to the future.

Attachment(s)

1. Aerial Photographs and Structure Plan Overlay
2. Draft Local Government Inventory Place Record 'Hammond Road Cottage, Success'
3. Photographs of 'Hammond Road Cottage'
4. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The person who nominated the place for inclusion on the LGI, and the landowner, have been advised that this matter will be presented to the 12 May 2016 Ordinary Council Meeting.

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

Nil.

14.4 **(MINUTE NO 5789) (OCM 12/5/2016) - CORRIDOR OF TUART, MARRI, AND EUCALYPTUS TREES – CONSIDERATION OF INCLUSION ON 'SIGNIFICANT TREE LIST' (099/228) (D DI RENZO) (ATTACH)**

RECOMMENDATION

That Council

- (1) include the corridor of Tuart, Marri, and Eucalyptus trees as listed in Attachment 2 (excluding those located within the City of Melville) on the City of Cockburn 'Significant Tree List' pursuant to the Local Government Inventory; and
- (2) advise Main Roads WA and all submitters of Council's decision.



COUNCIL DECISION

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

CARRIED 8/1

NOTE: Cllr S Portelli requested to have his vote against the decision recorded.

Background

A nomination has been received from the Save Beeliiar Wetlands Group nominating trees within the Roe Highway Regional Road Reservation for inclusion on the 'Significant Tree List' pursuant to the Local Government Inventory ("LGI").

In January 2016 a large jarrah tree was removed from within the Roe Highway 'Primary Regional Road' reservation. It is understood that the tree was removed by a tree removalist engaged by Main Roads because there had been complaints about bees in the tree. There is significant community and Council concern in the way this occurred, and an independent arborist report supports these concerns. In simple terms, that report concludes the tree should not have been removed on the basis that it posed no safety risk to the community, and that the bees could have been handled in a way which did not require the tree's removal.

The West Australian Supreme Court in a decision on 16 December found that the previously obtained environmental approval for Roe Highway is invalid. Accordingly the project comprises no lawful environmental approval to proceed.

While it is perfectly reasonable to expect that no tree would have been felled in the road reserve in light of the Supreme Court judgement, this recent event has required urgent action by the City to consider what it can do to strengthen the protection of trees which have heritage significance in the road reserve.

At the Ordinary Meeting of Council 11 February 2016 Council resolved to advertise the proposed inclusion of the corridor of trees on the 'Significant Tree' list pursuant to the LGI.

The purpose of this report is for Council to consider the submissions received during the advertising period, and to make a decision



regarding whether to include the corridor of trees on the 'Significant Tree' list pursuant to the LGI.

Submission

The nomination was submitted by the Save Beelihar Wetlands group.

Report

Save Beelihar Wetlands group has nominated a large number of Tuart and Marri trees for inclusion on the Significant Tree list pursuant to the City of Cockburn Local Government Inventory.

These trees are located primarily on land owned by the State of Western Australia, with some land parcels owned by Western Australian Planning Commission, and Department of Transport. They are located on land reserved 'Primary Regional Road', 'Other Regional Road' and 'Parks and Recreation'.

These trees have all been previously assessed by an Arborist as part of the Roe Highway Extension Public Environmental Review. This assessment included details regarding the tree species, the height of trees, number and size of hollows, and occupancy of the tree.

City of Cockburn Criteria for 'Significant Trees'

The LGI sets out criteria for the 'Significant Trees', as follows:

Historical Significance

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

Horticultural Value

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

Rare or Localised

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



Location or Context

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

Exceptional Size, Age and Form

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

Indigenous Association

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

Based on the information available at this time, none of these trees individually appear to meet the criteria.

However, as a collection these trees are considered to meet the criteria for 'Location or Context'. As a corridor of very large, mature marri and tuart trees they make a major contribution to the landscape and local place character.

These trees are the last vestiges of the former natural landscape which once dominated this area. They are valuable in terms of their cultural, aesthetic and historic context, as a symbol of original vegetation patterns in the area.

As a collection these trees visually dominate the local area through their sheer size and scale – they are considered to have significant landscape value.

This quality is considered to make the trees together worthy of consideration for inclusion on the 'Significant Tree' list pursuant to the LGI.

The proposed list of 446 trees is included at Attachment 3, and excludes trees that were identified in the survey as being dead.

Significant Tree Listing – What does it mean?

The nominated 'Significant Trees' are located on land that is reserved 'Primary Regional Road', 'Other Regional Road' and 'Parks and Recreation' under the Metropolitan Region Scheme ("MRS").



In accordance with the Scheme, the approval of the local government under the Scheme is not required for the commencement or carrying out of any use or development on a Regional Reserve.

It must also be noted that in accordance with the *Planning and Development Act 2005* the crown is not bound by a local planning scheme, however they are bound by a region planning scheme, as follows:

5. Crown bound

- (1) *Except as provided in section 6 this Act binds the Crown.*
- (2) *A region planning scheme binds the Crown.*
- (3) *An improvement scheme binds the Crown.*

6. Public works, Act does not interfere with

- (1) *Subject to section 5(2) and (3) and subsections (2) and (3) of this section, nothing in this Act interferes with the right of the Crown, or the Governor, or the Government of the State, or a local government —*
 - (a) *to undertake, construct or provide any public work; and*
 - (b) *to take land for the purposes of that public work.*
- (2) *Rights referred to in subsection (1) are to be exercised having regard to —*
 - (a) *the purpose and intent of any planning scheme that has effect in the locality where, and at the time when, the right is exercised; and*
 - (b) *the orderly and proper planning, and the preservation of the amenity, of that locality at that time.*
- (3) *The responsible authority is to be consulted at the time when a proposal for any public work, or for the taking of land for a public work, is being formulated to ensure that the undertaking, construction, or provision of, or the taking of land for, the public work will comply with subsection (2).*

The Crown can therefore undertake ‘public works’, which may include the removal of trees without the requirement for approval. Therefore it is important to note that including these trees on the ‘Significant Tree’ list will not alter this, and there is no available heritage mechanism that will ‘protect’ the trees, or guarantee their retention.



However, in accordance with Section 6 Clause (2) of the *Planning and Development Act* public works can only be undertaken where regard is had to 'the purpose and intent of any planning scheme....and the orderly and proper planning, and the preservation of the amenity of that locality at that time.'

Therefore, by including the trees on the 'Significant Tree' list it will become a matter that will need to be considered in accordance with Section 6 Clause (2) of the *Planning and Development Act*, as it would be a matter related to preservation of the amenity of the locality.

Inclusion of the trees on the 'Significant Tree' list will also clearly demonstrate the importance of the trees to the community.

Community Consultation

The proposed inclusion of the trees on the 'Significant Tree' list was initially advertised for a period of 21 days from 1 March until 22 March 2016. However there were requests from members of the community to extend the advertising period. Given that there is no statutory time period for advertising this request was granted and advertising was extended to 5 April 2016.

Community consultation included an advertisement in the Cockburn Gazette, and letters to community groups and Main Roads WA.

A total of 114 submissions were received, with 112 of these supporting the proposal. There was one objection received from a member of the community. Main Roads WA objected to the proposal on the basis that they consider there is insufficient grounds to include the trees on the 'Significant Trees'.

However, the receipt of 114 submissions in support of the proposal demonstrates the importance of this corridor of trees to the community.

Conclusion

It is recommended that Council include the corridor of trees on the 'Significant Tree' list pursuant to the LGI.

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.
- Conservation of our heritage and areas of cultural significance.

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

The proposed inclusion on the 'Significant Tree' list was advertised for public comment from 1 March 2016 until 5 April 2016. Community consultation included an advertisement in the Cockburn Gazette, and letters to community groups.

A total of 114 submissions were received, with 112 of these supporting the proposal.

Risk Management Implications

Should Council choose not to support the inclusion of this network of trees within the Significant Tree Register of the Local Government Inventory, it may send mixed messages about the significant objection that the City holds to the Roe Highway project going ahead. Council have been one of the strongest opponents of the project, and support for this item will continue the Council's consistent decision making in this regard.

Attachment(s)

1. Significant Tree Nomination.
2. Location Plan
3. List of proposed 'Significant Trees'
4. Schedule of Submissions



Advice to Proponent(s)/Submissioners

The Save Beelihar Wetlands Group and all submitters have been advised that this matter is to be considered at the 12 May 2016 Ordinary Council Meeting.

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

Nil.

14.5 (MINUTE NO 5790) (OCM 12/5/2016) - NON EXCLUSIVE LICENCE AGREEMENT TO ADVENTUREWORLD FOR RESERVE 26954 GWILLIAM DRIVE, BIBRA LAKE FOR THE PURPOSES OF CARPARKING (1113778) (L GATT / A TROSIC) (ATTACH)

RECOMMENDATION

That Council

- (1) enter into a non-exclusive licence agreement with Adventure World (WA) Pty Ltd (Adventure world) over Reserve 26954 Gwilliam Drive, Bibra Lake for the purposes of car parking, subject to the following key terms:
 1. The licence agreement being for a period of ten years plus an option at Adventure World's choosing for a further ten years.
 2. The licence agreements being non-exclusive, meaning that Adventure World patrons have no more or less right to the carpark compared to the community (essentially functioning on a first come first parked basis).
 3. The licence fee being either:
 - a. if the carpark is not comprehensively redeveloped to the satisfaction of the City, a proportion of \$104,000 based on forecast annual utilisation of the carpark by Adventure World; and
 - b. if the carpark is comprehensively redeveloped and maintained at the full cost of Adventure World and to the satisfaction of the City, \$1 per annum;
 4. All costs for the preparation of the licence agreement to be borne by Adventure World.
 5. If the licence fee is based upon (3)b, all costs for the construction of the carpark to be borne by Adventure World and to be finalised before the 16/17 season commences.
 6. If the licence fee is based upon (3)b, all maintenance costs for the carpark are to be borne by Adventure World.
- (2) advise Adventure World of Council's decision.



COUNCIL DECISION

MOVED Mayor L Howlett SECONDED Clr S Portelli that Council adopt the officer recommendation subject to Parts (1)5 and (1)6 being deleted.

CARRIED 9/0

Reason for Decision

Parts (1)5 and (1)6 of the recommendation state the same information as combined in Part (1)3b, and is therefore not required to be restated again.

Background

Reserve 26954 is a Crown reserve with a management order and power to lease to the City for the purpose of “parking”. The carpark on Reserve 26954 was constructed by Adventure World in the 1980s. The carpark has continued to be used since that time by both Adventure World patrons and members of the public. A sketch of the carpark on Reserve 26954 is below:



In 2013 Council consented by way of Delegated Authority LGAFCS9 to enter into a non-exclusive licence agreement to formalise the use of the carpark which had previously operated on an informal basis. The 2013 licence agreement included a licence fee of \$10,000 per annum, on the understanding that Adventure World were intending to propose a full

redevelopment of the carpark and a scenario to inform a future non-exclusive licence. This is the proposal of focus in this report.

Adventure World has requested that a new licence agreement be considered for a period of ten years with an option for a further ten years. Adventure World has agreed to completely redevelop and maintain the carpark at their cost on the basis that they be granted a suitable length of tenure and nominal licence fee to enable them to recoup their investment. Based upon financial modelling which reveals the cost of the carpark redevelopment as well as maintenance costs, it is recommended that Council enter in to a non-exclusive licence agreement.

Importantly the terms of such agreement need to be robust, to reflect the likelihood that the carpark will be redeveloped, but to also provide a fall-back position should the carpark not be redeveloped.

Submission

Adventure World and the City have been in discussions since 2013 regarding the future of the carpark on Reserve 26954. Attached is a recent submission from Adventure World by way of a letter dated 7 January 2016 requesting consideration of a licence fee based on their estimated costs for the construction of the carpark and future annual maintenance.

Report

The opening season for Adventure World commences in October, the short term licence agreement between Adventure World and the City has expired and is operating on the holding over provisions. This licence attracts a licence fee of \$10,000.00 per annum, and was always designed to run on a short term basis to enable Adventure World sufficient time in order to consider a proposal involving full redevelopment of the carpark.

Adventure World have requested a new licence agreement be considered by Council for a period of ten years plus an option for a further ten year term at a nominal fee, on the basis that they would completely redevelop the carpark and maintain it at their cost for the term of the licence and any exercised option.

The carpark has deteriorated since its construction in the 1980. It represents a carpark of low visual amenity, has a number of structural issues and also inefficiently utilises the space available by virtue of the adopted angular parking design. Adventure World have proposed redevelopment of the carpark to the City's satisfaction, such that it becomes a welcoming, attractive and safer carpark for entire Bibra



Lake area. This logically includes Adventure World, but also the significant visitors which are attracted every day to Bibra Lake, and which will only increase with the City's adventure playground proposal and future Aboriginal Cultural and Visitors Centre, which will likely include a café. Importantly the carpark will continue to operate on a non-exclusive basis, meaning that Adventure World patrons have no more or less right to the carpark compared to the community (essentially functioning on a first come first parked basis).

A letter of submission detailing their estimated costs for construction (\$1m) and their maintenance costs (\$36,929) can be seen at Attachment 1. This required careful analysis, as the City needed to consider business modelling which potentially looked at the costs and whether a nominal licence fee was appropriate to be imposed. In this case, the City adopted the annual maintenance estimate, however chose to adopt a lower capital redevelopment cost to reflect the cost that the City estimated an outside organisation could do the work for. This was \$793,000.00. While adopting annual maintenance, the City also considered a scenario of basic maintenance (\$10,000).

These are a net present value analysis of the proposal put by Adventure World. The NPV value as a negative in all scenarios expresses that if the City built the carpark and maintained the carpark, and charged a licenced fee based on annual utilisation, the City would never recover its money. This is true for all three modelled scenarios, including:

- capital cost of \$1m, annual maintenance of \$36,929
- capital cost of \$739,000, annual maintenance of \$36,929
- capital cost of \$739,000, annual maintenance of \$10,000

The following inputs were used for this purpose:

Car park		
Capital activities	Units	Amount
Cost	\$	\$ 100,000.00 then 739,000
Life of car park	years	21
Depreciation method	straight line	
Annual depreciation rate	%	4.76%
Annual depreciation	\$	\$ 4,761.90
Accumulated depreciation after 21 years	\$	\$ 100,000.00
Written down value after 21 years	\$	\$ -
Valuation of car park according to McGees Valuation Report	\$	\$ 104,000.00
Operating activities	Units	Amount
Annual utilisation by adventureworld	%	35%
Annual utilisation by adventureworld pro rata licence fee	\$	\$ 36,400.00
Annual maintenance	\$	\$ 36,929.00 then 10,000
Annual inflation	%	3%
Discount rate	%	4%

The carparking concerns associated with Adventure World each year and the redesign and redevelopment of the carpark will increase the number of car bays available to the Adventure World patrons and the general public on Reserve 26954. The estimated number of car bays when constructed will be 712 plus seven disabled bays an increase from approximately 600 bays. The carpark will still be available for use by the general public at all times.

A recent valuation by a licensed valuer has indicated that the recommended licence fee for Reserve 26954 would be \$104,000.00 per annum based on a year round exclusive use. The City has been in discussions with Adventure World regarding the redevelopment of the carpark to a standard acceptable to the City. The estimated costs for the redevelopment of the carpark are \$793,000.00 and Adventure World has advised that they estimate their maintenance costs would be \$36,929.00 per annum.

Council is bound by Section 3.58 of the *Local Government Act 1995* to advertise the disposition for a period of 15 days, the advertising period closed on 14 April 2016 and three written submissions were received and have been dealt with as detailed in the attached submission table.

Based on the proposal from Adventure World to redevelop the carpark at its cost for their patrons and the general public's use it is recommended that Council consent to the new licence agreement based on the following terms:

1. The licence agreement being for a period of ten years plus an option at Adventure World's choosing for a further ten years.
2. The licence agreements being non-exclusive, meaning that Adventure World patrons have no more or less right to the carpark compared to the community (essentially functioning on a first come first parked basis).
3. The licence fee being either:
 - a. if the carpark is not comprehensively redeveloped to the satisfaction of the City, a proportion of \$104,000 based on forecast annual utilisation of the carpark by Adventure World; and
 - b. if the carpark is comprehensively redeveloped and maintained at the full cost of Adventure World and to the satisfaction of the City, \$1 per annum.
4. All costs for the preparation of the licence agreement to be borne by Adventure World on (3)b., all costs for the construction of the carpark to be borne by Adventure World and to be finalised before the 16/17 season commences.
5. If the licence fee is based upon (3)b, all maintenance costs for the carpark are to be borne by Adventure World.



Strategic Plan/Policy Implications

Infrastructure

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

A Prosperous City

- Investment in the local economy to achieve a broad base of services and activities.
- Promotion and support for the growth and sustainability of local businesses and local business centres.
- Creation and promotion of opportunities for destination based leisure and tourism facilities.

Budget/Financial Implications

Current arrangements continue until redevelopment of the carpark is complete.

Legal Implications

Section 3.58 *Local Government Act 1995*

Community Consultation

Section 3.58 *Local Government Act 1995* public advertising occurred on 30 March 2016 and to date three written submissions were received which are detailed in Attachment 2 including the responses provided.

Risk Management Implications

If Adventure World choose to not construct the carpark, the City will charge a licence fee based on forecast annual utilisation of the current valuation of the carpark. This is currently 35% of \$104,000. The main risk is therefore in having a continued unattractive carpark, which sets a negative tone for the overall Bibra Lake precinct. This would be a negative outcome for the City and community. If the City chooses to build the carpark itself, it would need to carefully consider a business plan which demonstrates how cost recovery could be achieved. The other alternative is for the City to build, and not be too concerned with full cost recovery.



Attachment(s)

1. Letter from Adventure World
2. Submissions Table

Advice to Proponent(s)/Submissioners

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

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

Nil.

14.6 (MINUTE NO 5791) (OCM 12/5/2016) - PROPOSED NAMING OF PUBLIC OPEN SPACE RESERVE ON MIDGEGOOROO AVENUE WITHIN COCKBURN CENTRAL WEST PRECINCT - OWNER: LANDCORP (052/001) (A TROSIC)

RECOMMENDATION

That Council

- (1) endorse the name 'Yandi' Reserve for the public open space reserve on Midgegooroo Avenue, within the Cockburn Central West Precinct at Cockburn Central;
- (2) place a notice in a newspaper circulating in the district inviting community submissions on the proposed name;
- (3) upon close of the community submission period and subject to there being no objections, present the request to the Geographic Names Committee for its consideration; and
- (4) should objection(s) be received, a future report be presented to Council for consideration.

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0



Background

The City requested its Aboriginal Reference Group to propose a name for the proposed public open space reserve adjoining Midgegooroo, being created within the Cockburn Central West Precinct. The land in question is shown in red following:



The suggestion received from the ARG was for Yandi Reserve. In accordance with Council policy and delegation, the request has been considered according to Council Policy PSPD20 (Naming of Parks and Reserves) and the Geographic Names Committee ("GNC") Principles, Guidelines and Procedures document. It is deemed consistent with these.

As per Delegated Authority Code ADP57, all Elected Members were initially notified of the proposal, and given the opportunity to comment prior to an advert appearing in the newspaper to make the broader community aware. The City received two submissions from Elected Members that did not support the name, and accordingly the matter isn't able to be proceeded until it is placed before Council to determine whether Council wish to proceed with the proposed name or not.

Submission

Submission from the City's Aboriginal Reference Group (ARG) proposing the name Yandi Reserve.



Report

The ARG has been approached to consider the naming of the public open space reserve within Cockburn Central West. The ARG has recommended the name Yandi Reserve, with the following justification provided:

Name	Submitted justification
Yandi Reserve	<p>The Cockburn Aboriginal Reference Group (ARG) welcomed the opportunity to have input into the naming of the wetlands area with the preference name of Yandi Reserve.</p> <p>The ARG had been in touch with Sharon Gregory who is a linguistic and has her own business kaart-koort Consultancy. Sharon provides the correct information for the naming of the reserve.</p> <p>Ms Gregory had sent the ARG the correct spelling, pronunciation of the word and the meaning of the bowl (Yandi) and what it is used for.</p> <p>The ARG has agreed to the spelling and meaning is correct for "Yandi Reserve".</p> <p>I trust that this information is useful and please feel free to contact me on the telephone or email.</p> <p>Yours sincerely</p> <p>Leonard Thorn Chair person</p> <p>Yandi <i>A Yandi is a very important implement for women.</i></p> <p><i>It was made by the men by carving from a soft wood creating a scar tree. The outer back was removed and then moulded over the fire with deep ridges made using a quartz stone knife. Once the bark was treated it then needed to stand for a number of days with a stick of wood holding it open to keep the shape.</i></p> <p><i>Yandi's were used by the women for collection of seeds and other foods, crushing of grains to make flour, separating grass seeds from their husks, carrying water, carrying babies, digging tool, ceremonial smoke carrier and also used as an</i></p>



umbrella. The Yandi was well cared for and oiled regularly with Emu fat.

All wetlands have an extreme importance to them as they were areas of water, food and medicine collection. Many of the waterways also hold significant creation stories and are home for a number of animals and birds.

The wetlands were also area of ceremony and meeting place because of the abundance of resources available.

Nidja yandi.

This is a bowl.

Yoka baalap yandi warn boorn-ak.

Women they bowl make tree-from.

Yoka wedjan maal, koondil, djildjit, djidong, kooboolong.

Women collect berries, seeds, fish, (small) lizards, frogs.

Benang-benang baalap kangow baalabang maawit yandi-k.

Sometimes they carry their babies bowl-in.

Baalap djari wer kep korang yandi-k, warn mandjarli.

They flour and water mix bowl-in, make damper.



In respect of Nyungar names, these are particularly encouraged by the GNC guidelines under Section 4 for use within Geographic naming. This provides as follows:

4: Recognition and Use of Indigenous Names

The GNC is committed to the promotion, preservation and restoration of Indigenous culture within Western Australia. This is acknowledged by a preference being given to Indigenous names where possible.

The use of Indigenous names is encouraged and the collection and compilation of recorded Indigenous topographic names is supported.

This is considered particularly important justification which supports this naming request. The fact that it has originated from the City's Aboriginal Reference Group is also indication of support for the name.

It is also worth noting that Council's 2013-2016 Reconciliation Action Plan (under Action 12) seeks to encourage the use of Aboriginal names for, inter alia, Cockburn sites and reserves.

Specifically it states:

12	SIGNAGE AND NAMING:			
	12.1 Create a list of appropriate Nyungar names to be used in naming Cockburn sites, roads and trails.	Family Services Manager	Ongoing	List is developed and accessed for signage and naming purposes.
	12.2 Encourage dual language on public signs, such as park signs, welcoming signs etc. where possible, plus historical descriptions of the land use.	Manager Parks Environment	July 2015 Existing	Where possible and appropriate dual language is used.
	12.3 Encourage the use of Aboriginal names for buildings/parks.	Manager Parks Environment	July 2014	Use of appropriate Aboriginal names/words for buildings or parks is considered in planning.

According to action 12.3, naming of the reserve as Yandi Reserve would continue to demonstrate the City's commitments to reconciliation, through being a very iconic park set in the vicinity of the new recreation centre. The location is also at the heart of the regional centre for Cockburn.

An alternative suggestion was submitted by an Elected Member, being to name the reserve after an associated ANZAC theme, either the name of the adjoining road (Remembrance Ave or Service Mews) or an Aboriginal serviceperson. In terms of naming after an Aboriginal serviceperson, Elected Members would know that a recent subdivision within the Hammond Park / Wattleup residential locality has had a road naming theme approved to recognise Aboriginal servicepersons. Accordingly, it would not be appropriate to name a park in a similar way



(due to the potential for confusion) to this theme already being used elsewhere.

While noting the recommended alternatives, staff do believe that Yandi Reserve is a fitting name which meets the principles contained within the City's policy and the GNC Naming Guidelines, and which has also been suggested by the City's Aboriginal Reference Group. It is recommended that this be adopted by Council.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

- To foster a sense of community spirit within the district generally and neighbourhoods in particular.

Budget/Financial Implications

N/A

Legal Implications

N/A.

Community Consultation

Public notice in the newspaper will occur should Council resolve to support the name.

Risk Management Implications

The key risk that the City faces in not progressing this naming is the perception that it is not supporting the implementation of its Reconciliation Action Plan, which calls for these types of initiatives to occur.

Attachment(s)

Nil.

Advice to Proponent(s)/Submitters

The City's Aboriginal Reference Group has been advised that this matter is to be considered at the 12 May Ordinary Council Meeting.

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

Nil.



14.7 (MINUTE NO 5792) (OCM 12/5/2016) - CONSIDERATION TO AMEND CITY OF COCKBURN TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. 116 (OMNIBUS AMENDMENT) - APPLICANT: CITY OF COCKBURN (109/052) (G LILLEY)

RECOMMENDATION

That Council

- (1) in pursuance of Section 75 of the Planning and Development Act 2005 amends City of Cockburn Town Planning Scheme No. 3 ("Scheme") as follows:
1. Modifying the Scheme Text by replacing the term 'Ancillary Accommodation' where used throughout, with 'Ancillary Dwelling'.
 2. Modifying the Scheme Text by correcting the definition 'Storage' included in the Schedule Dictionary of Defined Words and Expressions to read 'Storage Yard', to accord with the Land Use Table.
 3. Deleting the definition of 'Region Scheme – Metropolitan' from the Schedule – Dictionary of Defined Words and Expressions.
 4. Relocating the definition of 'Vehicle – Disused' from the General Definitions section of the Schedule titled Dictionary of Defined Words and Expressions, to the Land Use Definitions section of the same schedule.
 5. Modifying the Scheme Text by amending the 'Tourist Accommodation' definition in the Schedule titled Dictionary of Defined Words and Expressions to read:

"tourist accommodation: means land and buildings used for the purpose of short term accommodation primarily for tourists visiting the district and includes cabins, chalets, short stay self-contained accommodation and similar forms of tourist accommodation, together with uses ancillary to the primary use, but does not include a caravan park, hotel, bed and breakfast or motel. "
 6. Modifying the Scheme Text by replacing the current SU23 related to Lot 100 and 101 Cockburn Road, Hamilton Hill with the new number SU29 in the Schedule of Special Use Zones.
 7. Modifying the Scheme Text by amending the Convenience



Store definition in the Schedule titled Dictionary of Defined Words and Expressions to read:

“convenience store: means premises –

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents;*
- (b) operated during hours which include, but may extend beyond, normal trading hours; and*
- (c) the floor area of which does not exceed 300 m2 net lettable area”.*

8. Modifying the Scheme Text by amending the Service Station definition in the Schedule titled Dictionary of Defined Words and Expressions to read:

“service station: means premises other than premises used for a transport depot, panel beating, spray painting, major repair or wrecking, that are used for–

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or*
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles”.*

9. Deleting the definition of ‘Petrol Filling Station’ from the Schedule – Dictionary of Defined Words and Expressions.

10. Amending the Scheme Map accordingly.

- (2) note the amendment referred to in resolution (1) above is a ‘basic amendment’ as it satisfies the following criteria of Regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015:

an amendment to correct an administrative error;

an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme; and

an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2.

- (3) upon preparation of amending documents in support of resolution (1) above, determine that the amendment is consistent with Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 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, ensure the amendment documentation, be signed and sealed and then submitted to the Western Australian Planning Commission along with a request for the endorsement of final approval by the Hon. Minister for Planning.

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0

Background

The purpose of this report is to consider an omnibus amendment to City of Cockburn Town Planning Scheme No. 3 (“Scheme”). The amendment proposes a number of changes to the Scheme Text, aiming in all cases to correct anomalies and ensure that the definitions in the Schedule of the Scheme Text are appropriately updated to align both within the Scheme and with the Planning and Development (Local Planning Schemes) Regulations 2015.

Being a relatively simple amendment, if it is resolved for adoption, it will proceed to environmental approval and then the minister’s determination.

Submission

This amendment proposes minor changes to both the Scheme Text and Map.

Report

Through the administration of the Scheme, a number of minor amendments have been identified in the Scheme Text. These are set out in the table below together with the rationale for their inclusion:



Proposed Amendment	Rationale
Modifying the Scheme Text by replacing the term 'Ancillary Accommodation' where used throughout, with 'Ancillary Dwelling'.	To accord with the updated R-Codes.
Modifying the Scheme Text by correcting the definition 'Storage' included in the Schedule titled Dictionary of Defined Words and Expressions to read 'Storage Yard', to accord with the Land Use Table.	To apply consistent terminology between the Land Use Table and the Schedule titled Dictionary of Defined Words and Expressions.
Deleting the definition of 'Region Scheme – Metropolitan' from the Schedule – Dictionary of Defined Words and Expressions.	The definition is now redundant and has been effectively been replaced by the Deemed Provision definition 'Region Scheme'.
Relocating the definition of 'Vehicle – Disused' from the General Definitions section of the Schedule titled Dictionary of Defined Words and Expressions, to the Land Use Definitions section of the same schedule.	This is a Land Use Class prescribed in the Land Use Table and requires definition.



<p>Modifying the Scheme Text by amending the Tourist Accommodation definition in the Schedule titled Dictionary of Defined Words and Expressions to read:</p> <p><i>"tourist accommodation: means land and buildings used for the purpose of short term accommodation primarily for tourists visiting the district and includes cabins, chalets, short stay self-contained accommodation and similar forms of tourist accommodation, together with uses ancillary to the primary use, but does not include a caravan park, hotel, bed and breakfast or motel".</i></p>	<p>To remove contradiction within the original definition which referred to activities within caravan parks, but then specifically excluded caravan parks. Current definition reads:</p> <p><i>"tourist accommodation: means land and buildings used for the purpose of short term accommodation primarily for tourists visiting the district and includes cabins, chalets, camping grounds, caravan parks, short stay self-contained accommodation and similar forms of tourist accommodation, together with uses ancillary to the primary use, but does not include a caravan park, hotel, bed and breakfast or motel".</i></p>
<p>Modifying the Scheme text by replacing the current SU23 related to Lot 100 and 101 Cockburn Road, Hamilton Hill with the new number SU29 in the Schedule of Special Use Zones.</p>	<p>To correct a <u>duplication</u> in the current numbering within the Schedule of Special Use Zones inadvertently created by earlier Scheme Amendments 42 and 88.</p>
<p>Modifying the Scheme Text by amending the Convenience Store definition in the Schedule titled Dictionary of Defined Words and Expressions to read:</p> <p><i>'convenience store: means premises –</i></p> <p><i>(a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and</i></p> <p><i>(b) operated during hours which include, but may extend beyond, normal trading hours; and</i></p> <p><i>(c) the floor area of which does not exceed 300 m2 net lettable area'.</i></p>	<p>To align the definition with the Schedule 1 definition for convenience store contained in the Planning and Development (Local Planning Schemes) Regulations 2015, Model Provisions for local planning schemes.</p>



<p>Modifying the Scheme Text by amending the Service Station definition in the Schedule titled Dictionary of Defined Words and Expressions to read:</p> <p><i>'service station: means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for —</i></p> <p><i>(a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or</i></p> <p><i>(b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles'.</i></p>	<p>To align the definition with the Schedule 1 definition for convenience store contained in the Planning and Development (Local Planning Schemes) Regulations 2015, Model Provisions for local planning schemes.</p>
<p>Deleting the definition of 'Petrol Filling Station' from the Schedule – Dictionary of Defined Words and Expressions.</p>	<p>The definition is now redundant (being sufficiently covered by the definition of Service Station) and there is no such definition contained in the Planning and Development (Local Planning Schemes) Regulations 2015, Model Provisions for local planning schemes.</p>
<p>Amending the Scheme map accordingly.</p>	<p>To reflect changes which also affect the Scheme <u>map</u>.</p>

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A



Legal Implications

N/A

Community Consultation

Not applicable. This amendment is an administrative matter and there is no opportunity for any party to suggest changes or modifications.

As per Part 5 of the Planning and Development (Local Planning Schemes) Regulations, there several amendment types: basic, standard and complex. These are defined in Part 5, Division 1, Regulation 34.

A basic amendment (such as this) requires no consultation. A standard amendment is 42 days consultation and a complex amendment is 60 days consultation in recognition that such proposals which have a greater impact on the community are given a longer period of consideration.

Risk Management Implications

The key risk that the City faces in not progressing this amendment is a Scheme which is not optimally organised in respect of providing for the regulation of land use and development.

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (MINUTE NO 5793) (OCM 12/5/2016) - LIST OF CREDITORS PAID - MARCH 2016 (076/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

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



COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0

Background

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

Submission

N/A

Report

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

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

- 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

Risk Management Implications

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



Attachment(s)

List of Creditors Paid – March 2016.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (MINUTE NO 5794) (OCM 12/5/2016) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - MARCH 2016 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION
That Council

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

Revenue Adjustments	Increase	(40,000)
TF from Reserve Adjustments	Increase	(1,146)
Expenditure Adjustments	Increase	69,146
Net change to Municipal Budget Closing Funds	Decrease	\$28,000

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION
MOVED Deputy Mayor C Reeve-Fowkes SECONDED C/r P Eva that the recommendation be adopted.

CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 9/0

Background

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



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

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

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

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

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

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

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

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

Submission

N/A



Report

Opening Funds

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

Closing Funds

The City's actual closing funds of \$43.8M is \$10.1M lower than the YTD budget target. This result comprises a combination of favourable and unfavourable cash flow variances across the operating and capital programs (detailed throughout this report).

The budgeted end of year closing funds currently shows \$0.36M, compared to \$0.39M last month and \$0.36M originally adopted. Budget amendments made during March resulted in a net reduction of \$28,000 to the budget surplus.

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

Operating Revenue

Consolidated operating revenue of \$119.7M was over the YTD budget target by \$3.0M.

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

Nature or Type Classification	Actual Revenue \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Rates	(89.3)	(87.4)	2.0	(89.0)
Specified Area Rates	(0.3)	(0.3)	0.1	(0.3)
Fees & Charges	(17.5)	(17.5)	0.0	(22.1)
Service Charges	(1.1)	(1.1)	(0.0)	(1.1)
Operating Grants &	(5.8)	(5.5)	0.2	(7.5)



Nature or Type Classification	Actual Revenue \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Subsidies				
Contributions, Donations, Reimbursements	(1.1)	(0.6)	0.5	(0.8)
Interest Earnings	(4.5)	(4.3)	0.2	(5.6)
Other Revenue	(0.1)	(0.0)	0.0	(0.0)
Total	(119.7)	(116.6)	3.0	(126.3)

The significant variances at month end were:

- Rates revenue was over the YTD budget by \$2.0M due to interim rating related to strong growth in the rating property base. This will be partially offset by a \$0.5M rating adjustment in April on commercial property previously overstated.
- Subsidies received for childcare services were \$0.33M ahead of YTD budget. These are offset by higher payments to the Caregivers.
- Interest earnings were \$0.2M ahead of budget with investment interest contributing an extra \$0.21M.
- Contributions and Donations were collectively \$0.5M ahead of YTD budget, but this comprises several below threshold items.

Operating Expenditure

Reported operating expenditure (including asset depreciation) of \$86.8M was under the YTD budget by \$4.5M.

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

Nature or Type Classification	Actual Expenses \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Employee Costs - Direct	32.9	33.9	1.0	46.8
Employee Costs - Indirect	0.4	0.5	0.1	1.1
Materials and Contracts	25.5	28.1	2.6	38.3
Utilities	3.3	3.4	0.1	4.6
Interest Expenses	0.0	0.0	(0.0)	0.1
Insurances	2.1	2.1	0.0	2.1
Other Expenses	4.5	4.6	0.1	6.8
Depreciation (non-cash)	19.6	20.6	1.1	27.5
Internal Recharging-CAPEX	(1.5)	(2.1)	(0.6)	(3.0)
Total	86.8	91.3	4.5	124.3

The significant variances at month end were:

- Material and Contracts were \$2.6M under YTD budget with the main contributors being Waste Collection (\$0.62M) and Parks Maintenance (\$0.35M). The balance comprised below threshold variances across many activity areas.
- Salaries and direct employee on-costs were \$1.0M under the YTD budget with Roads Construction wages down \$0.20M and Waste Collection wages over by \$0.24M. All other variances were under the materiality threshold with many underspending variances due to delays in filling vacant positions.
- Under Other Expenses, Council's grants, donations and contributions scheme was running \$0.42M behind the YTD budget. Conversely, the landfill levy was \$0.35M over the adjusted YTD budget.
- Depreciation on assets were \$1.1M under the YTD budget mainly due to lower depreciation for road assets of \$0.49M (due to EOFY revaluations) and lower depreciation for parks equipment of \$0.23M.
- The internal recharging of overhead costs to the CAPEX program was \$0.60M behind the YTD budget setting, being in line with the under spend for the program (particularly roads infrastructure projects).

Capital Expenditure

The City's total capital spend at the end of the month was \$41.4M, representing an under-spend of \$22.3M against the YTD budget.

The following table details the budget variance by asset class:

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	FY Revised Budget \$M	Commit Orders \$M
Roads Infrastructure	4.3	7.4	3.1	13.1	4.5
Drainage	0.6	0.7	0.1	1.4	0.0
Footpaths	0.7	0.6	(0.1)	1.2	0.0
Parks Hard Infrastructure	2.1	4.5	2.4	7.6	0.2
Parks Soft Infrastructure	0.3	0.9	0.6	1.3	0.0
Landfill Infrastructure	0.2	0.3	0.1	0.5	0.0
Freehold Land	0.3	1.0	0.7	1.6	0.0
Buildings	30.4	41.4	11.0	64.7	54.8
Furniture & Equipment	0.0	0.0	(0.0)	0.0	0.0
Computers	0.3	0.8	0.6	1.0	0.1



Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	FY Revised Budget \$M	Commit Orders \$M
Plant & Machinery	2.1	6.0	3.9	6.2	2.8
Total	41.4	63.6	22.3	98.6	62.3

These results included the following significant items:

- Buildings – had a net under spend against YTD budget of \$11.0M comprising the Operations Centre upgrade (\$5.0M), CCW RAEPEC project (\$4.4M), Civic building energy reduction initiative (\$0.25M) Coleville Crescent carpark extension (\$0.22M) and Atwell clubrooms upgrade (\$0.39M).
- Roads Infrastructure - The roads construction program was \$3.1M under-spent against the YTD budget, mainly due to Beelihar Drive [Spearwood Ave to Stock Rd] under by \$2.3M; Berrigan Drive [Kwinana Fwy to Jandakot Rd] under by \$1.3M; and North Lake Road [Hammond to Kentucky] under by \$0.2M.
- Plant & Machinery - The plant replacement program was \$3.9M behind the YTD budget with \$2.8M of heavy and light fleet items currently on order and awaiting delivery.
- Parks Hard Infrastructure - The parks capital program is collectively \$2.4M behind YTD budget with the only material variance being the adventure playground at Bibra Lake (\$0.7M). The balance is comprised of below threshold under spends across the program.
- Parks Soft Infrastructure - The parks streetscaping program is collectively \$0.44M behind the YTD budget.
- Computers - The City's technology capital spend budget is collectively \$0.6M behind its YTD budget.

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 \$18.1M below YTD budget due to the capital budget under spend.
- Developer contributions received under the Community Infrastructure plan were \$1.1M over the YTD budget.
- Regional road grant funding for the roads construction program was \$0.57M behind YTD budget as a result of the YTD under spend.



- External funding for CCW RPAEC project was \$20.7M behind YTD budget comprising \$12.5M from loan funds (to be drawn down in June now), \$5.0M from development partner contributions and \$3.2M from government grants.
- Proceeds from the sale of land were \$13.2M below the YTD budget due to several unrealised land sales on Beeliar Drive (\$11.8M) and Davilak Avenue (\$1.3M).
- Proceeds from the sale of plant items were \$0.8M behind YTD budget, correlating to the lag in the replacement program.

Cash & Investments

The closing cash and financial investment holding at month's end totalled \$155.4M, down from \$158.0M the previous month. \$103.8M of this balance represented the amount held for the City's cash backed financial reserves. Another \$6.9M represented restricted funds held to cover deposit and bond liabilities. The remaining \$44.7M represented the City's liquid working capital, available to fund current operations, capital projects, financial liabilities and other financial commitments (e.g. end of year reconciling transfers to financial reserves).

Investment Performance, Ratings and Maturity

The City's investment portfolio made a weighted annualised return of 3.03% for the month, slightly up from 3.00% the previous month and 2.98% the month before that. This result compares favourably against the UBS Bank Bill Index (2.78%) and the falling trend has reversed in recent months as new investment placements are at similar or higher rates to those on maturing investments. The cash rate set by the Reserve Bank of Australia remains at 2.00% with any potential future adjustment likely to be downwards by 0.25%. Financial markets are pricing this cut in within the next several months.

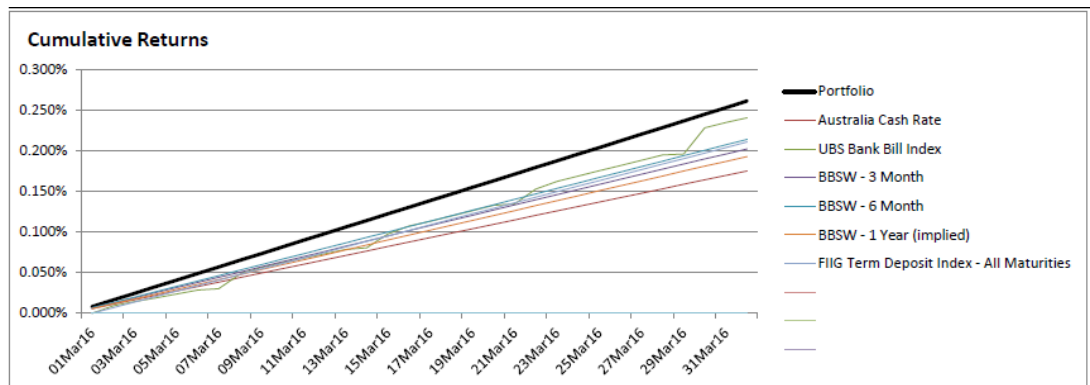


Figure 1: COC Portfolio Returns vs. Benchmarks

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation



Authority) regulated Australian and foreign owned banks. These are invested for terms ranging from three to twelve months. All investments comply with the Council’s Investment Policy other than those made under previous statutory requirements and grandfathered by the new provisions.

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

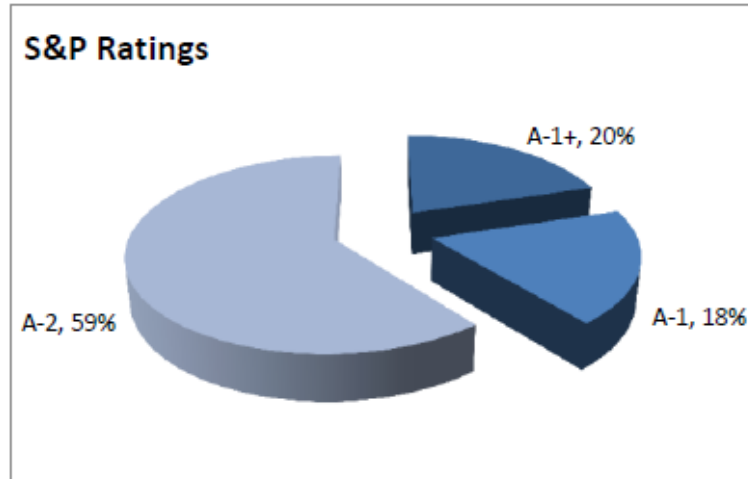


Figure 2: Council Investment Ratings Mix

The current investment strategy seeks to secure the best possible rate on offer over the longest duration term allowed under legislation and policy (up to 12 months for term deposits), subject to cash flow planning requirements. The City’s investment portfolio currently has an average duration of 137 days or 4.5 months (up slightly from 125 days the previous month) with the maturity profile graphically depicted below:

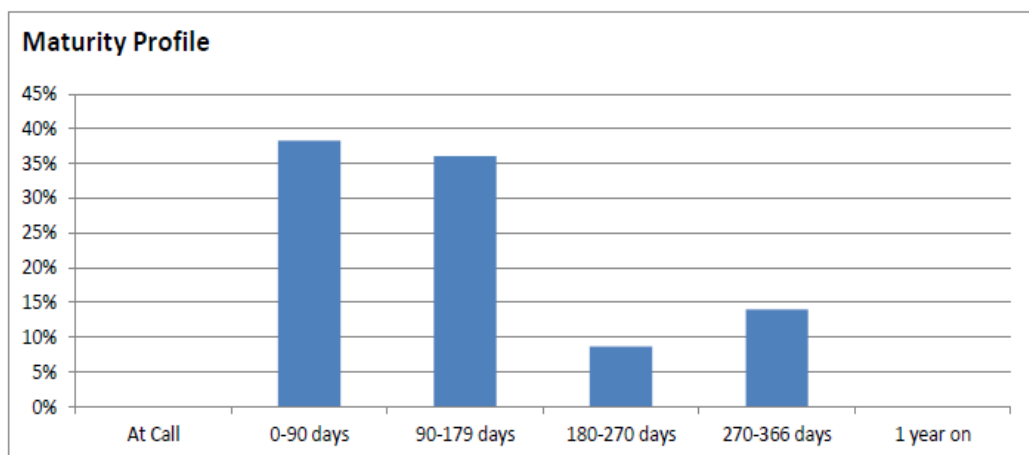


Figure 3: Council Investment Maturity Profile

Investment in Fossil Fuel Free Banks



At month end, the City held 61% (\$91.4M) of its TD investment portfolio in banks deemed as free from funding fossil fuel related industries. This is down from 65% the previous month and up from 36% a year ago. This outcome has been achieved without compromising investment return through increased awareness and more thoughtful funds placement.

Budget Revisions

Several budget amendments were required in March as follows:

- \$101,700 transferred from the EM Budget Contingency to fund Community Connect South costs.
- \$40,000 received from developer for Hobson Park Improvements.
- \$28,000 of budget surplus used to fund extra consultancy costs for Statutory Planning, resulting from SAT appeals.
- \$1,146 transferred from Welfare Employee Entitlements Reserve for LSL payment.

These amendments are reflected in the following schedule:

PROJECT/ACTIVITY LIST	EXP +/-	FUNDING SOURCES (+/-)		
		TF FROM RESERVE	EXTERNAL	MUNI
Statutory Planning - salaries	(70,000)			70,000
Statutory Planning - superannuation	(10,000)			10,000
Statutory Planning - conference & seminars	530			(530)
Statutory Planning – advertising	1,000			(1,000)
Statutory Planning - legal costs	45,000			(17,000)
Statutory Planning – consultncy	70,000			(70,000)
Statutory Planning - software expenses	(7,000)			7,000
Statutory Planning – subscriptions	(530)			530
Statutory Planning – telecommunications	(1,000)			1,000
Cockburn Early Years Salaries (LSL)	1,146	(1,146)		
Hobson Park Improvements	40,000		(40,000)	
EM Budget Contingency	(101,700)			101,700
Community Connect South	101,700			(101,700)
	69,146	(1,146)	(40,000)	0
Surplus: (Increase)/Decrease	28,000			

Description of Graphs & Charts



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

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

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

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

Strategic Plan/Policy Implications

Leading & Listening

- 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

The City's closing Municipal Budget position has decreased by \$28,000 to \$360,698 due to the proposed budget amendments.

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications



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

Attachment(s)

Statement of Financial Activity and associated reports – March 2016.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

16.1 (MINUTE NO 5795) (OCM 12/5/2016) - SUSTAINABILITY ACTION PLAN UPDATE 2016-17 (064/021) (J HARRISON) (ATTACH)

RECOMMENDATION

That Council adopts the Sustainability Action Plan 2016-17.

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0

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 2016-17 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 2017.



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 2016-17 Sustainability Action Plan presents 77 key performance indicators, balanced across the four sustainability themes of Governance, Environment, Society and Economy.

Highlights for the 2016-17 include:

Governance

- ◆ Establishing a Design Review Panel for complex planning applications to improve sustainable design outcomes in developments.
- ◆ Implementing new software to facilitate electronic plan assessment and a move towards a paperless planning assessment process.
- ◆ Promoting sustainability throughout the organisation with staff engagement activities and the City's Sustainability Committee

Environment

- ◆ Employment of a full time waste education officer to promote waste separation and improve recycling outcomes.
- ◆ Developing a Coastal Management and Adaptation Plan for the long-term benefit of the Cockburn coast and community.
- ◆ Installing a large scale solar photovoltaic system and geothermal energy unit at the new recreation, education and aquatic centre to help achieve the City's renewable energy target of 20% by 2020.

Community

- ◆ Construction of a new multifunctional recreation, education and aquatic centre at Cockburn Central West for residents
- ◆ Ensuring City events are sustainable by developing and implementing a set of guidelines for sustainable event management.
- ◆ 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 to the natural environment.



- ◆ Undertake the Community Connect South campaign to relieve traffic congestion in Cockburn Central and facilitate economic development.
- ◆ Supporting training placements with educational institutions at the Cockburn GP clinic and new recreation, education and aquatic centre.

Through the implementation of the actions identified in the 2016-17 Plan, the City will progress to 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.

Infrastructure

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

Community & Lifestyle

- Promotion of active and healthy communities.

Leading & Listening

- Manage our financial and infrastructure assets to provide a sustainable future.

A Prosperous City

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

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



Risk Management Implications

The 2016-17 Sustainability Action Plan is the City’s blueprint for action towards sustainability for the next financial year.

If the Council does not adopt the plan the City will lose traction in its sustainability program. This may reflect badly on the City’s ability to plan and deliver its long term environmental and sustainability outcomes.

Attachment(s)

Sustainability Action Plan 2016-17

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.2 (MINUTE NO 5796) (OCM 12/5/2016) - TEMPORARY ROAD CLOSURES COCKBURN CENTRAL WEST (052/001; 160/004 & 406846) (C SULLIVAN) (ATTACH)

RECOMMENDATION
That Council providing no objections are received by the closing date, and pursuant to Section 3.50 of the Local Government Act 1995, authorises the CEO to temporarily close the road reserves shown on Deposited Plan 406846 for a period of approximately ten (10) months to March 2017 or until completion of the construction works of the Cockburn ARC.

COUNCIL DECISION
MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.
CARRIED 9/0



Background

Construction works by Landcorp and Brookfield Multiplex have been progressing in the Cockburn Central West precinct. Landcorp have recently completed the road construction in the precinct being Veterans Lane, Remembrance Avenue, Service Mews, Centenary Lane, Commemoration Approach and Legacy Way. These road reserves are described on Deposited Plan 406846 which is Attachment 1. Practical Completion of the road construction contract was achieved in April 2016.

Construction of Cockburn ARC is expected to be completed in March 2017 so public access on the created road reserves in this area represents a safety risk until the construction works are completed.

Submission

N/A

Report

All of the service authorities have been advised of the proposal, and there have been no objections. The proposal has also been publicly advertised in accordance with the requirements of the Local Government Act 1995, with no objections received.

It is recommended that Council proceed with the temporary road closure request as per the officer 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.

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

Section 3.50 of the Local Government Act 1995 refers.



Community Consultation

The advertisement in Attachment 2 was advertised in the local newspaper on 12 April 2016. The Act requires a reasonable time for the receipt of any objection. Fourteen (14) days in this case is deemed to be reasonable. At the conclusion of this period there has been no objections received by the City.

Risk Management Implications

The risk to the City, if Council does not support the temporary closure of the road reserves would be that public access could not be denied during the remaining construction period of the Cockburn Recreation Centre. This could potentially be a safety risk to any persons or vehicles accessing the site and its environs during the works and hence a liability for the City.

Attachment(s)

- 1 Deposited Plan 406846
- 2 Copy of Advertisement of Temporary Road Closures

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.3 **(MINUTE NO 5797) (OCM 12/5/2016) - INSTALLATION OF FISH CLEANING STATIONS IN SELECTED AREAS (063/003) (C BEATON)**

RECOMMENDATION

That Council endorse the City to continue working with the Department of Transport (DoT) and Department of Parks and Wildlife (DPAW) and other relevant agencies to identify opportunities for improvements to the Woodman Point Ammunition jetty, including dealing with issues created by its popularity for fishing.

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0





Background

At the 14 April 2016 Ordinary Council Meeting Councilor Pratt requested that a report be brought back to the May Ordinary Council Meeting on the installation of fish cleaning stations at popular fishing locations within the City of Cockburn, in particular the Ammo Jetty.

Recent fishing activity on the Woodman Point Ammunition Jetty associated with the annual salmon run has generated a number of complaints due to the number of people using the jetty and the act of “bleeding” salmon that have been caught. Bleeding salmon involves cutting the gills of the fish to allow the blood to run out of the fish to make them subsequently more palatable to eat.

Numerous salmon were being caught and bled on the jetty resulting in a crowded environment with fish being strewn around the fishers and the jetty being covered in blood. Images of the crowds, fish and blood stained jetty generated numerous negative comments through social media and inquiries being made to the City and the other agencies as to what can be done about it.

It has been suggested by various parties that a fish cleaning station be permanently or temporarily installed on the jetty and possibly at other popular locations, to allow fishers to bleed and clean salmon and other fish at the stations, which will help to address some of the issues currently being noted at the jetty.

Submission

N/A

Report

Recent images of fishers on the jetty and anecdotal reports indicate that use and misuse of the Woodman Point Ammunition Jetty is getting out of hand, and that current activities on the jetty are a major issue both on the environmental front (discarded rubbish and animal harm) and for recreational amenity and safety for the general public.

Whilst the City does not have any management responsibility for the jetty, the City does have a responsibility for the beach area adjacent, whilst DPAW have a responsibility for the Woodman Point Reserve adjacent. We also recognise that members of our community utilise the jetty.



The City has for some time been represented on a Working Group comprising (other than the City) the DoT, Department of Fisheries (DoF), Fremantle Ports, DPAW and RecFish West, looking at the safety, on-going public access, use and the future of the jetty.

DoT has taken a lead role in dealings with the jetty on account of neither DPaW, the City, or Fremantle Ports, wished to take responsibility for the jetty due to its deteriorating condition.

Over the last six months or so concerns rose both internally and from the community regarding the amount of discarded fishing lines, plastics and such on and in vicinity of the jetty, as well as the targeting and mistreatment of sharks and rays caught from the jetty. In regard to the latter, it could not be established that any laws were being broken.

In regard to the litter issue, City officers have liaised with DPAW and a funding arrangement had been negotiated several months ago for DPAW's rubbish collection contractors to empty bins located near to the jetty and on the jetty on a daily bases during summer and three to four times per week at other times of the year. Additionally more bins have recently been installed on the jetty. There is also a Keep Australia Beautiful funded litter education campaign being arranged by the City, specifically aimed at recreational fishing waste.

The current issues concerning the fishing activities from the jetty, including the bleeding of the salmon, are problematic to deal with as it is probable that no existing fisheries regulations or other laws and bylaws are being flouted. This is compounded by there not being an agency with direct management authority of the jetty, other than the DoT by default.

The City has encouraged the Department of Fisheries (DoT) and RecFish West, to get actively involved in responding to the issues being encountered on the jetty. It was also proposed that, in addition to public education, specific regulations are developed that could be enforced by DoT and/or DPAW, such as no fish bleeding or cleaning on the jetty and fish bag limits. The City continues to liaise with the Department of Transport to encourage a multi-agency response to the issues.

The provision of one or more mobile fish cleaning stations on the jetty has been suggested and this is currently being investigated by the working group to determine what are the practicalities and ongoing management responsibility considerations of installing such a facility on the jetty.



Other less popular fishing sites along the Cockburn coast do not seem to generate the same issues as those on the ammunition jetty and it is felt that fish cleaning stations at other locations, particularly those managed by the City, are not warranted.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- Safe communities and to improve the community's sense of safety.

Leading & Listening

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

Environment & Sustainability

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

Budget/Financial Implications

An allocation of \$3,500 per annum had been made to support the ongoing cleaning of the ammunition jetty in conjunction with DoT and DPAW, based on equal sharing of cost and is to be renewed annually.

Legal Implications

N/A

Community Consultation

The community has been kept informed of the efforts to address issues at the Woodman Point Ammunition Jetty by way of social media and the City's website. The City continues to liaise with members of the working group.



Risk Management Implications

There is low risk in not installing fish cleaning stations at sites along the coast managed by the City as currently no cleaning facilities are in place and no risks have been identified due to the lack of facilities

There will be a risk to the image of Council if the issues associated with the ammunition jetty are not addressed in the long term.

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16.4 (MINUTE NO 5798) (OCM 12/5/2016) - WASTE MANAGEMENT - GREEN WASTE (167/012) (C SULLIVAN) (ATTACH)

<p>RECOMMENDATION That Council</p> <ol style="list-style-type: none"> (1) maintain the third (green) waste bin service in the Hamilton Hill trial area post completion of the trial; (2) make provision in the 2016/17 budget to commence the roll out of the green waste third bin across the City; (3) prepare a detailed plan for the implementation of the third (green) waste bin across the City for the period 2016/17 to 2018/19; (4) make application to the Waste Authority of WA for funding under the Better Bin Program Phase 2; (5) share the preliminary findings of the third (green) waste bin trial with the SMRC Member Councils; and (6) advise the SMRC Member Councils and the SMRC that the City will not introduce a Food Organic and Garden Organic (FOGO)
--



collection service in future.

COUNCIL DECISION

MOVED Cllr K Allen SECONDED Deputy Mayor C Reeve-Fowkes that Council:

- (1) maintain the third (green) waste bin service in the Hamilton Hill trial area for a further 3 months;
- (2) make provision in the 2016/17 budget to commence the roll out of the green waste third bin across the City at a possible future time;
- (3) as recommended;
- (4) as recommended;
- (5) share the preliminary findings of the third (green) waste bin trial with the SMRC Member Councils and SMRC and
- (6) defer the roll out implementation across the City until the SMRC Member Councils, the SMRC and council have had a briefing to discuss the full ramifications of the full roll out of 3 bins across the City, within the next month.

MOTION LOST 4/5

MOVED Cllr S Portelli SECONDED Cllr S Pratt that the recommendation be adopted.

CARRIED 7/2

NOTE: Cllr C Reeve-Fowkes requested to have her vote against the decision recorded.

Background

At the Special Council Meeting of 23rd June 2015, Council resolved that:

- (1) *approve the implementation of the Third Bin (Green Waste) Trial in 2015/16 in accordance with the Implementation Plan attached to the Agenda;*
- (2) *brief the Chairman of the Waste Authority on the trial and other waste initiatives that the City has undertaken; and*



- (3) *seek potential funding from the Waste Authority for this trial, or the expansion of the service if the trial is successful.*

The third bin trial for green waste began in the Hamilton Hill trial area on 7th October 2015 and is continuing. Parts 2 and 3 of the resolution were carried out with the result that funding could be available through the Waste Authority under the Better Bins program (Phase 2) but only if the City decides to expand the third bin across the whole of the municipality.

The funding covers both infrastructure (bins) and public education programs. This report presents the results of the third bin trial for green waste and also seeks to progress the Council resolutions at the Special Council Meeting of 29th June 2015, where Council resolved in part:

- (4) *advises the other members of the Project Participants Agreement that the City will be undertaking a trial of a third bin system in a part of the District and needs to divert the green waste collected during the trial to Henderson Waste Recovery Park for processing during this time;*
- (5) *agrees to provide a copy of the report on this trial to the SMRC and its members;*
- (6) *withdraws the City from the Project Participants Agreement for green waste with effect FY16/17, in order to be able to expand the third bin system across the remainder of the District;*

Subsequent to part 4 of the Council's resolutions at the SCM of 29th June 2015, the SMRC Member Council's resolved not to approve the City's request to carry out the third bin trial for green waste. Furthermore, the SMRC resolved (Ordinary Council Meeting of 25th February 2016) to nominate an independent engineer to determine the lost tonnes of green waste for the purpose of calculating the City's contribution to the SMRC operating expenditure, subject to further discussion between the Member Councils. This matter is discussed further under Legal Implications.

Further to part 5 of the Council's resolution above, the CEO and senior staff conducted a meeting with representatives of the other Member Councils on 2nd May 2016 to brief them on the results of the green waste third bin trial to date and discuss the lessons learned as well as tonnages collected. A copy of the report will be provided at the conclusion of the trial and in the meantime an estimate of the total green waste tonnes expected from the trial was demonstrated (approximately 320 tonnes).

Further to part 6 of the Council's resolution above, City officers have assessed the cost and practical requirements of rolling out the third bin



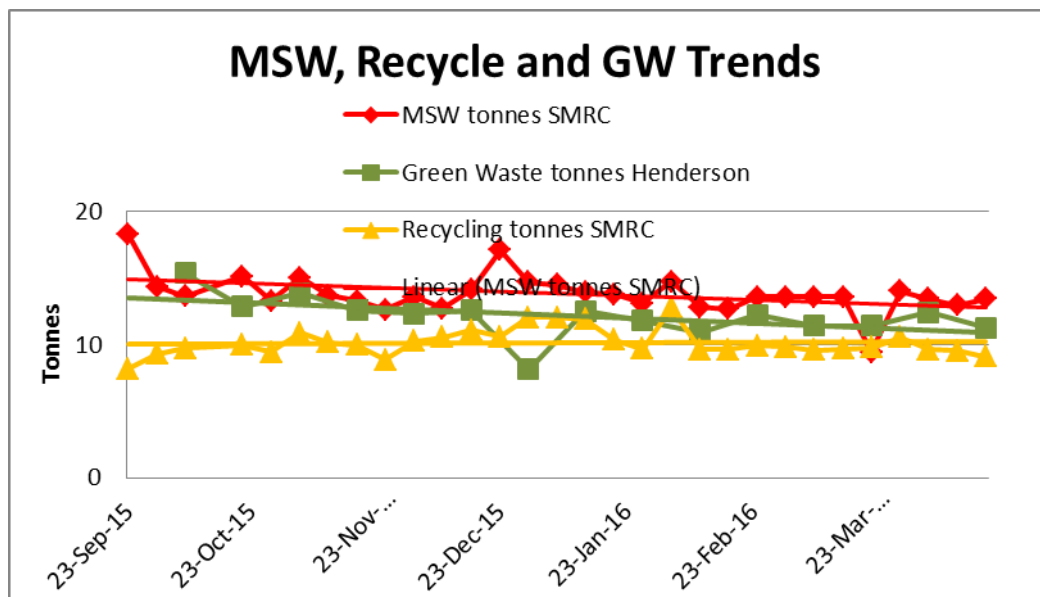
for green waste across the City and propose a program over three financial years, beginning in 2016/17. This extended implementation period is due to the scale and complexity of the project and the crucial need for public education and consultation, which is a lesson learned from the green waste bin trial area.

Submission

N/A

Report

The result of the third bin trial to the end of April 2016 is best summarised in the graph below:



The trends indicate a gradual decrease in MSW and green waste tonnages per collection with a very slight increase in recyclables tonnage. The total green waste collected in the third bin trial is averaging 12 tonnes per fortnightly collection or 199.42 tonnes to date. This would indicate approximately 320 tonnes by the end of the twelve month period. Presentation rate for the third bin has been averaging just over 50%.

Contamination in the green waste, while high in the early stage of the trial has stabilised at 4%. Auditing of the green waste received has shown that the majority of the contamination in the green waste bin is household waste that should have been placed in the MSW bin and timber products. A number of different contaminants (plastics, metals, glass, building materials, gravel) make up the rest.



Two forums have been carried out with the Council on the future of waste management in the City on 17th March and 28th April 2016. A third forum is proposed to discuss the master plan for the future development of the Henderson Waste Precinct. One of the items presented at the first two forums was the result of the satisfaction survey carried out in the third bin trial area in March 2016, which indicated strong public support for the trial. A summary of the findings is shown below.

- 119 responses were received out of 1,200 residents. (10%)
- 89% of respondents were satisfied (19%) or very satisfied (70%)
- Over 80% said they found tagging the bins helpful for making decisions about what to put in each of the bins.
- More than 80% indicated they used the lime green bin for garden waste.
- Over 60% were happy with fortnightly collections

The green waste collected from the trial has been sorted at Henderson Waste Recovery Precinct and processed into mulch at a rate of \$30 per tonne. The contamination component recovered has been landfilled. The trial results have shown a low level of support for the at home composting initiative and strong support for the source separation of recyclables in the home, hence the improvement in recycling tonnage.

When considering implementation of a third bin for green waste across the City, a major consideration was lot size as recent data released from the UDIA (December quarter 2015) indicates the average lot size in metropolitan Perth is now 372 square meters.

Areas of intensive urban development produce very small quantities of green waste so an assumption of 400 square meters as a minimum lot size for a green waste bin was considered appropriate. City of Stirling recently implemented a third bin for green waste based on these criteria.

An analysis of current lot sizes across the City is shown in the Table below – Lot Size Analysis. The analysis shows that almost one third of the properties in the City are less than 400 square meters and hence would produce very little in green waste tonnage and hence not be suitable for a third bin for green waste. This report proposes the roll out of a third bin for green waste to all the residential properties in the City that are larger than 400 square meters other than rural large lots as these properties dispose of their green waste by other means such as disposal within the property or by verge collection.

Providing a third bin service to over 29,000 properties would be a substantial task and knowing the lessons learned from the green waste



trial area (1200 properties) it is proposed to roll out the service over three financial years. This timeframe allows for public consultation and education in the first year which is a crucial part of the success of the third bin service in reducing contamination and increasing recyclables capture. The cost estimate to implement the third bin service is discussed under Budget/Financial Implications.

Lot Size Analysis

Suburb	Res and Vacant Lots >400m2	Total Res and Vacant	Difference	% of Res Properties Without a 3rd Bin
ATWELL	2614	3,072	458	15%
AUBIN GROVE	1695	2,141	446	21%
BANJUP	208	1,027	819	80%
BEELIAR	2130	2,778	648	23%
BIBRA LAKE	1857	2,401	544	23%
COCKBURN CENTRAL	118	735	617	84%
COOGEE	1473	1,869	396	21%
COOLBELLUP	1738	2,357	619	26%
HAMILTON HILL	2649	4,664	2,015	43%
HAMMOND PARK	1255	1,844	589	32%
JANDAKOT	678	960	282	29%
LEEMING	674	741	67	9%
MUNSTER	1274	1,752	478	27%
NORTH COOGEE	370	1,390	1,020	73%
NORTH LAKE	452	490	38	8%
SOUTH LAKE	2067	2,326	259	11%
SPEARWOOD	2788	4,517	1,729	38%
SUCCESS	2571	3,872	1,301	34%
YANGEBUP	2446	2,909	463	16%
Blank				
Grand Total	29057	41,845	12,788	31%

In considering the green waste component, it is necessary to examine the whole of the waste stream. An analysis has been carried out based on current tonnages and is included as Attachment 1. For example, if a third bin for green waste is provided and the green waste processed at Henderson Waste Recovery Precinct, it would be logical to also process the green waste from the City's bulk verge collections in the same way to gain economy of scale. Based on the experience gained during the trial period to date, City officers have assessed how the collection of all green waste across the City would impact on current operations at Henderson Waste Precinct.

The expected total green waste per annum would be approximately 9500 tonnes, with both the bulk verge collection and from the GO bin. An existing hardstand area adjacent to the Hazardous Waste building compound would be suitable on which to establish a green waste sorting unit. A preliminary cost estimate and concept of such a unit indicates a capital cost of approximately \$600,000.



The waste stream analysis presents the current domestic and commercial waste profiles and then compares what the future profile would be if a third bin for green waste was rolled out across all residential properties in the City, with the exception of properties less than 400 square meters or rural properties. Commercial and industrial properties and multiunit developments would not be envisaged as having a green waste service. The future profile allows for the processing of MSW at a waste to energy facility. Cost estimates are included based on the estimated tonnages for comparison.

The cost comparison of the future profile clearly indicates a substantial saving compared to the current costs of processing the domestic component of the waste stream. Transportation costs are also allowed for in the estimates. The table below summarises the data. The recycling service will be the subject of another service agreement over the coming ten years and hence is not included. The recycling mentioned below in the future scenario is the capture of recyclables from the MSW bin into the correct bin which is based on the experience of the third bin trial.

Table 1: Processing Costs of MSW

MSW NOW	Tonnage	Organic	Residual	Compost Produced	Process Cost \$/T	Collection Cost \$/T	Total
SMRC WCF	100%	58%	42%	20%			
CoC MSW Domestic	28,800	16,704	12,096	5,760	\$232	\$65	\$8,556,769
MSW WITH 3RD BIN GREEN WASTE	Tonnage	Organic	Residual and Contamination		Process Cost/T	Collection Cost \$/T	Total
3rd Bin GO	7672	7365	307		\$31	\$63	\$715,932
Recycling	3,168	0	475		\$65	\$99	\$520,290
MSW	17,805	4,807	534		\$120	\$70	\$3,390,780
Landfill			1,316		\$155		\$36,826
Total	28645						\$4,627,003

The analysis above allows for a waste to energy processing cost of \$120 per tonne based on current market research in Perth. Clearly, there would be an interim period between the start of the third bin GO service and the commencement of a waste to energy facility during which the MSW would be processed at the SMRC. Best indication at present is a three year period between now and the availability of waste to energy in Perth.



Another method of testing cost scenarios is shown in Attachment 2, which compares total annual cost of the MSW and recycling disposal service. The summary is shown below, which shows the most cost effective option for the future to be the GO bin service allied with the waste to energy processing the MSW. The waste to energy rate per tonne was tested at both \$120 and \$150. At \$150 per tonne the solution is still cheaper than the interim stage of introducing the GO bin service and processing MSW at the SMRC.

Table 2: Total Waste Service Costs for MSW and Recycling

Scenario	Average Cost per HH per year	Annual Cost	Annual Saving
Current System	\$337.08	\$13,632,215.24	
Garden Organics + SMRC (WCF \$232/T, MRF \$65/T)	\$317.91	\$12,856,889.63	\$775,325.62
Garden Organics + Waste to Energy (\$150/t) + SMRC (MRF \$65/T)	\$272.87	\$11,035,597.81	\$2,596,617.43
Garden Organics + Waste to Energy (\$120/t) + Private MRF(\$25/T)	\$241.98	\$9,786,324.37	\$3,845,890.87

For the purpose of this cost comparison, the gate fee for recyclables disposal has been left at \$65 per tonne until the result of the sale of the MRF becomes public information.

FOGO

The Food Organic/Garden Organic (FOGO) option was also assessed as a possibility for the City. Research indicates that the Food Only (FO) component in a typical bin is 2-4 kilograms per week. In other local authorities around Australia where a FOGO service has been trialled or introduced, the proportion between food and garden organics is generally 20%/80%. The bin has to be collected weekly due to the putrescible component.

In the more heavily urbanised areas that produce very little green waste, the FOGO bin service would be still incurring the cost/bin to collect for a small weight of FO. Clearly this is not economic for a City like Cockburn which in the future will trend towards even more small lot size developments in the future than at present (almost one third of properties less than 400 square meters). Where FOGO has been



successful is in rural or large lot size areas such as regional Victoria, rather than in more heavily urbanised areas.

In summary, a number of points led to the conclusion that a GO service is a more cost effective, practical solution for the City:

- FOGO waste is more expensive to compost to create a usable end product.
- FOGO bin must be collected weekly
- 3rd Bin not justified for properties <400m²
 - Little or no garden waste
 - Lack of room for 3rd bin.
- Residue bin needs to be collected weekly if no FOGO bin.
- FOGO will result in complicated collection system unless all FOGO and residue bins are collected weekly.
- FOGO – 3 x weekly collections
- GO – 2 x weekly collections, 1 x fortnightly collection.

Roll out of GO service

The main points to consider in the City wide roll out of a GO bin service are:

- Early preparation with public education and consultation
- Promotion of source separation within the home
- Auditing and bin tagging during the early stages of deployment
- Staged roll out in a manageable process
- Minimise contamination level to 4%

Conclusion

The result of the analysis and research leads to the conclusion that a GO bin service would provide the City with a cost effective solution for collecting green waste currently being placed in the MSW bin and hence providing substantial cost savings compared to the current collection system.

Strategic Plan/Policy Implications

Infrastructure

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

Environment & Sustainability

- Identification and minimisation of impacts to human health risk.
- Community and businesses that are supported to reduce resource consumption and manage waste.



- Greenhouse gas emission and energy management objectives set, achieved and reported.

Budget/Financial Implications

The cost of the green waste trial to end of April 2016 is \$182,000, compared to the original cost estimate of \$324,000 in agenda report 9.4 to the Special Council Meeting of 23rd June 2016. A comparison appears in Table 3 below. This cost estimate made no allowance for any compensation to SMRC operating expenditure. At this point in time, the expected total of green waste is 320 tonnes which at the green waste rate of \$78 per tonnes equates to a compensation of \$24,960.

This aspect is discussed further under Legal Implications. The tracking of the expenditure indicates the trial will be completed within the estimated cost.

Table 3 – Third Bin Trial Expenditure

Third Bin Trial Costs	Estimate (\$)	Current (\$)
Capital	83,000	83,000
Operational	135,000	76,000
Educational	56,000	23,000
Contingency	50,000	0
Total	324,000	182,000

The roll out of a third bin for green waste across the City is a project to carry out over more than one year, due to the scale and public education required. A cost estimate for 2016/17 to 2018/19 is detailed below. The total cost of implementation is estimated as \$3.5M with a cost recovery period of approximately 3.5 years, excluding any external funding. There would be no cost increase for the ratepayers in the implementation of the third bin for green waste across the whole of the City due to the cost savings in the green waste processing.

The specifics of the service will be provided in a further report to Council.

Funds would need to be included on the Draft 2016/17 Budget to cover the cost of the implementation based on access to Waste Authority funds from the Phase 2 Better Bins program. It is expected the funding from the Waste Authority would be of the order of \$30 per bin which equates to a total of approximately \$900,000, which would decrease the cost recovery period mentioned above.



The funding can also be retrospectively applied to the trial area as part of the whole of City roll out. Funding payments would be matched to the predicted cash flow during the implementation period.

Legal Implications

Further to the SMRC resolution relating to compensation cost to be paid by the City for the tonnage of green waste collected in the third bin trial, the City sought an opinion from lawyers Jackson McDonald on the potential liability of proceeding with the green waste trial without the agreement of the other SMRC Member Councils. The terms and conditions of the Project Participants Agreement and Deed of Variation give guidance. A copy of the opinion from Jackson McDonald is included as a Confidential Attachment. As noted above, the tonnes from the trial are expected to be about 320 so any compensation to the SMRC is a minor cost of the overall waste stream.

Should Council resolve to withdraw from the Project Participants Agreement, a twelve month notice period must be given and compensation would be payable to the SMRC for any green waste diverted during that time. As noted above, the City has the capacity to process all green waste at the Henderson Waste Recovery Precinct into the future.

Council could still remain as a member of the SMRC under the Establishment Agreement and enter into a separate service agreement for the disposal of MSW in same way as any commercial customer. The impending sale of the recyclables MRF will entail a ten year agreement for the member Councils for the disposal of recyclables as another service agreement. The City's portion of SMRC debt servicing would continue.

Community Consultation

Should Council resolve to proceed to implement the third bin for green waste across the City, a program of public education and consultation will be required over the implementation period and beyond.

Risk Management Implications

Should Council not resolve to adopt the officer's recommendation, the third bin trial would come to an end in October 2016 and the waste collection and disposal across the City would continue as it was prior to the trial.

The City would not benefit from the cost savings in the disposal of green waste from a third bin implementation across the City and not see the reduction in waste processing of municipal solid waste that



would occur when the green waste currently in MSW bins would be separated and processed as a different stream (source separation).

Attachment(s)

1. Waste Stream Analysis
2. Waste Stream Cost Comparison
3. Legal Advice from Jackson McDonald (Confidential Attachment provided under separate cover)

Advice to Proponent(s)/Submissioners

The SMRC Member Councils have been advised that this matter with be considered at the 12 May 2016 Ordinary Council Meeting.

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

Nil.

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (MINUTE NO 5799) (OCM 12/5/2016) - PROPOSED BIBRA LAKE SKATE PARK FEASIBILITY AND COST ESTIMATE (146/004) (G BOWMAN) (ATTACH)

RECOMMENDATION

That Council receive the report providing feasibility information and a cost estimate for a proposed permanent skate park facility in Bibra Lake, noting the timeframe for this project is provided for in the 2019/20 financial year.

COUNCIL DECISION

MOVED Clr P Eva SECONDED Clr L Sweetman that Council:

- (1) receive the report;
- (2) list the provision of \$40,000 for the delivery of a concept plan and quantity surveyor report on the 2016/17 budget for consideration;
- (3) identify a plan for a community consultation process that would include the Bibra Lake Resident's Association, the youth of the locality and other stakeholders; and
- (4) bring forward the proposed Bibra Lake Skate Park for inclusion in the 2017/18 budget considerations given the necessary lead



up research and community consultation that is required for projects of this nature.

CARRIED 9/0

Reason for Decision

The completion of the western suburbs skate park was a long held view of the Council and following a protracted process it was eventually delivered several years after the original timeframe. It has proved to be an outstanding success evidenced from the day of its official opening on 11 April 2015. Not a day goes by without a gathering of those out there learning how to skate through to those with high skill levels performing amazing feats. The provision of skate parks provide an opportunity for individuals and families to gather at these localities to use the facilities or to watch in a pleasant and community focused environment. Elected members are often approached for the provision of facilities to allow a focus on constructive activities for children and youth in the district. What better way than to plan for a facility that we know will provide a great return on our investment.

Background

At the Ordinary Council Meeting on 8 October 2015, Cr Phil Eva requested a report into the feasibility of the temporary Skate Park at Bibra Lake being upgraded to a permanent facility, at or adjacent to, the current location and costings being sought, with the intention of including funding for a permanent Skate Park being included for consideration in the 2016/17 Budget.

Submission

N/A

Report

The City has undertaken a Geotechnical Survey to determine if it is feasible to construct a permanent skate park structure on the Eastern side of Bibra Lake where the temporary skate park is currently located. The Geotechnical Survey did not identify any issues which would prevent a permanent skate park being constructed at that location.

The Bibra Lake Management Plan includes a proposed standalone permanent Skate Park facility in Bibra Lake with a cost estimate of \$500,000 which is planned for the 2019/20 financial year.



However, in order to provide a consistent standard of facilities compared with other permanent skate parks in the district there would need to be a number of ancillary amenities provided at the site. The standard requirements at other skate parks include provision of a minimum 12 bay car park, seating, a drinking fountain, and landscaping.

The Tender prices for the 1,000 sq.m. Spearwood skate park design and construct tender ranged from approximately \$250,000 up to \$650,000, with the median being \$450,000. It is likely that the City will receive tenders in the vicinity of \$450,000 for a skate park of 1,000 sq.m. with similar design principles to Spearwood. This figure is similar to the Bibra Lake Management Plan cost estimate of \$500,000. However, a concept plan and quantity surveyor report will be required to gain a more accurate cost estimate and this will require a budget allocation of \$40,000. The concept design process would also require extensive community consultation with young people, the Bibra Lakes Residents' Group and other stakeholders. It is estimated the consultation will take 6 months, using existing youth services staff resources.

Based upon the most recent Spearwood skate park costs, car park costs and other parks infrastructure costs a budget of \$647,000 will be required as identified below.

Budget Estimate

Skate Park Concept Design and QS Report	\$40,000
Detailed Design and Construction	\$460,000
12 Bay Car Park design and construction	\$80,000
Landscaping	\$50,000
2 bench seats	\$5000
Drinking fountain	\$12,000
<u>Total Estimated Cost</u>	<u>\$647,000</u>

The Lakes Revitalisation Strategy, a Bibra Lake Resident's Group community survey and a City Youth Services survey all identified that the community would like an upgrade.

The Lakes Revitalisation Plan Eastern Precinct Recreation node as attached to the Agenda, also includes shaded seating, pathways, fenced dog park, relocation of an existing playground and a proposed upgrade of the current toilet block facility. Please see the attached plan. The estimated cost of the Bibra Lake eastern recreation node including the skate park is approximately \$985,000, however this figure will not be confirmed until a Concept Plan and Quantity Surveyor report is completed.

Strategic Plan/Policy Implications



Infrastructure

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

Community & Lifestyle

- Communities that are connected, inclusive and promote intergenerational opportunities.
- People of all ages and abilities to have equal access to our facilities and services in our communities.
- Promotion of active and healthy communities.

Budget/Financial Implications

The current cost estimate for a Concept Plan and quantity surveyor report for the proposed Bibra Lake Permanent Skate Park is \$40,000. This would be the first stage of the process for developing a permanent skate park structure at Bibra Lake.

The approximate cost of design and construction of a 1,000 sq.m. Skate Park is estimated at \$500,000, with other standard infrastructure costs valued at \$147,000.

The City will not be able to confirm a more accurate cost estimate for the skate park and the other infrastructure until the Concept Design and quantity surveyor report is undertaken.

The Long Term Financial Plan includes an estimated sum of approximately \$1m in 2019/20 to undertake these works as part of the upgrade to the Bibra Lake Eastern Precinct Recreation Node, as identified in the Lakes Revitalisation Strategy and Bibra Lake Management Plan.

Legal Implications

N/A

Community Consultation

The Bibra Lake Residents' Association undertook a community survey receiving 152 respondents. The 152 respondents were in favour of the upgrade of the existing temporary skate park into a permanent skate



park structure. The majority also requested shaded seating, a car park, and a drinking fountain and in many cases a barbecue facility and the upgrade of the toilet block facility was also requested. Similar requests were received through the Lakes Revitalisation submissions and therefore the Lakes Revitalisation Report contains a permanent proposed skate park in the Eastern Precinct co-located with other facilities.

The City's Youth Services staff also undertook a survey of young people at a skate park competition where 100% of the 35 respondents identified they were in favour of upgrading the temporary Bibra Lake Skate Park into a permanent skate structure.

The consultation findings indicate that the skate park if constructed will be well utilised.

Risk Management Implications

1. There is a moderate level of 'financial' risk to the City if this project is brought forward in priority without deleting alternate capital works.
2. There is a moderate risk of adverse publicity to the City if this project is substituted for another in advance of its scheduled implementation.

Attachment(s)

Lakes Revitalisation Bibra Lake Eastern Recreation Node – Draft Plan.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

17.2 (MINUTE NO 5800) (OCM 12/5/2016) - JANDAKOT SCHOOL MANAGEMENT COMMITTEE - RELINQUISH LEASE & MANAGEMENT OF 12 POLETTI ROAD, COCKBURN CENTRAL (041/008, 036/001) (GBOWMAN) (ATTACH)



RECOMMENDATION

That Council:

- (1) endorse the Old Jandakot School Management Committee request to relinquish their lease and management of 12 Poletti Road, Cockburn Central, as shown in the attachment to the Agenda;
- (2) approve for the Old Jandakot School Buildings at 12 Poletti Road as shown in the attachment to be made available for hire through the City of Cockburn's booking system, pursuant to the City's Booking Fees and Charges;
- (3) allocate a \$7,000 capital works budget and an \$8,000 operational budget for the 2016/17 financial year for the management of the Old Jandakot School complex;
- (4) endorse the 'Friends of the Old Jandakot School' Group to be an advisory body relating to the heritage of the Old Jandakot School Building, and permit the Group to conduct gardening, monthly meetings, school reunions, and general caretaking for the property;
- (5) enter into a lease agreement with the Portuguese Culture and Welfare Centre Inc (PCWC) for the Community Hall buildings at 12 Poletti Road, as attached to the Agenda, subject to the PCWC satisfying the City that they are in a sustainable financial position; and
- (6) approve the following key terms and conditions in the lease agreement with the Portuguese Culture and Welfare Centre:
 1. An initial lease period of 1 year, with an option to renew for 1 year.
 2. The PCWC to pay a peppercorn (\$1) rent.
 3. The PCWC to pay all outgoings including water, electricity, gas, ESL, security and rubbish charges.
 4. The PCWC to be responsible for the costs of maintaining and replacing fixtures and fittings, regardless of 'fair wear and tear' up to an amount of \$1,000 per single item verified by a City of Cockburn sourced quotation.
 5. The City will be responsible for structural maintenance, tree removal, and the costs of maintaining and replacing fixtures and fittings over the value of \$1,000 per single



item.

6. The PCWC will effect and maintain public liability insurance, contents insurance, and workers compensation insurance.
7. The PCWC will be required to provide a copy of their annual financial report each year for the City to review and ensure the PCWC remain financially capable to sustain the lease; and
8. Any other terms and conditions that are to the satisfaction of the Chief Executive Officer.

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 9/0

Background

The City of Cockburn is the registered proprietor of freehold land at Lot 33, 12 Poletti Road Cockburn Central (please see site plan attached). Under the City of Cockburn's Town Planning Scheme No.3 the site is zoned Parks and Recreation.

There are two main facilities located on this site, the Old Jandakot School Building (the School) which is a heritage building, and the Community Hall (the Hall) which is a fixed brick building.

The City has been leasing the whole site to the Old Jandakot School Management Committee (OJSM Committee) for a number of years, and the lease is currently operating under the holding over clause.

Submission

A motion was put forward at the OJSM Committee's AGM on 12 October 2015 to relinquish the lease to the City of Cockburn upon the City agreeing to manage the heritage building through their facility bookings system. Further, the OJSM Committee passed a motion that they would wind-up their not-for-profit incorporation and form an advisory group known as "The Friends of the Old Jandakot School" to



ensure that the heritage School continued to be preserved and suitably maintained.

Report

The Old Jandakot School Committee Inc has identified that they no longer have the capacity to manage the Old Jandakot School buildings and would like to relinquish their lease. They have requested the City place the School building on the booking system permitting current hirers, and other low risk educational and children's activities to be accommodated in the facility. The OJSM Committee would then provide an advisory role to the City to ensure the heritage school is preserved.

The Portuguese Culture and Welfare Centre Inc. (PCWC) have an informal arrangement with the OJSM Committee to manage and exclusively use or sub-hire the Community Hall buildings and Bus Shed. The PCWC has requested that the City provide them with a lease agreement for the Community Hall and Bus Shed so they can continue with their current exclusive use on a cost recovery basis for outgoings.

The City proposes to manage the Old Jandakot School (the School) and the Community Hall (the Hall) as outlined below respectively:

1. *Recommended Option the School Managed via the Community Centre's Bookings System*



The School, currently maintained and managed by the OJSM Committee, is a relatively underutilised building, and generally unoccupied Monday to Saturday between 8am – 3pm.



The regular bookings include the OJSM Committee's monthly meetings on Monday evenings, the Lodge's fortnightly meetings on Monday and Friday evenings, the Lions Club of Jandakot Lakes' fortnightly meetings on Tuesday evenings, the Spanish Church on Sunday mornings, and occasional bookings made by a private hirer. They all pay \$10 per hour for their bookings.

While the School is a heritage building, it is well maintained with a functioning kitchen and a large classroom space. The classroom has a number of historic memorabilia and photographs displayed along the walls which, upon termination of the lease, the OJSM Committee will transfer into a secure display cabinet. The classrooms are furnished with tables and chairs and the kitchen has a dining table and fridge.

To optimise the use of the building, the City recommends the School is placed on the City's community centre bookings system for the public to hire. The School will make an appropriate location for low-risk hire such as mother's groups, small children's' birthday parties, playgroups and meetings. The City and the OJSM Committee envision a synergy between the history of the Primary School and the future hire for children's and educational activities.

The City will ensure the current user groups (ie. The Lodge, The Lions Club, the Spanish Church, and private hirer) can continue hiring the School at their preferred time slots, at the City's hourly hall hire rates. The current 2015/16 financial year Fees and Charges for small facilities is \$14 per hour.

The City would undertake all maintenance and repairs and the City would commence a regular cleaning schedule for the School and demountable toilet block.

If the School is made available for public hire, the City will need to make minor modifications to ensure the site is accessible and safe for the public. This will include installation of an access control system, installation of a disability access ramp, and line-marking the bitumen car park.

By operating the School under the Bookings System, the City envisages the facility will be utilised more frequently providing a community benefit and increased revenue to the City.

2. *Recommended Option the Community Hall Managed via lease with the Portuguese Culture and Welfare Centre*



In 1995, the Community Hall was built at 12 Poletti Road. The Portuguese Culture and Welfare Centre Inc (PCWC) has managed and maintained the building and has been almost exclusive hirers of the Community Hall for a number of years. They are currently paying \$200 per month to the OJS Management Committee Inc for their arrangement.

The Hall can be separated into five distinct areas:

1. The administration office, where the PCWC provide social work and welfare assistance to its members.
2. The radio recording room, where the PCWC stream and record an online Portuguese radio channel.
3. The function room/dining hall, where they run weekday luncheons for seniors and Bingo on Thursday evenings
4. The commercial grade kitchen, where the PCWC prepare the food/meals and they make Portuguese delicacies and snacks which they sell to their members as revenue for their organisation.
5. The garage, where they store their bus, used to transport seniors to and from their functions.

The PCWC has installed a number of fixtures to the Hall (including a security surveillance system and air-conditioning) and made a significant number of improvements and upgrades to the building. The



PCWC also regularly clean and maintain the Hall, the School and the demountable toilets.

The City considered two options to operate the Hall. The first option was to place the Hall under its community centre bookings system. However, after the PCWC advised they use the Hall most days of the week, it soon became evident that there would not be many available time slots remaining under the bookings system for other groups to hire the Hall. The second option considered is for Council to enter into a lease with PCWC.

In 2013, the PCWC had written to the City requesting to enter into a lease. The City reviewed the financial statements the PCWC provided and advised that the PCWC did not appear to be in a strong financial position to sustain a lease. Therefore, based on this assessment, the City advised the PCWC that they would not recommend to Council to enter into a lease.

In 2016, the PCWC reported to the City that they are in a financially sustainable position and provided recent bank statements but not full income and expenditure reports. The OJSM Committee has also reported that the PCWC are up to date with payments. The PCWC has requested that they would like to undertake the responsibility of a lease agreement. Therefore, it is recommended that the City undertake an assessment of their recent annual financial statements and bank statements to confirm their financial position is sustainable before entering into a lease agreement.

If the City is satisfied that the PCWC is financially viable, the recommended lease term would be for an initial one year with an option to renew for one year which is appropriate for a first time lessee. The PCWC will be required to provide to the City annual financial statements with all revenue and expenditure documented.

In the interim period, while the City assesses the PCWC's financial position, the PCWC will continue to utilise the facility as an Interim Hire Arrangement where they will still have exclusive use of the Hall and they will be required to pay \$50 per week to the City towards outgoings.

The lease terms outlined in the Recommendation are pursuant to Policy APD85 'Process for Leasing & Licensing - City of Cockburn Owned or Controlled Property for Recreational or Community Purposes'



Other Facilities on the site



Another structure for the City to consider is the assembly shelter (as illustrated above) situated within the car park. The City, with the support of the “The Friends of the Old Jandakot School”, will maintain and preserve the heritage of this structure.

The Lions Club keep a storage sea container on the north-eastern end of the site. The City intends to permit the Lions Club to continue utilising the sea container for storage purposes.

Summary

The proposed School booking system management model which permits low risk compatible activities and consultation with the Friends of Jandakot School will preserve the School’s heritage and increase its community use.

The proposed lease of the Community Hall to the PCWC will enable continued access of the facility to the current hirer on an outgoings cost recovery basis.

Strategic Plan/Policy Implications



Policy APD85 'Process for Leasing & Licensing - City of Cockburn Owned or Controlled Property for Recreational or Community Purposes'.

Infrastructure

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

Community & Lifestyle

- Communities that are connected, inclusive and promote intergenerational opportunities.
- People of all ages and abilities to have equal access to our facilities and services in our communities.

Budget/Financial Implications

A capital budget will be required of \$7,000 for the 2016/17 financial year, to ensure the School is at an acceptable standard to be hired by the public. This would include installation of an access control system, universal access ramp for entry, and line-marking the car park.

An operational budget allocation of \$8,000 for the 2016/17 financial year will be required for School Building outgoing costs, ongoing maintenance, security monitoring and cleaning of the toilet block.

This will be off-set to some extent by an anticipated increase in hire revenue. However, the sum will not be known until a full year's activity is completed and a more accurate assessment can be undertaken.

Legal Implications

N/A

Community Consultation

Two community consultations meetings were held with the Old Jandakot School Management Committee, the Portuguese Culture and Welfare Centre Inc, the Lions Club of Jandakot Lakes and The Lodge.

Risk Management Implications

The facility is listed on the city's municipal heritage inventory and which needs to be carefully maintained, managed and preserved so a decision needs to be made regarding the ongoing management by the City as soon as possible.



The proposed Bookings system will require Officers to ensure that low risk activities are permitted in the School building to manage the risk of potential damage. The Facilities Maintenance Unit will need adequate resources to maintain the facility to a reasonable standard and they will be required to seek heritage advice from the Friends of the Old Jandakot School to ensure the character of the building and surrounds is preserved.

The City proposes to manage the financial risk of the outgoings for the lease area by confirming that the Portuguese Culture and Welfare Centre is financially sustainable and able to meet their outgoing and operational costs.

Attachment(s)

Old Jandakot School Site Plan.

Advice to Proponent(s)/Submissioners

The OJSM Committee and the PCWC have been advised that this matter is to be considered at 12 May 2016 Council Meeting.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

Nil

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil



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

21.1 (MINUTE NO 5801) (OCM 12/5/2016) - 'GREATER FREMANTLE' BOUNDARY PROPOSAL (089/004) D GREEN

RECOMMENDATION

That Council approves the allocation of up to \$50,000 from Account No OP 9710 towards any direct costs associated with the City of Cockburn response to the community initiated proposal seeking to transfer the suburbs of Hamilton Hill and North Coogee to the City of Fremantle, as reported in the "Cockburn Gazette" on 3 May 2016 and the "Fremantle Herald" on 7 May 2016.

COUNCIL DECISION

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

CARRIED 9/0

Background

At the City of Cockburn Annual Meeting of Electors conducted on 2 February 2016, the following motion initiated by the Coogee Beach Progress Association (CBPA) was carried unopposed.

"That the City of Cockburn take the necessary action to retain the suburbs of Hamilton Hill, North Coogee and Coogee within the boundaries of the City of Cockburn, should the petition be lodged with the Department of Local Government."

Subsequently, at the Ordinary Council Meeting conducted on 10 March 2016, the following resolution of Council was carried unanimously.

"That Council upon notification from the Local Government Advisory Board (LGAB) of any community initiated or other proposal to transfer all or any part of the localities of Hamilton Hill, North Coogee or Coogee from the City of Cockburn to the City of Fremantle:

- (1) formally resolves to strongly oppose the proposal and prepares a submission which contains information extracted and updated from the Cockburn Community*



Steering Group's (CCSG) submission made to the LGAB during the 2014 Metropolitan Local Government Reform process as it relates to the areas affected by any proposal; and

- (2) *ensures an immediate community engagement program is commenced to include all residents, businesses and community based organisations within the areas directly affected by any proposal, seeking widespread community rejection of any proposal."*

Submission

N/A

Report

The Council decision of 10 March 2016 specified that Council's opposition and community engagement program planned to counter the boundary adjustment proposal from the "Greater Fremantle" campaigners was to be in response to the notification of any such proposal from the Local Government Advisory Board (LGAB).

While specific details of the proposal are not yet known, the media report does identify the suburbs of Hamilton Hill and North Coogee as being the localities targeted for transfer to the City of Fremantle. Given there will be a lapse between the date of lodgement of the proposal with the LGAB and the time taken to assess the proposal and advise the City of Cockburn and its electors of the possible subsequent Inquiry process, it is considered necessary for Council to consider the potential negative impacts of waiting for any such formal notification to be received, prior to launching an engagement campaign seeking rejection of the proposal in the affected communities.

While much of the initial requirement of this campaign will mostly be confined to the allocation of internal staff time necessary to prepare a plan of action to engage with the community, there may well be some commitment of direct costs associated with proposed advertising, materials and specialist advice necessary to be sourced prior to the receipt of any notification being forthcoming from the LGAB.

For this purpose, it is recommended that Council authorises the expenditure of such funds as estimated in the 10 March 2016 report (\$50,000) to be accessible forthwith and available if the need for direct expenditure is committed prior to any formal advice being received by the LGAB.



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

Budget/Financial Implications

Up to \$50,000 is available from OP Account No. 9710 – Local Government Reform, which has been reactivated and replenished with surplus funds identified within other areas of the 2015/16 OP Budget.

Legal Implications

Section 2.1 (2) and Schedule 2.1 of the Local Government Act 1995 refer.

Community Consultation

A targeted community consultation campaign to the electors of Hamilton Hill and North Coogee (South Beach) will be commenced as soon as practicable in order to lodge an effective submission against the proposal to the LGAB during the available timeframe. This will include:

- Public Meetings
- Direct Community interactive events
- Telephone polling
- Direct mail
- Consulting Services

Risk Management Implications

1. There is a high risk of Financial Loss to the City of Cockburn due to the loss of rateable property affected by this proposal.



2. There is a high risk of Asset Loss to the City of Cockburn due to the loss of significant Council owned community facilities located in the areas affected by this proposal
3. There is an extreme risk of Disruption to City of Cockburn services due to the potential loss of property and services currently provided to the areas affected by this proposal.
4. There is a substantial risk of Performance being affected to service delivery due to the potential loss of property in the areas affected by this proposal.

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

21.2 (MINUTE NO 5802) (OCM 12/5/2016) - MINUTES OF THE SPECIAL CHIEF EXECUTIVE OFFICER PERFORMANCE & SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE MEETING - 9 MAY 2016

RECOMMENDATION

That Council receive the Minutes of the Special Chief Executive Officer Performance & Senior Staff Key Projects Appraisal Committee Meeting held on Monday 9 May 2016, as attached to the Agenda, and adopt the recommendations therein.

COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr C Terblanche that the recommendation be adopted.

CARRIED 9/0

Background

The Chief Executive Officer's Performance and Senior Staff Key Projects Appraisal Committee met on 9 May 2016. The minutes of that



meeting are required to be presented to Council and its recommendations considered by Council.

Submission

The Minutes of the Committee meeting are provided as a confidential attachment to the Agenda. Items dealt with at the Committee meeting form the basis of the Minutes.

Report

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Committee minutes refer.

Legal Implications

Committee minutes refer.

Community Consultation

N/A

Risk Management Implications

There is a contractual requirement which needs to be resolved by 20 May 2016. The item therefore requires a Council decision at this meeting.

Attachment(s)

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee meeting held 9 May 2016 are provided to the Elected Members as a confidential attachment.



Advice to Proponent(s)/Submissioners

The CEO and Senior Staff have been advised that this item will be considered at the May 2016 Ordinary Council Meeting.

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

Committee Minutes refer.

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

22.1 (OCM 12/5/2016) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Clr Lee-Anne Smith requested a report on grant opportunities available for not for profit organisations in order to build governance and capacity of those organisations. Report to be presented to the July Council meeting, if possible.

23. CONFIDENTIAL BUSINESS

Nil

24. (MINUTE NO 5803) (OCM 12/5/2016) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)

RECOMMENDATION

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

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



COUNCIL DECISION

MOVED Clr S Pratt SECONDED Clr L Sweetman the recommendation be adopted.

CARRIED 9/0

25 (OCM 12/5/2016) - CLOSURE OF MEETING

Meeting closed at 8.26pm

CONFIRMATION OF MINUTES

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

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

