



City of Cockburn
Ordinary Council Meeting
Agenda Paper

For Thursday, 10 October 2019



City of Cockburn
PO Box 1215, Bibra Lake
Western Australia 6965

Cnr Rockingham Road and
Coleville Crescent, Spearwood

Telephone: (08) 9411 3444
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NOTICE OF MEETING

Pursuant to Clause 2.4 of Council's Standing Orders, an Ordinary Meeting of Council has been called for Thursday 10 October 2019. The meeting is to be conducted at 7:00 PM in the City of Cockburn Council Chambers, Administration Building, Coleville Crescent, Spearwood.

The Agenda will be made available on the City's website on the Friday prior to the Council Meeting.

A handwritten signature in black ink, appearing to read 'Stephen Cain', is positioned above the printed name.

Stephen Cain
CHIEF EXECUTIVE OFFICER

CITY OF COCKBURN

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CITY OF COCKBURN

**AGENDA TO BE PRESENTED TO THE ORDINARY
COUNCIL MEETING
TO BE HELD ON THURSDAY, 10 OCTOBER 2019 AT 7:00
PM**

- 1. DECLARATION OF MEETING**

- 2. APPOINTMENT OF PRESIDING MEMBER (IF REQUIRED)**

- 3. DISCLAIMER (TO BE READ ALOUD BY PRESIDING MEMBER)**

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

- 4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN
DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT
OF INTEREST (BY PRESIDING MEMBER)**

- 5. APOLOGIES & LEAVE OF ABSENCE**

6. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

6.1 APPLICATION FOR LEAVE OF ABSENCE - CR KEVIN ALLEN

Author(s) D Green

Attachments 1. Email correspondence from Cr Allen [↓](#)

RECOMMENDATION

That Council approves leave of absence for Councillor Kevin Allen, effective for the November 2019 Council Meeting

Background

By email received on 12 September 2019, Councillor Kevin Allen has requested Council approval for leave of absence from the Ordinary Council Meeting scheduled for 14 November 2019.

Submission

N/A

Report

Council may approve written applications from elected members seeking leave of absence from attending Council Meetings. It is recommended that this application be approved.

Strategic Plans/Policy Implications

Leading & Listening

Deliver sustainable governance through transparent and robust policy and processes.

Budget/Financial Implications

N/A

Legal Implications

Section 2.25 (1) of the Local Government Act 1995 refers

Community Consultation

N/A

Risk Management Implications

There is a “Low” level of “Compliance” Risk associated with this matter.

Advice to Proponent(s)/Submitters

N/A

The Proponent has been advised that this matter is to be considered at the 10 October 2019 Ordinary Council Meeting.

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

Nil

Vanessa Frankson

From: [REDACTED]
Sent: Thursday, 12 September 2019 9:53 PM
To: Don Green
Subject: Leave of absence for Nov

Don
Can you please ask Minute clerk to table in Oct meeting for my request for a leave of absence in November OCM Thank you Kevin

Sent from my iPhone

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

8. PUBLIC QUESTION TIME

9. CONFIRMATION OF MINUTES

9.1 MINUTES OF THE ORDINARY COUNCIL MEETING - 12/9/2019

RECOMMENDATION

That Council confirms the Minutes of the Ordinary Council Meeting held on Thursday, 12 September 2019 as a true and accurate record.

10. DEPUTATIONS

11. BUSINESS LEFT OVER FROM PREVIOUS MEETING (IF ADJOURNED)

Nil

12. DECLARATION BY MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING

13. COUNCIL MATTERS

Nil

14. PLANNING & DEVELOPMENT DIVISION ISSUES

14.1 PROPOSED TOWN PLANNING SCHEME 3 AMENDMENT 141 - INTRODUCTION OF A NEW DEVELOPMENT CONTRIBUTION PLAN 15 (TREEBY-JANDAKOT)

Author(s)	C Catherwood
Attachments	1. Schedule of Submissions ↓ 2. Scheme Amendment document ↓
Location	Jandakot and Treeby
Owner	N/A
Applicant	N/A
Application	109/141
Reference	

RECOMMENDATION	
That Council	
(1)	endorse the Schedule of Submissions prepared in respect of Amendment 141 to City of Cockburn Town Planning Scheme No. 3 (“Scheme”);
(2)	adopt Scheme Amendment No. 141 for final approval for the purposes of amending: <ol style="list-style-type: none"> 1. Table 10 of the Scheme text by including DCA15 – Treeby/Jandakot as follows:
Ref. No.	DCA15
Area:	Treeby/Jandakot
Relationship to other planning instruments	The development contribution plan generally conforms to the following plans: <ul style="list-style-type: none"> • City of Cockburn Community Sport and Recreation Facilities Plan (2018-2033) • Treeby District Structure Plan (December 2017)
Infrastructure and administrative items to be funded	Treeby East playing field specifically: <ul style="list-style-type: none"> • The cost of land for the oval site is not included in the development contribution plan and will form part of the subdivider’s minimum 10% public

		<p>open space</p> <ul style="list-style-type: none"> The proportional cost of works to construct a multiple use playing field space capable of accommodating either: <ul style="list-style-type: none"> o 1 x senior size football oval; or o 2 x rectangular fields. <p>The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out below.</p>																														
		<table border="1"> <thead> <tr> <th>Playing field element</th> <th>Subdivider obligation</th> <th>To be shared through DCP15</th> </tr> </thead> <tbody> <tr> <td>Landscape Preliminaries</td> <td>100%</td> <td></td> </tr> <tr> <td>Site establishment and preliminaries</td> <td>100%</td> <td></td> </tr> <tr> <td>Clearing and earthworks</td> <td>66.66%</td> <td>33.33%</td> </tr> <tr> <td>Fine grading to all soft and hardworks areas</td> <td></td> <td>100%</td> </tr> <tr> <td>Soil treatments and grading</td> <td>66.66%</td> <td>33.33%</td> </tr> <tr> <td>External drainage to oval</td> <td>100%</td> <td></td> </tr> <tr> <td>Paving and hardscape</td> <td>66.66%</td> <td>33.33%</td> </tr> <tr> <td>Turf</td> <td>100%</td> <td></td> </tr> <tr> <td>Trees and shrub</td> <td>100%</td> <td></td> </tr> </tbody> </table>	Playing field element	Subdivider obligation	To be shared through DCP15	Landscape Preliminaries	100%		Site establishment and preliminaries	100%		Clearing and earthworks	66.66%	33.33%	Fine grading to all soft and hardworks areas		100%	Soil treatments and grading	66.66%	33.33%	External drainage to oval	100%		Paving and hardscape	66.66%	33.33%	Turf	100%		Trees and shrub	100%	
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	plantings		
	Lighting (paths and oval and amenity lighting)		100%
	Sports goals		100%
	Playground equipment	100%	
	Picnic furniture	100%	
	BBQs (2)	1 BBQ unit	1 BBQ unit
	Drinking fountain (1)	1	
	Bins (5)	2 bins	3 bins
	Wooden bollards	100%	
	Reticulation	100%	
	Mature tree transplants		100%
	Irrigation bore and pump	100%	
	Iron filtration unit (1)	100%	
	Power connection	100%	
	Water supply	100%	
	Consolidation (12 weeks) plus 2 years maintenance period	100%	

		<ul style="list-style-type: none"> The oval is to be located generally in accordance with the Treeby District Structure Plan (adjacent to a primary school site) and structure plan for Lot 705 Armadale Road Treeby which will confirm the location. <p>Treeby East Clubrooms</p> <p>100% of the cost of works to construct 1 x single storey clubroom building of 590m² to be located on the same land as the playing field, comprising:</p> <ul style="list-style-type: none"> Flexible spaces to accommodate a range of potential clubs/sports Standard level of finishes and amenities for a public building Associated car parking bays and access for 40 cars.
	<p>Method for calculating contributions</p>	<p>The City's Community Sport and Recreation Facilities Plan (2018 -2033) identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. This calculation excludes:</p> <ul style="list-style-type: none"> the demand for a facility that is generated by the current population in existing dwellings; and the proportion of costs the subdivider of the land upon which the infrastructure will be located would ordinarily be obliged to cover through subdivision conditions. <p>Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. Existing dwellings on a lot or lots to be subdivided or developed will be exempt from the contribution. Land required for public roads, public open space, drainage and other uses not</p>

		<p>including residential development will not be assessable. Where a lot may have further subdivision potential, for example as a grouped dwelling site, contributions will be sought at the next development approval stage where additional dwellings or lots are created.</p> <p>Contributions applying to development of aged or dependant persons dwellings or single bedroom dwellings shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under clause 5.1.3.A3.i of State Planning Policy - Residential Design Codes.</p> <p>Notwithstanding the definitions of 'lot' as may be defined elsewhere in this Scheme, for the purposes of calculating cost contribution liability within DCA15, the term lot will be inclusive of green title, survey strata and built strata subdivisions.</p>
	Administration of funds	<p>In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions:</p> <ul style="list-style-type: none"> • These costs will also be held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
	Period of operation	<p>Until 30 June 2036. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments</p>
	Priority and	<p>In accordance with the City of Cockburn</p>

Timing	Capital Expenditure Plan
Review Process	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs contained in the Community Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.</p>
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA15.

2. The Scheme map to include the boundaries of proposed Development Contribution Area No. 15 (Treeby/Jandakot)
- (3) note the amendment referred to in resolution (2) above is a 'complex amendment' as it satisfies the following criteria of Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;
- (4) 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; and
- (5) advise those parties that made a submission of Council's decision accordingly.

Background

This amendment seeks to introduce a new Development Contribution Plan 15 ('DCP15') to the scheme's Table 10 and a new Development Contribution Area 15 ('DCA15') to the scheme map.

This relates to new residential development within the suburbs of Treeby and Jandakot.

The amendment has recently been advertised for public comment and is now required to be presented to Council to consider the submissions received (see Attachment 1) and how, and whether, to progress the amendment.

Submission

N/A

Report

Much of the detail of the proposed amendment was set out in the Council report which initiated this matter (considered at the 11 April 2019 meeting) and may also be found in the Scheme Amendment report (see Attachment 2). In short, the purpose of this DCP15 is to:

- enable the application of development contributions to develop new infrastructure which is required as a result of increased demand generated by subdivision/development in the development contribution area;
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners; and
- ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area.

The infrastructure items are:

- Treeby East playing field specifically:

The cost of land for the oval site is not included in the development contribution plan and will form part of the subdivider's minimum 10% public open space.

The proportional cost of works to construct a multiple use playing field space capable of accommodating either:

- 1 x senior size football oval; or
- 2 x rectangular fields

The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out in the recommendation. (Note: this replicates the breakdown applied to the other oval in Treeby located within Calleya estate).

- Treeby East Clubrooms

100% of the cost of works to construct 1 x single storey clubroom building of 590m² to be located on the same land as the playing field, comprising:

- Flexible spaces to accommodate a range of potential clubs/sports;
- Standard level of finishes and amenities for a public building; and
- Associated car parking bays and access for 40 cars.

The infrastructure needs are informed by:

- The Strategic Community Plan;
- Community Sport and Recreation Facilities Plan ('CSRFP'); and
- Treeby District Structure Plan.

Draft State Planning Policy 3.6 – Infrastructure Contributions (SPP3.6)

Since the initiation of this amendment, a draft SPP3.6 has been advertised which mentions a capped rate per dwelling on community infrastructure (\$3,500 for regional, district and local combined). It is not clear whether the cap applies to existing DCP13 and proposed DCP (such as DCP15) should it progress prior to the gazettal of a revised SPP3.6.

As noted in the City's submission, strong concerns are held with the caps proposed given they appear to use unsubstantiated figures. Once clarity is obtained on these matters from the *Department of Planning, Lands and Heritage (DPLH)*, the City will be in a position to determine whether there is value in progressing with this DCP15 (for example, if we are unable to collect, then the infrastructure and/or its funding sources will need reconsideration). In the meantime, the amendment should progress, noting that previous reviews of the SPP have not been finalised.

Strategic Plans/Policy Implications

City Growth

Ensure planning facilitates a desirable living environment and meets growth targets.

Community, Lifestyle & Security

Create and maintain recreational, social and sports facilities and regional open space.

Provide for community facilities and infrastructure in a planned and sustainable manner.

Leading & Listening

Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management.

Budget/Financial Implications

Should a DCP not be created to share the contribution requirement for these infrastructure items, both the DCP and municipal proportion would need to be borne by the City (assuming the infrastructure was still proposed to be built).

The subdivider would still be obliged to pay for the cost equivalent to a neighbourhood park embellishment.

Legal Implications

Planning and Development Act 2005

City of Cockburn Town Planning Scheme No. 3

State Planning Policy 3.6 Development Contributions for Infrastructure

Community Consultation

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 complex amendment (such as this) requires 60 days consultation in recognition that such proposals have a greater impact on the community. Whereas a basic amendment requires no consultation and a standard amendment is 42 days consultation.

Additionally, before undertaking advertising, the WA Planning Commission (WAPC) needs to give consent to the advertising process. In considering whether to grant this consent, they are provided with

copies of the scheme amendment documents, which in this case will include a draft Cost Contribution Schedule.

The formal consultation period for this proposal was 4 July – 2 September 2019. A total of six submissions were received, including one from each of the three affected major developers in the area (all objecting to various aspects of the proposal). The other submissions were generally objections from landowners within the catchment area of the infrastructure but who should not be affected by the proposal financially as they have no subdivision potential.

The objections are set out in detail in the Schedule of Submissions (Attachment One). They can be generally summarised as concerns with:

- Timing of the amendment being too early and length of DCP lifespan (more than 10 years);
- Alignment to the draft *State Planning Policy 3.6 Infrastructure Contributions*, in particular the proposed DCP 'capped rate'; and
- Growth figure estimates.

Issue: Timing of the amendment being too early and length of DCP lifespan (more than 10 years)

The *Department of Communities* have submitted that on the basis of need and nexus, the Treeby east playing fields and clubroom should be funded and built in the period from 2026-2036. They believe this will ensure the City's financial plan (10 year) and arrival of the resident population in the catchment (DCA15) (need) align. They request the amendment should not be progressed and re-initiated closer to the 2026 starting date.

This submission is particularly puzzling given there is already development occurring in Treeby and others to come on line within this time period. All will benefit from the delivery of this infrastructure which is likely to require substantial prefunding by the City. It is perhaps the case, they might be referring to their own area of Treeby which is already appropriately zoned and needs a structure plan.

The works are scheduled to occur within 10 years of the anticipated commencement of DCP15.

The wording of the clause related to operational period stems from the current wording in the City's TPS3 related to DCP13. It provides a timeframe, but also acknowledges that if necessary (if for example growth was much slower than expected) that the DCP would need a scheme amendment to be extended beyond this. This submission seems to construe the current wording as not requiring a scheme

amendment to extent the lifespan of the DCP, which is the opposite of what it says. The City has been very clear, that as per the SPP, we would need to undertake a scheme amendment should there be a need to extend the DCP lifespan.

In selecting this timeframe of 2036, the City has been mindful of our strategic infrastructure planning (2018-2033) and financing cycles. It considers the growth during that period (Treeby DSP indicates full development by 2031 is likely but our forecasters, ID are indicating this may be too ambitious given the market and have tempered this expectation to be 2036 for full delivery) and a sense of certainty that is a realistic timeframe to deliver that infrastructure. It must be kept in mind, the oval and clubroom are to be delivered on land currently owned by a developer. It is scheduled for delivery in 2027-2029 which allows time for that land to be rezoned, and progress further through the development cycle to the point it has roads and services available.

The process of drafting and initiating a DCP takes time and it is not practical to restart a process which takes several years when there is nothing to be gained (other than more developers not contributing to infrastructure their clients will benefit from).

Issue: Alignment to the *draft State Planning Policy 3.6 Infrastructure Contributions*, in particular the proposed DCP 'capped rate'

Perron objects to the proposed DCP15 on the basis that it will result in a cumulative contribution that exceeds the \$3,500 cap for community infrastructure contributions as set out in the WAPC's 2019 *draft State Planning Policy 3.6 - Infrastructure Contributions*.

This is a matter which the City has also queried as part of its submission on the draft SPP3.6. In the City's reading, it is not clear whether the cap applies to existing DCP13 and proposed DCP (such as DCP15) should it progress prior to the gazettal of a revised SPP3.6.

The City also has strong concerns with the caps proposed given they appear to use unsubstantiated figures. Once clarity is obtained on these matters from DPLH, the City will be in a position to determine whether there is value in progressing with this DCP15 (for example, if we are unable to collect, then the infrastructure and/or its funding sources will need reconsideration).

In the meantime, the City believes it should progress with this proposed DCP15, noting that previous reviews of the SPP have not yet been finalised.

Issue: Growth figure estimates

The expected future population growth in the proposed Scheme Area was discussed as a matter of concern. In Stockland's view, they

appeared to be very conservative, based on the historical development rate of Treeby.

This matter was flagged by Stockland earlier when the amendment was initiated. This provided the City with time to examine the assumptions in the forecasting and liaise with our forecasters. It was agreed the forecasting of future dwellings was too conservative given the rate of development to date. Also, that the forecasts relate to dwellings not vacant lots and are therefore a conservative representation of what land may be released in the timeframe shown. Our forecasters, "ID" were asked to revisit the projections with this historical information from the Calleya release of lots (they are not able to change the methodology of counting dwellings not vacant lots). As a result, they have slightly increased the projections to 3,561 dwellings by 2036

Risk Management Implications

There is a risk to Council should an amendment not be considered and submitted soon that the other aspects of the planning process (MRS rezoning, local planning scheme rezoning and structure planning) will carry on regardless of the infrastructure needs and the sharing mechanism for the costs will not be considered in a timely manner.

There is already often a 'lag' in time for the WAPC to deal with DCP amendments, which are complex in nature. The result of these delays is the cost burden falls back to the local government for any lots developed in the intervening period of time.

There is also a *draft State Planning Policy 3.6* for Infrastructure Contributions which is presently under consideration by the State government. The draft policy contains a number of changes including the idea of a 'capped rate' for community infrastructure. As noted in Council's recent submission on this draft policy, it was unclear whether existing DCP and proposals for DCP currently under consideration, such as this amendment, might be impacted by the DCP 'capped rate'. To mitigate this risk it is preferable for this amendment to be lodged with the WAPC as soon as possible. This will potentially enable consideration under the current SPP3.6 which does not include a 'capped rate'.

Advice to Proponent(s)/Submitters

Those who lodged a submission on the proposal have been advised that this matter is to be considered at the 10 October 2019 Ordinary Council Meeting.

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

The proposal is consistent with Section 3.18(3) which states:

'3.18. Performing executive functions

(3) *A local government is to satisfy itself that services and facilities that it provides —*

- a) integrate and coordinate, so far as practicable, with any provided by the Commonwealth, the State or any public body; and*
- b) do not duplicate, to an extent that the local government considers inappropriate, services or facilities provided by the Commonwealth, the State or any other body or person, whether public or private; and*
- c) are managed efficiently and effectively'.*

The proposed infrastructure will be planned to integrate and coordinate with the *Department of Education* primary school site. The proposed size of the infrastructure is modest and recognises the locations of the facility near the local government boundary and that there will be a second facility (at Calleya) within the same catchment.

File No. 109/141

**SCHEDULE OF SUBMISSIONS
SCHEME AMENDMENT 109/141**

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	Kathy Pritchard 16 Platinum Street Treeby	<p>SUPPORT</p> <p>The Treeby Community Association is a very hard working small group of volunteers who try to submit grant applications to help with developing community facilities and events where we can connect as neighbours.</p>	<p>No comment required</p> <p>There is no change to this amendment recommended as a result of this submission.</p>
2	<p>E.H. Teh n Yok Hoe Teh 2 Cessna Drive Jandakot</p> <p>Ajaya Super Fund 17 Falcon Place Jandakot</p>	<p>OBJECT</p> <p>We are owner of property at 2 Cessna Drive, Jandakot and 17 Falcon place, Jandakot.</p> <p>We strongly object to the plan for residents of Treeby and Jandakot to contribute to the project at Calleya, Please note there are not many lots in the area and we are ill afford to be able to contribute to the above scheme.</p> <p>We are individuals and are not in position to have massive contribution to the scheme.</p> <p>This will also have a deterrent in ability to develop in the future</p> <p>We trust you are not penalising the small individuals against the big developer like Calleya</p>	<p>Noted – these lots are within the DCA15 boundary, however, these lots have no subdivision potential and are therefore not liable to make a contribution.</p> <p>The DCP will apply to any developer, large or small. There is a basic principle with DCPs that they are equitable. However, these lots have no subdivision potential and therefore have no DCP liability.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Please do consider our views so that there is more equitable progress for all.</p>	<p>As noted above, equity is one of the fundamental principles of infrastructure contributions. Those who benefit (for example, by being able to subdivide, will pay a contribution). In this case, this landowner cannot subdivide.</p> <p>There is no change to this amendment recommended as a result of this submission.</p>
3	<p>Confidential Landowner Treeby</p>	<p>OBJECT</p> <p>We fully object to the proposal to introduce a new Development Contribution Plan and Area 15 (Treeby East). This proposed amendment is so complex and obviously the cost implications will be very high for new subdivisions considering the existing Treeby residents do not have to pay and the city is not contributing any portion from the rates residents are already paying. We fully object and disagree with this New Development Contribution Plan proposal.</p>	<p>The submitter has requested their details be kept confidential. However, they have provided an address which the assessing officer has confirmed has no subdivision potential.</p> <p>Also see response to Submission 2.</p> <p>There is no change to this amendment recommended as a result of this submission.</p>
4	<p>Roberts Day on behalf of: Department of Communities</p>	<p>Roberts Day has undertaken a review of the above City of Cockburn Amendment No. 141 on behalf of the Department of Communities (DoC) the owners of Lot 821 Armadale Rd Treeby. The following comments on Proposed Amendment No. 141 are provided for your consideration:</p> <ul style="list-style-type: none"> • The intent of the Proposed Amendment and Development Contribution Plan (DCP) is supported in providing for the 	<p>Noted, this is one of the landholdings zoned for development within Treeby. It still needs to under structure planning at this stage.</p> <p>Noted the intent is supported.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>equitable sharing of the costs for the infrastructure (playing fields and clubroom for Treeby East)</p> <ul style="list-style-type: none"> • A review of the amendment report confirms the City's Long-Term Financial Plan provides for the proposed infrastructure items (playing fields and clubroom) to be provided within the next 10 years. However, the lots/dwellings to be constructed and houses built with residents will not occur until 2036. It is on this basis the proposed Amendment seeks the DCP operation period to be; <i>'Until June 2036. However, the DCP may also be extended for further period with or without modifications by subsequent Scheme Amendments'</i> • On the basis of need and nexus, the Treeby east playing fields and clubroom should be funded and built in the period from 2026-2036. This will ensure the City's financial plan (10 year) and arrival of the resident population in the catchment (DCA15) (need) align. Accordingly, the DCP and proposed Amendment should not be progressed and re-initiated closer to the 2026 starting date. • The above position on the timing for the DCP and 	<p>The works are scheduled to occur within 10 years of the anticipated commencement of DCP15.</p> <p>It is incorrect to say lots/dwelling will not occur till 2036. There are lots already being created within the proposed DCA15 and others to come on line within this time period. All will benefit from the delivery of this infrastructure which is likely to require substantial prefunding by the City.</p> <p>The wording of the clause related to operational period stems from the current wording in the City's TPS3 related to DCP13. It provides a timeframe, but also acknowledges that if necessary (if for example growth was much slower than expected) that the DCP would need a scheme amendment to be extended beyond this.</p> <p>In selecting this timeframe of 2036, the City has been mindful of our strategic infrastructure planning (2018-2033) and financing cycles. It considers the growth during that period (Treeby DSP indicates full development be 2031 is likely but our forecasters, ID are indicating this may be too ambitious given the market and have tempered this expectation to be 2036 for</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Scheme Amendment is consistent with the 'Draft State Planning Policy 3.6 Infrastructure Contributions (July 2019) and associated Guidelines' which state the following:</p> <ul style="list-style-type: none"> ○ <i>The recommended lifespan is generally 10 years' (3.3.4 Establishing a lifespan)</i> ○ <i>'When considering an appropriate lifespan for a DCP, local government should aim to ensure that the selected timeframe corresponds with any related strategic and infrastructure planning, and financing cycles, that it reflects anticipated development growth rates, and that there is some certainty that the identified infrastructure items can be delivered within the chosen timeframes' (3.3.4 Establishing a lifespan)</i> ○ <i>'Identification of infrastructures as a contribution item in a gazetted DCP implies an agreement by local government to deliver that infrastructure and should align with the local government (10 year) financial plan (6.7.2.8 Delivery of infrastructure).</i> <p>• In addition to the above the new SPP Guidelines</p>	<p>full delivery) and a sense of certainty that is a realistic timeframe to deliver that infrastructure. It must be kept in mind, the oval and clubroom are to be delivered on land currently owned by a developer. It is scheduled for delivery in 2027-2029 which allows time for that land to be rezoned, and progress further through the development cycle to the point it has roads and services available.</p> <p>The process of drafting and initiating a DCP takes time and it is not practical to restart a process which takes several years when there is nothing to be gained (other than more developers not contributing to infrastructure their clients will benefit from).</p> <p>As noted above, the current draft wording</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>at; 3.3.4 Establishing a Lifespan states; <i>'Any extension of the period of operation of an already existing DCP requires a scheme amendment which will, in turn, require the approval of the Minister for Planning'.</i></p> <p>Therefore, the Amendment No 141 documents need to reflect any extension of the DCP operational period will require subsequent Scheme Amendments.</p> <p>Based upon the above comments we believe the current Amendment No. 141 is premature in terms of need and nexus for the provision of the Treeby East playing fields and clubroom. This is supported by the projected timeframes for lot creation and resident population growth within the DCP 15 area.</p> <p>In accordance with the new SPP3.6 and Guidelines we request the City and Council to resolve not to proceed with the progression of Amendment No. 141.</p>	<p>in the scheme amendment acknowledges the need for a scheme amendment should an extension be sought to the lifespan of the DCP15.</p> <p>As set out above, it already does.</p> <p>Disagree; the amendment has given regard to the strategic infrastructure planning, financial cycles and growth projections for the Treeby District Structure Plan area. The City believe there is sufficient justification for a longer lifespan than 10 years for this DCP. It should also be kept in mind, the longer timeframe assists in keeping the overall cost lower for everyone rather than penalising a small window of development for the item. The need and nexus has been established and embedded into the Treeby District Structure Plan which was developed in liaison with the area's major developers to ensure timeframes and expectations around infrastructure provision (and what would be sought as a DCP item) were known. This provides sufficient clarity to proceed to setting up a DCP in a timely</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			<p>fashion rather than following structure planning processes which is often a criticism of local governments.</p> <p>There is no change to this amendment recommended as a result of this submission.</p>
5	Stockland Residential WA	<p>Thank you for your letter dated 1st July with respect to the proposed introduction of a new contribution plan for Treeby and Jandakot.</p> <p>Stockland, Australia's largest diversified property company, is focused on creating places that meet the needs of communities. Throughout our 18 years in Western Australia, we have partnered with all levels of Government to deliver affordable and liveable master planned communities, vibrant shopping centres, workplace and logistics assets and quality retirement living communities.</p> <p>We have \$1.2 billion currently invested in major projects and properties across Perth, and will continue to invest with a keen interest in the strategic outlook for Perth as the city moves towards a population of 3.5 million people.</p> <p>With relation to the above, Stockland is a significant landowner, and could be considered as the 'pioneer' developer through the creation of our Calleya Community in Treeby (the catalyst for the suburb renaming from Banjup).</p> <p>We are pleased to offer our review comments with respect</p>	<p>No comment required.</p> <p>No comment required.</p> <p>Noted Stockland has been a major developer within the Treeby area over the last few years, they are now approaching their last remaining stages.</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>to the proposed amendment below:</p> <p>Scheme Area</p> <p>We note that the scheme area includes the existing Banjup Local Structure Plan (Calleya) as part of the wider Treeby District Structure Planning area, and extended to the northern parts of Jandakot.</p> <p>In doing so, the Calleya estate will be encompassed by two DCP areas. Whilst this is briefly noted in the Councils report, this has the effect of introduction of a new charge rate to Calleya. Given that the Scheme will be a new standalone scheme, the wider area does not contribute back into the existing Calleya DCP and thus this becomes a 'one way' distribution of contributions.</p> <p>It is requested that the City revisit the equity of this proposed structure, noting that Stockland propose that it would be more equitable that the Calleya Community (Banjup LSP Area) be excluded from the new Scheme Area. This would create a greater equality over the distribution of costs between the existing and future communities, and take into consideration the degree of</p>	<p>The area proposed as catchment for DCP15 reflects the suburbs of Treeby and Jandakot. It is exactly the same of the oval located within the Calleya estate (part of existing DCP13) which has a local catchment covering not simply one estate, but two suburbs. It is important that the catchments for the oval located within Calleya and the oval in this proposal to be located at Treeby East, have the same catchment.</p> <p>It is common for two DCP areas to apply within Cockburn, given we have a City-wide DCP (DCP13). They do not collect for the same items and the same situation applies to:</p> <ul style="list-style-type: none"> • Success (DCA1 and previously DCA2); • Hammond Park (DCA9 and DCA10 and previously DCA3) • Yangebup (DCA5) • Aubin Grove (DCA7) • Beeliar (DCA4) • Spearwood (Packham) (DCA12) • North Coogee (Cockburn Coast) (DCA14) <p>By the 'wider area', all developers within</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>'self-sufficiency' of the existing Treeby district playing field infrastructure and the contribution base from the localised Banjup LSP.</p>	<p>Treeby and Jandakot (effectively Perron, Limebrook and the Department of Communities' sites) will all be expected to contribute to both DCP15 and City wide DCP13 which contains the oval located at Calleya. It is not a 'Calleya DSP'. When the Calleya estate was proposed, it was early enough in the lifespan of DCP13 to add the items to DCP13 and share a portion of the infrastructure costs with the other developers in Treeby and Jandakot (as well as a municipal contribution as well). The oval has been constructed by Stockland as a 'work in kind' which accrued them a credit towards their DCP13 liability. However, the bulk of the costs have been borne by them through a subdivider obligation to deliver public open space. It is unreasonable to expect to be able to share a portion of the costs of the oval at Calleya with the City and other developers, but not expect that when a further oval is proposed to not also have to share that cost. More than sufficient warning has been given to developers that this would be proposed via the Treeby District Structure Plan providing ample opportunity (as there still is) for Stockland to clear as many of their approved lots as possible (effectively only paying the current DCP13).</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>Future Population Forecast</p> <p>The main area of concern within our review relates to the expected future population growth in the proposed Scheme Area. This appears very conservative, based on the historical development rate of Treeby.</p> <p>If a population forecast is adopted as 'low' in the scheme, it introduces challenges with relation to earlier contributing developments (eg Calleya) paying at a higher per lot charge rate than it is reasonably expected to do. This is because the cost base of infrastructure is not apportioned over all the future growth that could be expected.</p> <p>For example, since the launch of Calleya (the creation of the Treeby Suburb), a development rate of new dwellings has consistently achieved an average of 200 - 250 lots per annum. It is noted that Calleya is consistently one of the top 3 fastest selling new communities in Perth based on market share data (National Land Survey Report) and that the Perth residential market has been trading through an ongoing and considerably difficult environment during this time (historical low).</p> <p>The Scheme report assumes a future growth rate of 100 lots per annum - half of what has consistently been achieved in the low point of the cycle.</p> <p>We understand that this is based on a degree of concern as to the approval status / immediacy of future supply. Stockland view this as very conservative, given that the introduction of this DCP is to advance future development /</p>	<p>It was agreed the forecasting of future dwelling was too conservative given the rate of development to date, another issue is the forecasts relate to dwellings not vacant lots and therefore are a conservative representation of what land may be released in the timeframe shown. Our forecasters, ID have been asked to revisit the projections with this historical information from the Calleya release of lots (they are not able to change the methodology of counting dwellings not vacant lots). As a result, they have slightly increased the projections to 3,561 dwellings by 2036 as detailed below:</p> <p><i>"We have timed this out so that the currently zoned land peaks in terms of development at an annual rate of 200 dwellings per annum, with development in Treeby increasing to 250 post 2027 as the additional identified supply comes on (in the currently unzoned areas). The Calleya Estate and Ghostgum developments are completed by 2035, with the additional supply in the as yet unidentified areas commencing from 2027 onwards. ... I have taken a slightly more conservative approach, with rates picking up from around 2023, and reaching greater than</i></p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>respond to future development demand. Further, the landholding within the Treeby DSP area is held by 3 major parcels (landowners) - development of the area is not constrained by fragmented ownership, as is the case for many areas of Perth and is a major impediment to new demand.</p> <p>Additionally, the 3 major landowners have all advanced planning and development approvals to bring forward supply, with our estimates being that new supply will be available from 2021/2022.</p> <p>Based on the scale of the holdings, the status of applications and clear development intent, assuming 100 lots per annum from the precinct (half historical development rate) is not appropriate.</p> <p>Consideration to DCP Area 13 of the Scheme (existing scheme)</p> <p>Given the complexity of the forecast population as noted above, Council is requested if taking the proposal forward in its current form to identify how it will maintain an</p>	<p><i>200 from 2027 onwards. Although the rates might very easily be higher in the shorter term, given the recent slump in the market, I have played it safe and will revise the rates when we have a little more data by way of annual approvals and inter-state migration data. We are now monitoring our forecasts, and I anticipate that we will be producing a monitor post April next year at which point we will be able to advise with greater confidence on likely development rates".</i></p> <p>Noting the above, it would likely be some months before a DCP was gazetted. This may time in well with a dwelling review prior to implementation.</p> <p>For the purposes of submitting the amendment for consideration, this could be updated to reflect the 2036 figure of 3,561 dwellings rather than 3,490 dwellings as advertised. This would alter the cost per dwelling slightly from \$591.71 down to \$582.74 for both Treeby and Jandakot.</p> <p>Disagree that earlier developments are 'penalised'. Stockland has had the benefit of developing more than half their estate</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>equitable charge rate for all areas in the Scheme, and not 'penalise' upfront development. As Calleya will have completed and paid its contributions in advance of the delivery of the infrastructure, should population rates be rebased a mechanism to determine reimbursement of higher charges paid should be considered.</p>	<p>with no DCP15 charge at all. As set out earlier in this response, they've had several years 'notice' this proposal for a further DCP charge was planned and had the luxury of an existing approval that they can action and effectively minimise any further DCP charge.</p> <p>Given the urban expansion further east was indicated in state planning documents, there has already been an allowance for other developments within Treeby factored into the projections and charges in DCP13. It is not simply Calleya that is bearing the entire yield projected. This has effectively reduced their DCP13 rate.</p> <p>Also the more likely situation in DCP13 is the under collection of funds required for most infrastructure. Initial reports from the City's quantity surveyors indicate estimated costs to be much higher in some cases than what the City is passing onto developers via DCP charges. Cost estimates are a far greater variable than dwelling forecasts.</p> <p>Nevertheless, there is a mechanism in the scheme that at the end of the lifespan of the DCP, should there be excess funds collected, they may be reimbursed if practical. Alternatively, they are used on other infrastructure to benefit the area.</p> <p>There are no changes to the scheme</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			<p>amendment text as a result of this submission. However, the Treeby forecasts have been queried and reviewed and the Cost Contribution Schedule and growth projections, which are an appendix to the scheme amendment, will be updated prior to lodgement. There is scope to further analyse these should new projection data be available prior to implementation.</p>
6	Perron Group	<p>OBJECT</p> <p>We refer to the proposed Scheme Amendment No.141 to the City's Town Planning Scheme 3.</p> <p>Perron Developments ("Perron") is the landowner of lots 705 and 707 Armadale Road, as well as the development partner for Lot 131 Jandakot Road, which is owned by Limebrook Holdings Pty Ltd. Both of these land parcels are included within the proposed Development Contribution Area 15, and will be affected by the proposed Development Contribution Plan (DCP15).</p> <p>Perron objects to the proposed DCP15 on the basis that it will result in a cumulative contribution that exceeds the \$3,500 cap for community infrastructure contributions as set out in the WAPC's 2019 draft State Planning Policy 3.6 - Infrastructure Contributions.</p> <p>The proposed DCP15 will result in an estimated cost per dwelling of \$591. On its own, this cost is considered to be.</p>	<p>Noted.</p> <p>Noted, these are the two larger landholdings within Treeby which are going through the rezoning processes and will still require structure planning. One of these lots is the location of the proposed oval and clubroom.</p> <p>This is a matter which the City has also queried as part of its submission on the draft SPP3.6. In the City's reading, it is not clear whether the cap applies to existing DCP13 and proposed DCP (such as DCP15) should it progress prior to the gazettal of a revised SPP3.6. The City also has strong concerns with the caps</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>a reasonable impost, and will result in local community infrastructure that will be of clear benefit to the future communities within Perron and Limebrook's landholdings. It is imperative however that the proposed DCP15 is considered in the context of the already operational DCP13, which also applies to Perron's landholdings and already imposes a charge of \$4,669 per dwelling for a variety of regional, sub-regional and local community infrastructure. The cumulative result of the proposed DCP15 and the operational DCP13 is a charge of \$5,260 per dwelling, or \$1,760 per dwelling more than the \$3,500 cap identified in the draft SPP3.6.</p> <p>The combined amount of \$5,260 per dwelling for community infrastructure is excessive, and is inconsistent with the draft SPP3.6, as well as other community infrastructure DCPs affecting Perron's projects elsewhere. For example, our projects in Baldivis attract a per-dwelling cost of \$2,187 for regional and local community infrastructure, whilst our Holland Park project in Piara Waters is approximately \$2,775. The cumulative cost of DCP13 and DCP15 is approximately double these amounts, and is, in our view, excessive.</p>	<p>proposed given they appear to use unsubstantiated figures. Once clarity is obtained on these matters from the Department of Planning, Lands and Heritage, the City will be in a position to determine whether there is value in progressing with this DCP15 (for example, if we are unable to collect, then the infrastructure and/or its funding sources will need reconsideration). In the meantime, the City believes it should progress with this proposed DCP15, noting that previous reviews of the SPP have not been finalised.</p> <p>Comparing DCPs is often misleading. Without disclaiming all the information which informs these figures, it can be difficult to know if the comparisons are realistic. City officers have not verified the rates quoted from these other DCPs. However, it is clear from the City of Rockingham's DCA2, this caters for a large number of infrastructure items and growth over a 20 year period (2013-2033). There are two Baldivis catchments, north and south and they both project far greater growth than the 1,720 additional dwellings at Treeby. Just over 7,000 at Baldivis North and more than 5,500 at Baldivis South. This automatically can drop the</p>

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<p>On this basis, and recognising the intent of the draft SPP3.6 to limit community infrastructure contributions to a reasonable amount, we cannot support the proposed amendment.</p>	<p>rate/dwelling dramatically.</p> <p>Noted the submitter does not support the amendment. Given the lack of clarity regarding SPP3.6 and whether the proposed DCP cap is to apply to either existing DCP or DCPs in progress such as DCP15, the City consider it best to continue to progress this amendment for the assessment of the Department of Planning, Lands and Heritage and eventually the Minister for Planning.</p> <p>There is no change to this amendment recommended as a result of this submission.</p>



TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 141

Sept 2019

**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO AMEND A TOWN PLANNING SCHEME**

**CITY OF COCKBURN
TOWN PLANNING SCHEME NO 3
AMENDMENT NO 141**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No. 3 for the following purposes:

1. Amending Table 10 of the Scheme text by including DCA15 – Treeby/Jandakot as follows:

Ref. No.	DCA15									
Area:	Treeby/Jandakot									
Relationship to other planning instruments	<p>The development contribution plan generally conforms to the following plans:</p> <ul style="list-style-type: none"> • City of Cockburn Community Sport and Recreation Facilities Plan (2018-2033) • Treeby District Structure Plan (December 2017) 									
Infrastructure and administrative items to be funded	<p>Treeby East playing field specifically:</p> <ul style="list-style-type: none"> • The cost of land for the oval site is not included in the development contribution plan and will form part of the subdivider's minimum 10% public open space • The proportional cost of works to construct a multiple use playing field space capable of accommodating either: <ul style="list-style-type: none"> ○ 1 x senior size football oval; or ○ 2 x rectangular fields <p>The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out below.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="background-color: #d3d3d3;">Playing field element</th> <th style="background-color: #d3d3d3;">Subdivider obligation</th> <th style="background-color: #d3d3d3;">To be shared through DCP15</th> </tr> </thead> <tbody> <tr> <td>Landscape Preliminaries</td> <td style="text-align: center;">100%</td> <td style="text-align: center;">-</td> </tr> <tr> <td>Site establishment and preliminaries</td> <td style="text-align: center;">100%</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>	Playing field element	Subdivider obligation	To be shared through DCP15	Landscape Preliminaries	100%	-	Site establishment and preliminaries	100%	-
Playing field element	Subdivider obligation	To be shared through DCP15								
Landscape Preliminaries	100%	-								
Site establishment and preliminaries	100%	-								

Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hardworks areas	-	100%
Soil treatments and grading	66.66%	33.33%
External drainage to oval	100%	-
Paving and hardscape	66.66%	33.33%
Turf	100%	-
Trees and shrub plantings	100%	
Lighting (paths and oval and amenity lighting)	-	100%
Sports goals	-	100%
Playground equipment	100%	
Picnic furniture	100%	
BBQs (2)	1 BBQ unit	1 BBQ unit
Drinking fountain (1)	1	-
Bins (5)	2 bins	3 bins
Wooden bollards	100%	-
Reticulation	100%	
Mature tree transplants	-	100%
Irrigation bore and pump	100%	
Iron filtration unit (1)	100%	
Power connection	100%	
Water supply	100%	
Consolidation (12 weeks) plus 2 years maintenance period	100%	

- The oval is to be located generally in accordance with the Treeby District Structure Plan (adjacent to a primary school site) and structure plan for Lot 705 Armadale Road which will confirm the location.

Treeby East Clubrooms

	<p>100% of the cost of works to construct 1 x single storey clubroom building of 590m² to be located on the same land as the playing field, comprising:</p> <ul style="list-style-type: none"> • Flexible spaces to accommodate a range of potential clubs/sports • Standard level of finishes and amenities for a public building • Associated car parking bays and access for 40 cars.
<p>Method for calculating contributions</p>	<p>The City’s Community Sport and Recreation Facilities Plan (2018 -2033) identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. This calculation excludes:</p> <ul style="list-style-type: none"> • the demand for a facility that is generated by the current population in existing dwellings; and • the proportion of costs the subdivider of the land upon which the infrastructure will be located would ordinarily be obliged to cover through subdivision conditions. <p>Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. Existing dwellings on a lot or lots to be subdivided or developed will be exempt from the contribution. Land required for public roads, public open space, drainage and other uses not including residential development will not be assessable. Where a lot may have further subdivision potential, for example as a grouped dwelling site, contributions will be sought at the next development approval stage where additional dwellings or lots are created.</p> <p>Contributions applying to development of aged or dependant persons dwellings or single bedroom dwellings shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under clause 5.1.3.A3.i of State Planning Policy - Residential Design Codes.</p> <p>Notwithstanding the definitions of ‘lot’ as may be defined elsewhere in this Scheme, for the purposes of calculating cost contribution liability within DCA15, the term lot will be inclusive of</p>

	green title, survey strata and built strata subdivisions.
Administration of funds	In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions: <ul style="list-style-type: none"> • These costs will also held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
Period of operation	Until 30 June 2036. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Community Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA15

2. Amending the Scheme map to include the boundaries of proposed Development Contribution Area No. 15 (Treeby/Jandakot)

The Amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;

Dated this 11th day of April 2019

CHIEF EXECUTIVE OFFICER

FILE NO. 109/141

REPORT

1. LOCAL AUTHORITY City of Cockburn
2. DESCRIPTION OF TOWN
PLANNING SCHEME: Town Planning Scheme No. 3
3. SERIAL NO. OF AMENDMENT: Amendment No. 141
4. PROPOSAL: To introduce a new Development
Contribution Plan and Area 15 (Treeby
East)

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AMENDMENT REPORT

1.0 Introduction

This amendment seeks to introduce a new Development Contribution Plan 15 ('DCP15') to the scheme's Table 10 and a new Development Contribution Area 15 ('DCA15') to the scheme map.

This relates to new residential development within the suburbs of Treeby and Jandakot.

2.0 Background:

2.1 *Current development contribution plans*

The City has a number of existing DCA, with most smaller areas covering 'hard infrastructure' such as major roads.

There is a larger DCA (DCA13) which applies across most of the City and relates to 'community infrastructure'.

2.2 *Development Contribution Plan 13 – Community Infrastructure*

DCP13 was formulated approximately a decade ago via Amendment No. 81 and was gazetted on 30 August 2011.

There has since been two local planning scheme amendments to DCP13 to accommodate new growth areas:

- Amendment No. 98: to add items located in the Banjup Quarry (Calleya) development; and
- Amendment No. 103: to add items located in the Cockburn Coast development area.

Both these amendments were initiated by the City of Cockburn within a couple of years of DCP13's gazettal. Given DCP13 has now been operative for over 7 years, it would no longer be appropriate to add further items, especially the existing and future dwelling ratio would not capture areas developed since 2011, such as Calleya estate in Treeby.

With the upcoming rezoning of areas of Treeby (east of Calleya estate) it is appropriate to consider a new DCP to share costs for the Treeby East oval and clubrooms. This is proposed to be known as DCP15.

This would mean for the suburbs of Treeby and Jandakot, two DCP would apply for community infrastructure; DCP13 and DCP15. This is not dissimilar to other suburbs in Cockburn where two DCP apply as they cover different items, such as Munster, and parts of Beelihar and Yangebup.

3.0 Amendment Type

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

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is considered to be a complex amendment, which Regulation 34 describes as:

complex amendment means any of the following amendments to a local planning scheme —

- a) an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- b) an amendment that is not addressed by any local planning strategy;*
- c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*
- d) an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;*
- e) an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;*

This proposed amendment satisfies Item (e) of the above criteria. In particular, it is:

an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;

4.0 Town Planning Context:

4.1 *City of Cockburn Town Planning Scheme No. 3*

There are several elements of Town Planning Scheme No. 3 which relate to development contribution plans:

- Part 5 – operative provisions
- Table 10 – development contribution plan ('DCP') schedules
- Scheme maps – annotation of development contribution areas ('DCA').

4.2 *Treeby District Structure Plan*

The Treeby District Structure Plan ('DSP') was adopted by the City of Cockburn in September 2017 to provide guidance for structure planning, subdivision and development within the area generally bound by Solomon Road, Jandakot Road, Warton Road and Armadale Road.

5.0 Proposal

5.1 *Purpose*

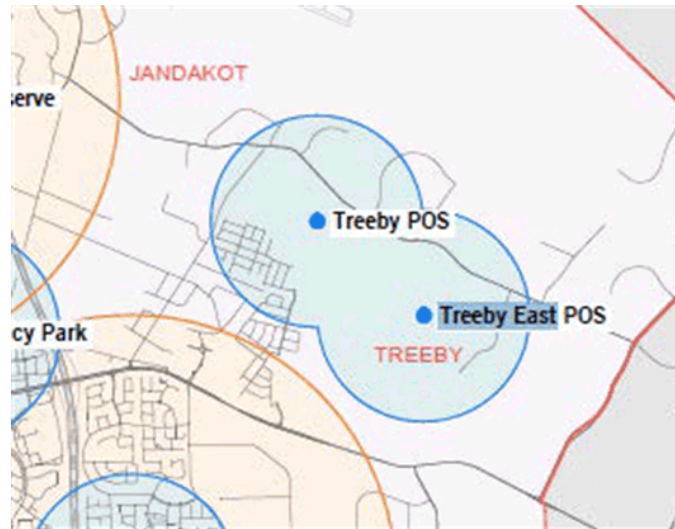
The purpose of the development contribution plan is to;

- enable the application of development contributions to develop new infrastructure which is required as a result of increased demand generated by subdivision/development in the development contribution area;
- provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area.

5.2 *Informing documents: proposed infrastructure items*

The City of Cockburn Strategic Community Plan, Community Sport and Recreation Facilities Plan ('CSRFP') and the Treeby District Structure Plan are the relevant documents which coordinate the timely provision of the infrastructure items.

The CSRFP designates a clubroom and oval in the eastern sector of the suburb of Treeby, as shown below:



The 'Treeby East' facility has the same catchment as the oval and facility in Treeby; neighbourhood. These are described in the CSRFP as:

Facility	Current provision	Design Criteria	Guidelines
Neighbourhood Sports Space	Neighbourhood sports spaces are the basic unit of the park system and serve as the recreational and social focus of the neighbourhood. Focus is on providing informal, sports and reflective recreational options for all ages. Unique site character helps create a sense of place for the neighbourhood. Generally utilised as overflow sporting grounds.	<ul style="list-style-type: none"> • 3ha – 4ha sporting fields • Street frontage on all sides • Combined Clubroom/Change-rooms • Sports Lighting • Can be collocated with Neighbourhood Community Centre 	1:7,500 1-5ha for population within 800m or 10 mins walk away

5.3 Catchment and sizing: proposed infrastructure items

The catchment of the proposed facility would include the localities of Treeby and Jandakot (as shown below). These suburbs are effectively dovetailed with the Kwinana Freeway, Armadale Road and public purpose land to the north (including Jandakot Airport) and Cockburn’s local government boundary indicating a logical catchment.



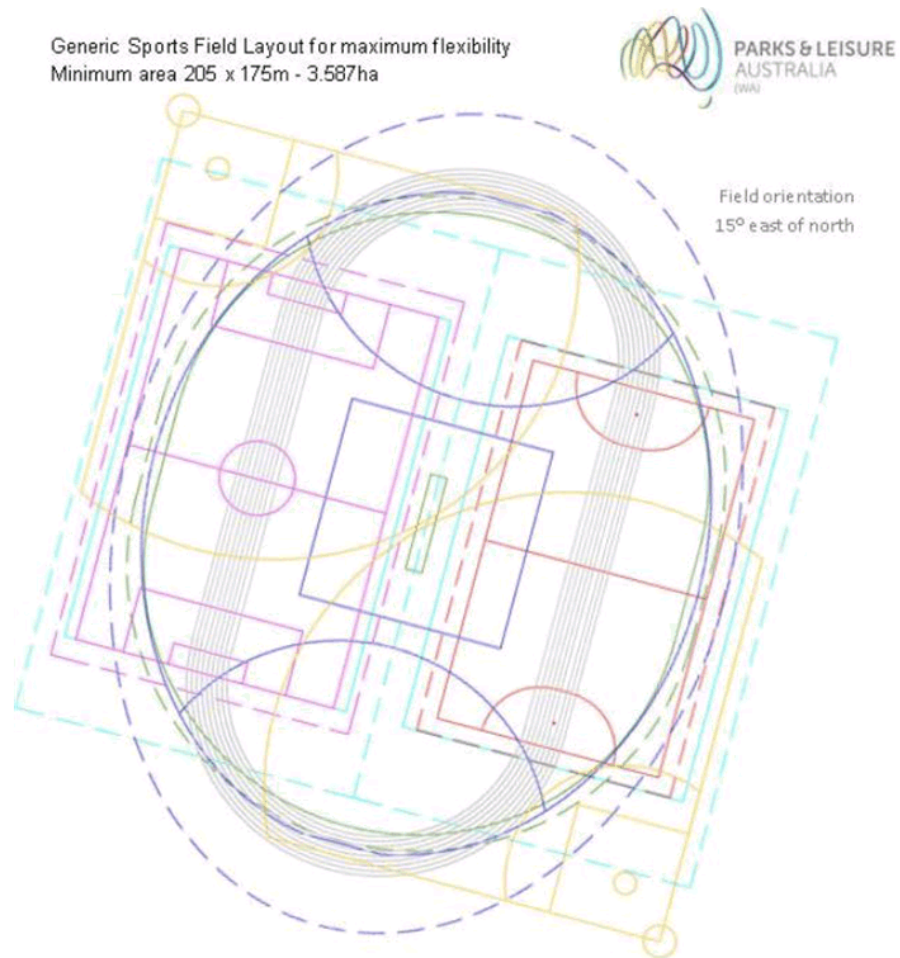
The forecast population (as shown in forecast id: <https://forecast.id.com.au/cockburn/home>) for these two localities is projected to exceed 10,000 by 2036. Based on the CSRFP, this would indicate the area should be serviced by 3-4ha of sporting fields. It is noted the walkable catchment indicated is ambitious given some of the catchment (in Jandakot) is developed primarily as 1-2ha sized lots.

With approximately 2ha of playing field already completed with the Calleya estate to the west, the Treeby East field would round out the provision in line with the CSRFP servicing expectations.

The CSRFP does not prescribe a specific size for a neighbourhood oval, however, it should be appropriately sized to accommodate a multiple use playing field space capable of accommodating either:

- 1 x senior size football oval; or
- 2 x rectangular fields

Given the functionality of the playing field is imperative, the expectation above should be clearly set out in the DCP text so that it is clear for all parties. An oval template is shown below which demonstrates how a multiple use playing field can accommodate different sports.



5.4 Matter of land for infrastructure items: to be excluded from DCP costs

Another matter which is important to recognise is the land upon which the oval would be located is intended to form part of the applicant's minimum 10% public open space contribution. It is not expected to be in addition to the 10%; in fact the playing fields in a shared arrangement with a school site generally overlap partially into the school site. This has been the same case with the existing oval at Calleya estate in Treeby. This will need to be discussed through the structure planning process with the Department of Education to ensure any partial overlap into the school site respects other matters, such as building and car park locations and light pole locations, should the City choose to floodlight the fields.

5.5 Breakdown of subdivider obligation (to recognise ordinary POS costs incurred)

With the inclusion of the land as part of the minimum 10% public open space, comes the ordinary subdivider obligation to provide a level of embellishment to each open space planned, to the level acceptable to the City of Cockburn. In this case, given the size of the open space, it would be considered as a neighbourhood park. It is considered fair that the subdivider would still be expected to cover embellishment costs equivalent to a neighbourhood park (i.e. if it were not a sporting field) and the 'over and above' cost to elevate that embellishment to be a sporting field should be the portion DCP15 relates to. This 'over and above' cost would then need to be apportioned between the catchment (Treeby and Jandakot) with the City absorbing the cost for the existing dwellings and/or lots in those areas, and the costs of the future dwellings and/or lots to be what the DCP would collect for. This same breakdown was applied to the Calleya estate development, and it would be fair to applied the same in this case:

Playing field element	Subdivider obligation	To be shared through DCP15
Landscape Preliminaries	100%	
Site establishment and preliminaries	100%	
Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hard works areas		100%
Soil treatments and grading	66.66%	33.33%
External drainage to oval	100%	
Paving and hardscape	66.66%	33.33%
Turf	100%	
Trees and shrub plantings	100%	
Lighting (paths and oval and amenity lighting)		100%
Sports goals		100%
Playground equipment	100%	
Picnic furniture	100%	
BBQs (2)	1 BBQ unit	1 BBQ unit
Drinking fountain (1)	1	
Bins (5)	2 bins	3 bins
Wooden bollards	100%	
Reticulation	100%	
Mature tree transplants		100%
Irrigation bore and pump	100%	
Iron filtration unit (1)	100%	
Power connection	100%	
Water supply	100%	
Consolidation (12 weeks) plus 2 years maintenance period	100%	

5.6 Basis for clubroom size proposed (for the purposes of DCP15)

The CSRFP does not prescribe a specific size for a neighbourhood clubroom and the City has no adopted policy designating expected clubroom sizes. The building at Calleya will exceed 1000m² when completed and will provide for clubroom and community use. The Treeby East facility is different as it is a stand-alone clubroom, not a community centre. It should be kept in mind that the scope of the Calleya building has changed since it was included in DCP13 (community infrastructure). So while the actual build will exceed 1000m², for the purposes of the DCP estimates, the building is considered to be 885m². Looking at the indicative building breakdown in the adopted structure plan for Calleya, approximately 590m² was for the clubroom. Given this facility has the same catchment, it would seem inequitable to propose this new DCP15 collects for a facility any larger than this, particularly with it so close to the local government boundary. It is proposed that the size of the building be specified as 590m² for DCP15. This will be the basis of estimates and collection of DCP funds but does not prevent the City from choosing to deliver a larger facility should it feel the size to be below the future community's expectation.

5.7 Proposed methodology to calculate contributions

Given the range of densities across the catchment area, and the need for the facilities being a direct nexus to the future dwelling occupants, it is considered a 'per new dwelling and/or lot' means of sharing the infrastructure costs be adopted.

The other methodology prevalent through Cockburn DCPs is the 'per hectare' means. This would not be equitable due to the variations in lot sizes across the area. Whereas the household sizes (approximately 2.9 persons per household) are quite consistent.

The proportion of existing versus future dwellings in Treeby and Jandakot (as forecast till 2036) is shown below:

Suburb	2019	2036	Increase	% of Total Inc
Jandakot	957	1,163	206	10.696
Treeby	1,770	3,490	1,720	89.304
Total	2727	4653	1926	
Percent	58.607		41.393	

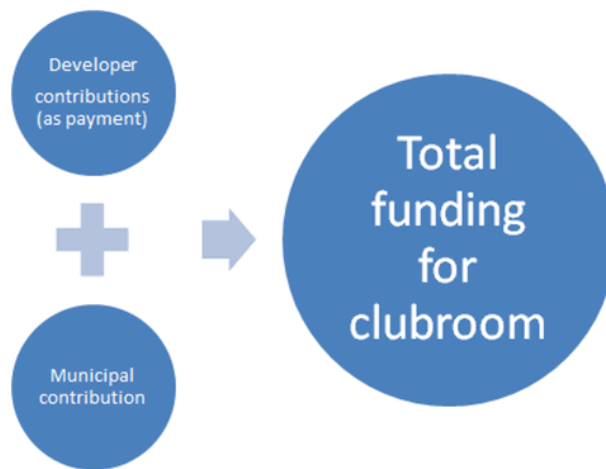
This would mean 58.607% of the cost of the clubrooms and the 'over and above' cost for the playing field would be absorbed by the City of Cockburn in recognition that more than half the forecast dwellings and/or lots are already created.

Then 41.393% of those costs would be split through the DCP between the future developments in Treeby (89.304% of the 41.393%) and Jandakot (10.696% of the 41.393%).

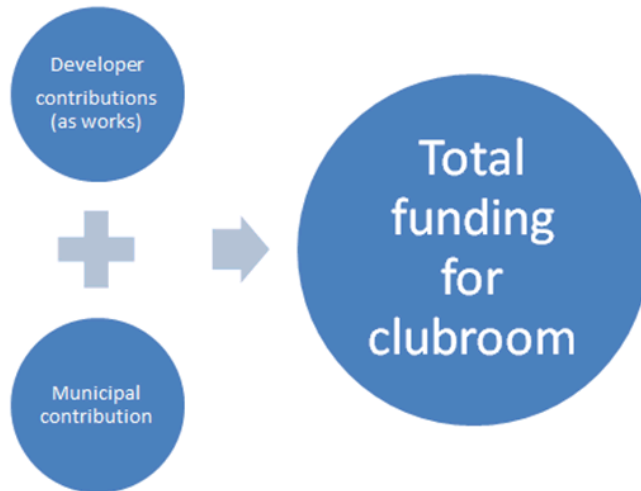
It is upon this basis the costs would be shared in the draft Cost Contribution Schedule.

5.8 Administration of funds

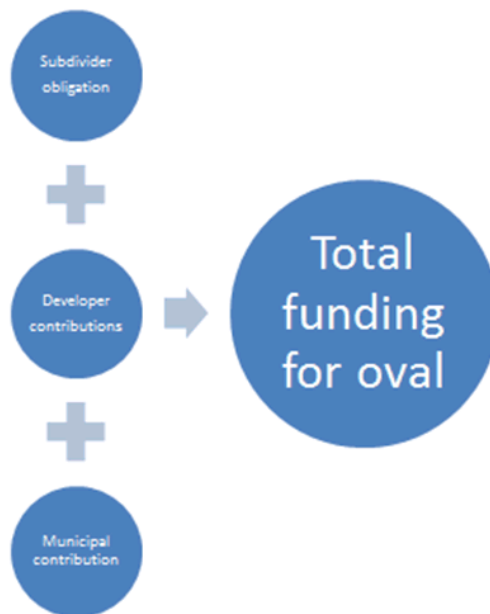
Another aspect which should be specified in the DCP is how collected funds are to be managed. In a simple situation, DCP funds are collected and put into a reserve account until the City builds the facility. This is how the clubroom would be funded:



The scheme covers that situation already, and also allows a developer to deliver a facility (with the City’s agreement) instead of paying funds into the DCP.



For the subdivider of the oval land, there is a further situation which the scheme does not sufficiently deal with:



There is currently no instruction in the Scheme to ensure that should the subdivider of the oval land look to meet their subdivider obligation through payment of funds, rather than as physical works, those funds are also held in

reserve. This is an important point to specify to protect the interests of both parties (subdivider and the City) and ensure those funds are only used for those purposes.

5.9 Costs of proposed infrastructure items

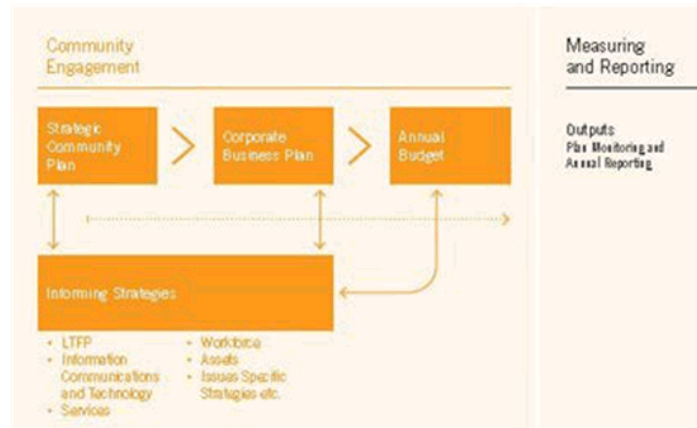
A draft Cost Contribution Schedule must accompany a scheme amendment for a development contribution plan. The SPP and TPS3 currently indicate the local government should use the 'best and latest' cost estimates available. Once a DCP is operational, following gazettal, the City would procure a cost estimate to be used as an input to the Cost Contribution Schedule. For the purposes of consultation, the City proposes to utilise the recently tendered and completed costs from the Treeby (Calleya) oval, which would be of similar dimensions and likely to have the same geographic conditions (both former sand quarries, both in new urban estates, both in the eastern area of the City).

To cost the clubroom, the rate per square metre used for the proposed Calleya clubroom/community facility has been applied. As this rate has been provided by a quantity surveyor, it is considered more than appropriate for the purposes of consultation.

5.10 Need for a Capital Works Plan

The City has adopted the Community Sport and Recreation Facilities Plan as well as the Treeby District Structure Plan which indicates the need for the infrastructure items

In addition, the City uses an Integrated Planning Framework developed by the Department of Local Government. The following diagram illustrates the model.



A Long Term Financial Plan is a ten year plan developed alongside the Strategic Community Plan that identifies the resources required to deliver long term objectives. It includes long term financial projections based on our Asset

Management Plans; Workforce Plan; Major Project Plans; our Revenue Strategy; and specific, subsidiary strategies.

The Corporate Business Plan is developed on a four yearly cycle and reviewed annually to prioritise or re- prioritise projects and services. It links annual operations to the Strategic Community Plan and informs the annual budget process. The annual budget details the revenue and expenditure estimates for activity scheduled for the relevant financial year. The annual perspective is summarised in an Annual Business Plan which provides a broad operational plan on which the City's Business Units base their detailed operational plans.

As the infrastructure items are to be provided within the next 10 years (2028/29 is mentioned in the Community Sport and Recreation Facilities Plan), the above satisfies the requirement for a Capital Expenditure Plan.

5.11 State Planning Policy compliance

At the time of formulating this report for Council's consideration, it is understood there is soon to be a revised draft State Planning Policy 3.6 considered for consultation. City officers have no detail on the content of the draft SPP3.6, however are somewhat hamstrung with the timing of the development process.

As a complex amendment, there will need to be consent to advertise any local planning scheme amendment and this allows the WA Planning Commission the opportunity to require any modifications prior to consenting to advertise DCP15. An initial draft of the proposed DCP15 text was sent to the Department of Planning, Lands and Heritage for informal comment, however no response or acknowledgement of the proposal has been received. In any case, the proposal is consistent with the current SPP3.6 and in some instances has provided additional detail to cover some of the current policy gaps.

There is scope to consider changes to the proposal through the amendment process. This provides a level of responsiveness to any changes to the SPP3.6 should they occur:

- Prior to consent to advertise being granted
- As a result of consultation/prior to Council considering the proposal for adoption
- The Department of Planning, Lands and Heritage office recommendation
- Minister's direction and decision

Any significant changes would require readvertising.

6.0 Conclusion

The draft DCP15 provides a sound and fair basis upon which to consider the sharing of infrastructure items

6.1 Minor corrections

In the initiated and advertised version of the amendment text, there was a minor typographical error. The word 'be' has now been inserted into the first bullet point of the Administration of Funds text as emphasised below.

Administration of funds	<p>In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions:</p> <ul style="list-style-type: none"> • These costs will also <u>be</u> held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
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In the breakdown of subdivider obligations table, this has been corrected to remove some of the 'dashed lines' where there is no percentage to allocate.

Both these corrections remained unchanged in the initiating resolution at the front of this document, but corrected in the adoption resolution.

PLANNING AND DEVELOPMENT ACT, 2005

**CITY OF COCKBURN
TOWN PLANNING SCHEME NO 3
AMENDMENT NO. 141**

The City of Cockburn under and by virtue of the powers conferred upon it by the Planning and Development Act 2005, hereby amend the above Town Planning Scheme for the following purposes:

1. Amending Table 10 of the Scheme text by including DCA15 – Treeby/Jandakot as follows:

Ref. No.	DCA15		
Area:	Treeby/Jandakot		
Relationship to other planning instruments	The development contribution plan generally conforms to the following plans: <ul style="list-style-type: none"> • City of Cockburn Community Sport and Recreation Facilities Plan (2018-2033) • Treeby District Structure Plan (December 2017) 		
Infrastructure and administrative items to be funded	Treeby East playing field specifically: <ul style="list-style-type: none"> • The cost of land for the oval site is not included in the development contribution plan and will form part of the subdivider's minimum 10% public open space • The proportional cost of works to construct a multiple use playing field space capable of accommodating either: <ul style="list-style-type: none"> ○ 1 x senior size football oval; or ○ 2 x rectangular fields The cost of works is the cost over and above that of providing a neighbourhood park, proportioned as set out below.		
	Playing field element	Subdivider obligation	To be shared through DCP15
	Landscape Preliminaries	100%	

Site establishment and preliminaries	100%	
Clearing and earthworks	66.66%	33.33%
Fine grading to all soft and hardworks areas		100%
Soil treatments and grading	66.66%	33.33%
External drainage to oval	100%	
Paving and hardscape	66.66%	33.33%
Turf	100%	
Trees and shrub plantings	100%	
Lighting (paths and oval and amenity lighting)		100%
Sports goals		100%
Playground equipment	100%	
Picnic furniture	100%	
BBQs (2)	1 BBQ unit	1 BBQ unit
Drinking fountain (1)	1	
Bins (5)	2 bins	3 bins
Wooden bollards	100%	
Reticulation	100%	
Mature tree transplants		100%
Irrigation bore and pump	100%	
Iron filtration unit (1)	100%	
Power connection	100%	
Water supply	100%	
Consolidation (12 weeks) plus 2 years maintenance period	100%	

- The oval is to be located generally in accordance with the Treeby District Structure Plan (adjacent to a primary school site) and structure plan for Lot 705 Armadale Road which will confirm the

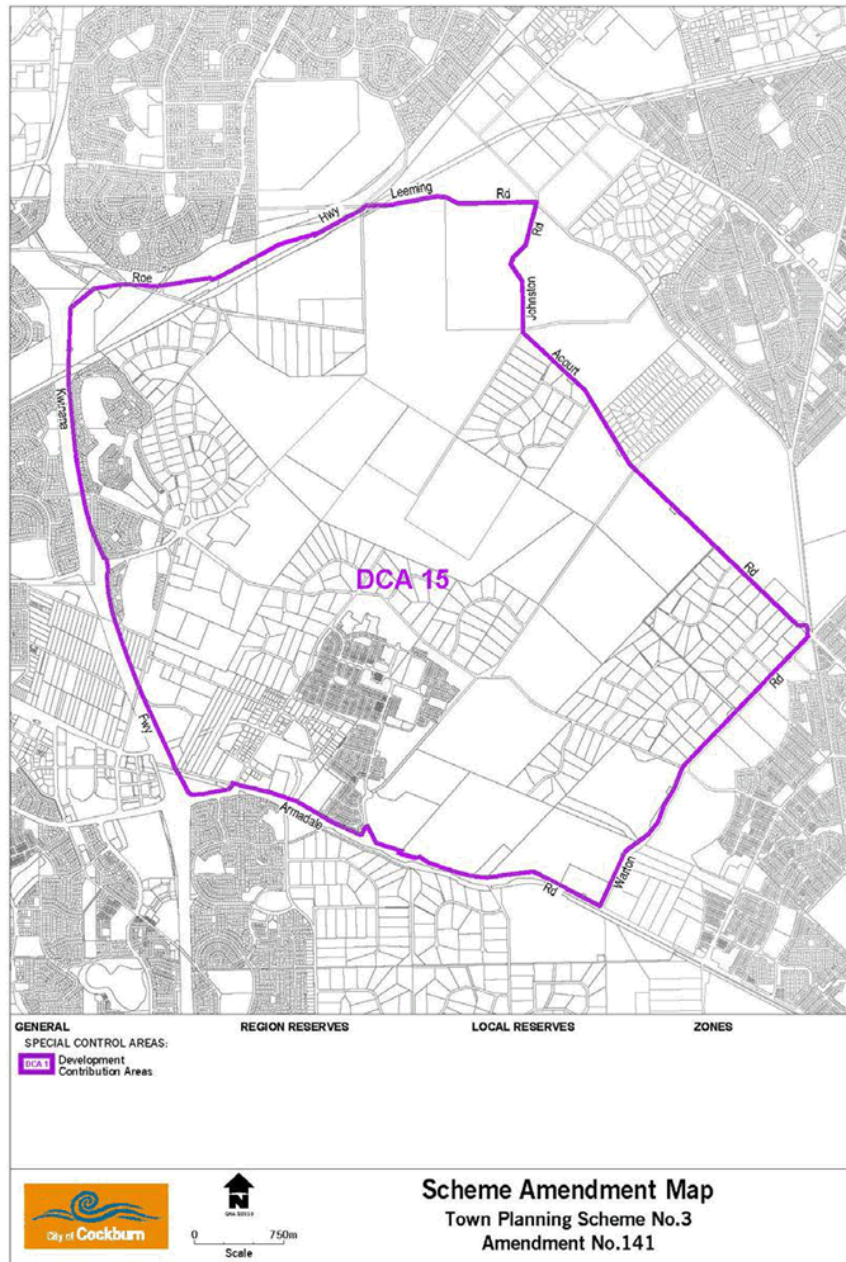
	<p>location.</p> <p>Treeby East Clubrooms 100% of the cost of works to construct 1 x single storey clubroom building of 590m² to be located on the same land as the playing field, comprising:</p> <ul style="list-style-type: none"> • Flexible spaces to accommodate a range of potential clubs/sports • Standard level of finishes and amenities for a public building • Associated car parking bays and access for 40 cars.
<p>Method for calculating contributions</p>	<p>The City's Community Sport and Recreation Facilities Plan (2018 -2033) identifies the needs that impact on the Development Contribution Plan. The contributions outlined in this plan have been derived based on the need for the facilities generated by the additional development in the Development Contribution Plan. This calculation excludes:</p> <ul style="list-style-type: none"> • the demand for a facility that is generated by the current population in existing dwellings; and • the proportion of costs the subdivider of the land upon which the infrastructure will be located would ordinarily be obliged to cover through subdivision conditions. <p>Contributions shall be calculated on the basis of the number of new lots and/or dwellings created. Existing dwellings on a lot or lots to be subdivided or developed will be exempt from the contribution. Land required for public roads, public open space, drainage and other uses not including residential development will not be assessable. Where a lot may have further subdivision potential, for example as a grouped dwelling site, contributions will be sought at the next development approval stage where additional dwellings or lots are created.</p> <p>Contributions applying to development of aged or dependant persons dwellings or single bedroom dwellings shall be calculated on the number of dwelling units permitted prior to the application of the variations permissible under clause 5.1.3.A3.i of State Planning Policy - Residential Design Codes.</p> <p>Notwithstanding the definitions of 'lot' as may be</p>

	defined elsewhere in this Scheme, for the purposes of calculating cost contribution liability within DCA15, the term lot will be inclusive of green title, survey strata and built strata subdivisions.
Administration of funds	In relation to the proportion of costs the subdivider of the land upon which the infrastructure will be located and which they would ordinarily be obliged to meet through subdivision conditions: <ul style="list-style-type: none"> • These costs will also be held in the reserve account for DCA15 as maintained in accordance with 5.3.16 of the Scheme, unless the landowner seeks to satisfy that obligation by provision of the physical infrastructure. • Should provision of the physical infrastructure be considered, it must be in accordance with 5.3.14 of the Scheme.
Period of operation	Until 30 June 2036. However the DCP may also be extended for further periods with or without modification by subsequent Scheme Amendments
Priority and Timing	In accordance with the City of Cockburn Capital Expenditure Plan
Review Process	The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the catchment areas since the last review and the degree of development potential still existing. The estimated infrastructure costs contained in the Community Infrastructure Cost Contribution Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost Index or other appropriate index as approved by an appropriately qualified independent person.
Participants and contributions	In accordance with the Cost Contribution Schedule adopted by the local government for DCA15

2. Amending the Scheme map to include the boundaries of proposed Development Contribution Area No. 15 (Treeby/Jandakot)

The Amendment is complex under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan;



ADOPTION

Adopted by resolution of the Council of the City of Cockburn at the ordinary meeting of the Council held on 11th day of April 2019.

MAYOR

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Cockburn at the Meeting of the Council held on the day of 20__, and the Common Seal of the City of Cockburn was hereunto affixed by the authority of a resolution of the Council in the presence of:

(Seal)

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....
DELEGATED UNDER S.16 PLANNING
AND DEVELOPMENT ACT 2005

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING
DATE.....

Attachment One: draft Cost Contribution Schedule

Draft comprises: Summary Sheet, Contributions Register, Dwelling Unit inputs, Admin costs, Oval and Clubroom estimated costs

Summary Sheet:

DCA15	Cost Apportionment Schedule Treeby East Playing Field & Clubrooms								
	Est Total Cost to apportion excl. GST	Du's Existing	Muni share	Du's DCA	DCP Funding	Treeby		Jandakot	
	\$	%	\$	%	\$	%	\$	%	\$
Playing Field	\$306,554	58.607	179,663	41.393	126,891	89.304	113,319.07	10.696	13,571.94
Clubrooms	\$2,427,500	58.607	1,422,693	41.393	1,004,807	89.304	897,335.05	10.696	107,471.52
Administration	\$7,945	0.00	0.00	100.00	7,945	89.304	7,095.31	10.696	849.79
Total costs	2,742,000		1,602,357		1,139,643		1,017,749.44		121,893.25
Less funds received							0.00		0.00
Balance							1,017,749.44		121,893.25
Future dwellings (as estimated 2019-2036)	1,926						1,720		206
Dwellings created	0						0		0
Remaining future dwellings	1,926						1,720		206
Cost per Dwelling							591.71		591.71

Contributions Register:

Contributions Register												
Property Details			Treeby					Jandakot				
Property #	Property address	Development Description	# Lots	# additional lots	Invoice Amount	Invoice #	Date Paid	# Lots	# additional lots	Invoice Amount	Invoice #	Date Paid
		Totals	0	0	0			0	0	0		

Dwelling Unit inputs:

Dwelling Forecasts - id Consulting				
Suburb	2019	2036	Increase	% of Total Inc
Jandakot	957	1,163	206	10.696
Treeby	1,770	3,490	1,720	89.304
Total	2727	4653	1926	
Percent	58.607		41.393	

Notes for updating Cost Contribution Schedule (as a minimum at the 5 year review - should also do each time the id data figures are updated relative to new census)

Grey cells are used to update the municipal v future dwelling units splits in Cost Contribution Schedule

Blue cells are used to update the proportion of each suburbs 'share'

Figure sources: for Jandakot: <https://forecast.id.com.au/cockburn/population-households-dwellings?WebID=190>

Figure sources for Treeby: 2019 figures based on DCP13 payments to date (June 2019) as Forecast id does not capture vacant lots and dwellings under construction

Figure sources for Treeby: 2036 figures based on Treeby District Structure Plan estimated yields given some land not yet rezoned:

https://www.cockburn.wa.gov.au/getattachment/3432f1d0-de04-4eeb-bc4e-0526ef71b311/ECM_6934306_v1_Treeby-District-Structure-Plan-Dec-2017-reflects-adoption-by-Council-as-a-guiding-document-pdf.aspx

Oval and clubroom estimated costs:

Description Playing Field		Unit			Developer	CoC / DCP		Playing Field	
Preliminaries				\$39,077.83	\$	39,077.83	\$	-	
Landscape preliminaries	item	1	\$19,970.97	\$19,970.97	100%	\$ 19,970.97	0%	\$ -	Landscape Preliminaries
Site establishment and preliminaries	item	1	\$19,106.86	\$19,106.86	100%	\$ 19,106.86	0%	\$ -	Site Establishment and Preliminaries
Earthworks				\$345,326.91	\$	227,453.11	\$	117,873.80	
Clearing and Earthworks - associated with construction + refinement of engineer's bulk earthworks	item	1	\$275,860.76	\$275,860.76	66%	\$ 183,907.17	33%	\$ 91,953.59	Clearing and Earthworks
Fine grading to all soft and hardworks area	item	1	\$17,897.25	\$17,897.25	0%	\$ -	100%	\$ 17,897.25	Fine Grading to all Soft and Hardworks Areas
Soil treatments	item	1	\$24,068.90	\$24,068.90	66%	\$ 16,045.93	33%	\$ 8,022.97	Soil Treatments and Grading
External drainage	item	1	\$27,500.00	\$27,500.00	100%	\$ 27,500.00		\$ -	
Paving and Hardscape				\$158,362.80	\$	110,799.84	\$	47,562.96	
Mowing kerb	Lm	192	\$32.34	\$6,209.28	66%	\$ 4,139.52	33%	\$ 2,069.76	Paving and Hardscape
Exposed agg. conc. platform	m ²	130	\$149.55	\$19,441.50	66%	\$ 12,951.00	33%	\$ 6,480.50	Paving and Hardscape
Exposed agg. conc. path	m ²	140	\$149.55	\$20,937.00	66%	\$ 13,958.00	33%	\$ 6,979.00	Paving and Hardscape
Tactile indicators - unit pavers	m ²	6	\$684.60	\$4,107.60	66%	\$ 2,738.40	33%	\$ 1,369.20	Paving and Hardscape
Softfall - rubber (blue)	m ²	52	\$186.21	\$9,682.92	100%	\$ 9,682.92		\$ -	Playground Equipment
Pine bark Mulch	m ²	150	\$39.94	\$5,991.00	100%	\$ 5,991.00		\$ -	Playground Equipment
Limestone rocks	m ²	150	\$108.99	\$16,348.50	66%	\$ 10,899.00	33%	\$ 5,449.50	Paving and Hardscape
Limestone rocks - Edge	Lm	29	\$84.36	\$2,444.44	66%	\$ 1,630.96	33%	\$ 815.48	Paving and Hardscape
Red brick planter box with RHS steel edge	Lm	22	\$969.91	\$21,338.02	66%	\$ 14,225.35	33%	\$ 7,112.67	Paving and Hardscape
Limestone block work - 3c 350 x 350 x 500mm	Lm	22	\$921.66	\$20,278.52	66%	\$ 13,517.68	33%	\$ 6,758.84	Paving and Hardscape
Red face brick cavity wall with opening (For Shelter)	Lm	4	\$1,556.63	\$6,226.52	66%	\$ 4,151.01	33%	\$ 2,075.51	Paving and Hardscape
Brick Masonary Skateable wall element	item	1	\$3,360.00	\$3,360.00	66%	\$ 2,240.00	33%	\$ 1,120.00	Paving and Hardscape
Concrete In-situ Wall	item	1	\$4,672.50	\$4,672.50	66%	\$ 3,115.00	33%	\$ 1,557.50	Paving and Hardscape
Coloured concrete berm	item	1	\$17,325.00	\$17,325.00	66%	\$ 11,550.00	33%	\$ 5,775.00	Paving and Hardscape
Softworks				\$220,855.13	\$	220,855.13	\$	-	
Turf - roll-on	m ²	26645	\$5.97	\$159,070.65	100%	\$ 159,070.65	0%	\$ -	Turf
Tree - 45L	No	48	\$110.64	\$5,310.72	100%	\$ 5,310.72	0%	\$ -	Trees and Shrub Plantings
Planted organic mulch area - Planters (Plant size 140mm @4/m2)	m ²	13	\$101.32	\$1,317.16	100%	\$ 1,317.16	0%	\$ -	Trees and Shrub Plantings
Planted organic mulch area - General (Plant size 140mm @4/m2)	m ²	1240	\$40.77	\$50,554.80	100%	\$ 50,554.80	0%	\$ -	Trees and Shrub Plantings
Planted gravel mulch - drainage basin (Plant size 140mm @4/m2)	m ²	190	\$24.22	\$4,601.80	100%	\$ 4,601.80	0%	\$ -	Trees and Shrub Plantings
140mm plants (plants separate to above)	no				100%		0%	\$ -	Trees and Shrub Plantings
Lighting (Paths, Oval and Amenity Lighting)				\$65,950.05	\$	-	\$	65,950.05	
Lighting - Paths, Oval and Amenity lighting	item	1	\$65,950.05	\$65,950.05	0%	\$ -	100%	\$ 65,950.05	Lighting
Sports Goals				\$15,000.00	\$	-	\$	15,000.00	
Sport Goals	Set	1	\$15,000.00	\$15,000.00	0%	\$ -	100%	\$ 15,000.00	

Description Playing Field	Unit			Developer	CoC / DCP	Playing Field
Playground			\$131,402.25	\$ 131,402.25	\$ -	
Play equip. - Birds Nest Swing	item	1	\$10,164.00	100% \$ 10,164.00	0% \$ -	Playground Equipment
Play equip. - Balance beam	item	1	\$1,706.25	100% \$ 1,706.25	0% \$ -	Playground Equipment
Play equip. - Timber steppers	item	1	\$5,187.00	100% \$ 5,187.00	0% \$ -	Playground Equipment
Play equip. - Timber stilts	item	1	\$5,040.00	100% \$ 5,040.00	0% \$ -	Playground Equipment
Play equip. - NetPlay - GS805S	item	1	\$72,135.00	100% \$ 72,135.00	0% \$ -	Playground Equipment
Shade Sails	item	1	\$37,170.00	100% \$ 37,170.00	0% \$ -	Playground Equipment
Picnic Furniture			\$121,199.68	\$ 96,837.06	\$ 24,362.63	
Electric BBQ - double/steel (inc. Electrical and associated Connections)	item	1	\$11,870.25	50% \$ 5,935.13	50% \$ 5,935.13	BBQs (2, 1:1 contribution)
Drinking fountain (inc. Connection)	item	1	\$17,409.00	100% \$ 17,409.00	0% \$ -	Drinking Fountain (1)
Rubbish bin - double/steel	item	1	\$30,712.50	40% \$ 12,285.00	60% \$ 18,427.50	Bins (5, 2:3 contribution)
Table setting - accessible 6 seater	item	1	\$11,102.75	100% \$ 11,102.75	0% \$ -	Picnic Furniture
Bench Seats	item	1	\$5,569.20	100% \$ 5,569.20	0% \$ -	Picnic Furniture
Bollard - Recycled plastic	item	1	\$10,410.98	100% \$ 10,410.98	0% \$ -	Picnic Furniture
Shade Structure above BBQ Area (include Electrical Luminaires / connections as per City's Requirements)	item	1	\$34,125.00	100% \$ 34,125.00	0% \$ -	Picnic Furniture
Reticulation - Landscape Irrigation			\$104,447.20	\$ 104,447.20	\$ -	
Landscape irrigation	item	1	\$104,447.20	100% \$ 104,447.20	0% \$ -	Reticulation
Mature Transplants			\$35,805.00	\$ -	\$ 35,805.00	
Tree - Mature Transplants	No	1	\$35,805.00	0% \$ -	100% \$ 35,805.00	Mature Tree Transplants
Miscellaneous			\$197,649.94	\$ 197,649.94	\$ -	
Irrigation Bore & pump(if needed)	item	1	\$100,000.00	100% \$ 100,000.00	0% \$ -	Irrigation Bore and Pump
Iron filtration unit	item	1	\$60,900.00	100% \$ 60,900.00	0% \$ -	Iron Filtration Unit
Power Connection (if needed)	item	1	\$13,500.00	100% \$ 13,500.00	0% \$ -	Power Connection
Water Supply (if needed)	item	1	\$10,000.00	100% \$ 10,000.00	0% \$ -	Water Supply
Landscape Consolidation (only softworks)	Wks	13	\$615.38	100% \$ 7,999.94	0% \$ -	Consolidation (12 weeks) Plus 2 Years Maintenance Period
Building Construction Industry Training Fund (BCITF)	Item	1	\$5,250.00	100% \$ 5,250.00	0% \$ -	
Practical Completion Site Inspection and Defects Report	item		\$0.00	\$ -	\$ -	
Subtotal Excl. GST - Playing Field			\$1,435,076.79	79% \$ 1,128,522.35	21% \$ 306,554.44	
Total Inc. GST (10%)			\$1,578,584.47	\$ 1,241,374.59	\$ 337,209.88	

Description Clubroom	Unit				Developer	CoC / DCP	Clubroom	
Preliminaries				\$80,000.00	\$	-	\$80,000.00	
Site strip, clearance, tree removal and ground preparation	item	10	\$5,000.00	\$50,000.00	0%	\$ -	100%	\$50,000.00
Earthworks allowance	item	30	\$1,000.00	\$30,000.00	0%	\$ -	100%	\$30,000.00
Building Works				\$2,017,500.00	\$	-	\$2,017,500.00	
Building Area	m ²	590	\$3,250.00	\$1,917,500.00	0%	\$ -	100%	
Verandah Area	m ²	200	\$500.00	\$100,000.00	0%	\$ -	100%	
Male and Female external toilets	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Umpires room	m ²		\$0.00	\$0.00	0%	\$ -	100%	
First aid room	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Stores	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Change rooms	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Change room showers	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Kitchen	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Kitchen Stores	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Male and female internal toilets	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Cleaner	m ²		\$0.00	\$0.00	0%	\$ -	100%	
Lobby	m ²		\$0.00	\$0.00	0%	\$ -	100%	
External Works				\$70,000.00	\$	-	\$70,000.00	
New carpark, lighting and drainage (assuming reciprocal with the school)	item	40	\$1,750.00	\$70,000.00	0%	\$ -	100%	
New crossovers	item	0	\$0.00	\$0.00	0%	\$ -	100%	
External Services				\$260,000.00	\$	-	\$260,000.00	
External water services	item	1	\$25,000.00	\$25,000.00	0%	\$ -	100%	
External sewer	item	1	\$30,000.00	\$30,000.00	0%	\$ -	100%	
External stormwater	item	1	\$40,000.00	\$40,000.00	0%	\$ -	100%	
Industrial waste point	item	1	\$15,000.00	\$15,000.00	0%	\$ -	100%	
External gas services	item	1	\$25,000.00	\$25,000.00	0%	\$ -	100%	
External electrical services	item	1	\$50,000.00	\$50,000.00	0%	\$ -	100%	
Allow for headworks fees and charges	item	1	\$75,000.00	\$75,000.00	0%	\$ -	100%	
Subtotal Excl. Gst - Clubroom				\$2,427,500.00	\$	-	\$2,427,500.00	
Total incl. Gst - Clubroom				\$2,670,250.00				
Estimate Total Project Cost (Excl. Gst)			\$3,862,576.79		\$	1,128,522.35	\$	2,734,054.44
Estimate Total Project Cost (Incl. Gst)			\$4,248,834.47					3,862,576.79

- Exclusions:**
- Planning Contingency (10%)
 - Design Contingency (10%)
 - Construction Contingency (5%)
 - Project Management Fees (2%)
 - Design Contingency (10%)

Attachment Two: Capital Expenditure: extract from Community Sport and Recreation Facilities Plan - Implementation Plan

Note: estimated cost has reduced since this document was adopted

City of Cockburn

Annex 8

Final Version 15 Nov 2018

Community, Sport and Recreation Facilities Plan - 15 Year Implementation Plan 2018-2033

	Total Proposed Cost	2018/19 (Yr 1)	2019/20 (Yr 2)	2020/21 (Yr 3)	2021/22 (Yr 4)	2022/23 (Yr 5)	2023/24 (Yr 6)	2024/25 (Yr 7)	2025/26 (Yr 8)	2026/27 (Yr 9)	2027/28 (Yr 10)	2028/29 (Yr 11)
Sporting Reserves and Facilities												
Regional Level												
Lakelands Reserve Hockey Development	\$6,530,000	\$6,530,000										
Golf Complex	\$5,610,575	\$50,000									\$400,000	\$5,780,000
District Level												
Beelihar Reserve *Upgraded *Clubroom Facility Upgrade	\$1,300,000				\$100,000	\$1,200,000						
Beale Park *Upgraded as per outcome of Western Suburbs Sporting Precinct Study (WSSPS) (19/20 Trees/detailed design, build 2021, 21/22)	\$9,650,000			\$300,000	\$5,350,000	\$4,000,000						
Frankland Reserve *New (2 x AFL Ovals + Clubrooms)	\$7,800,000	\$400,000	\$7,400,000									
Neighbourhood Level												
Lucius/Dalmatian Park *Upgrade (As per the outcome of the NVSSPS)	\$3,151,000											
Tempest Park *Upgrade Clubroom facility	\$750,000						\$100,000	\$650,000				
Banjup "Treeby" Reserve (Calleya Estate) - Linked to delivery of Primary School development	\$3,100,000	\$200,000		\$2,900,000								
Banjup "Treeby" Reserve (East) - Clubroom and Playing Fields	\$3,300,000										\$200,000	\$3,300,000

14.2 PROPOSED TOWN PLANNING SCHEME 3 AMENDMENT 149 - INTRODUCTION OF SCHEME PROVISION FOR STATE PLANNING POLICY 7.0 DESIGN OF THE BUILT ENVIRONMENT - GROUPED DWELLINGS AND SPECIAL PURPOSE - SMALL DWELLINGS

Author(s)	D Di Renzo
Attachments	1. Draft Grouped Dwelling Scoping Paper ↓
Location	NA
Owner	NA
Applicant	NA
Application Reference	109/149

RECOMMENDATION

That Council

(1) Pursuant to Section 75 of the Planning and Development Act 2005 amend the City of Cockburn Town Planning Scheme No. 3 ("Scheme") for the following purposes:

1. Modify the objective of the 'Residential zone' in clause 3.2.1 a) from:

*'To provide for **residential** development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.'*

to:

- i) *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- ii) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- iii) *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

Insertion of a new clause as follows:

4.4.5 Grouped Dwelling Requirements

- a) *Notwithstanding the minimum and average site area*

requirements of clause 5.1.1 and table 1 of the Residential Design Codes, Grouped Dwellings must comply with the following criteria:

A Garden Area shall be provided for each grouped dwelling to support and sustain the development of tree canopy, provide amenity for residents, and contribute positively to neighbourhood character, as follows:

- i) Minimum area of 9m² located wholly on site for each dwelling;*
 - ii) Be a minimum length and width dimension of 3m;*
 - iii) Be in addition to the minimum outdoor living area requirements of the Residential Design Codes;*
 - iv) Be landscaped, uncovered, unpaved, free draining soil;*
 - v) Not be used for vehicle parking or access;*
 - vi) Contain no structures such as - buildings, patios, pergolas, swimming pools or external fixtures; and*
 - vii) Distributed appropriately throughout the development .*
- b) In relation to 4.4.5(a) this clause shall remain in effect until the relevant medium density/grouped dwelling State Planning Policy is gazetted.*

2. Insertion of new clause as follows:

4.4.6 Special Purpose - Small Dwellings

'Special Purpose – Small Dwelling' is a single house or grouped dwelling with a maximum plot ratio of 70m² containing no more than two habitable rooms capable of use as a bedroom and meeting the Liveable Housing Design Guidelines (Australia) Silver Performance Level at a minimum.

For the purposes of a 'Special Purpose – Small Dwelling' the minimum and average site area as set out in Table 1 of the Residential Design Codes may be reduced by up to one third, which shall only be applied where development is proposed.

4. Inclusion of an additional clause under Schedule A-Supplemental Provisions (Matters to be considered by local government) as follows

67. (zc) Any advice of the Design Review Panel.

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

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;

An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and

- (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, be advertised for a period of 42 days in accordance with the Regulations.

Background

The State Government's Design WA Stage 1 became operational on 24 May 2019, which includes *State Planning Policy 7.0: Design of the Built Environment* (SPP 7.0). This is the lead policy that elevates the importance of design quality across the whole built environment in Western Australia. Design WA recognises that as the built environment evolves, it is appropriate that the planning system adapts to the increasing complexity of planning proposals by requiring a greater emphasis on design quality.

SPP 7.0 sets out 10 principles for good design, and while these can be applied to any development they are defined at a high level, and ideally they will be integrated appropriately into the local planning framework to facilitate their implementation.

Design WA Stage 1 includes '*State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments*' which focuses on improved design outcomes for apartments in areas coded R40 and above, and within mixed use development and activity centres.

Grouped dwellings and medium-density development form part of a future stage of Design WA, and the Department of Planning, Lands and Heritage (DPLH) are in the process of finalising a medium-density scoping paper. However, the City is advised that any changes to the R-Codes precipitating from this are likely to be least two years away. This means that in the absence of changes to the R-Code provisions for 'grouped dwellings' implementation of the design principles of SPP 7.0 for medium density development remains a challenge for local governments.

Medium density housing (specifically 'grouped dwellings') are the City's most rapidly growing housing typology, and it is important that the local planning framework responds to SPP 7.0 ahead of Design WA medium density stage. This will ensure that the design principles of SPP 7.0 can be implemented effectively in relation to 'grouped dwellings' in the interim period. This will provide a better framework to achieve well-designed dwellings that provide high levels of amenity for occupants; respect valued neighbourhood character; and contribute to the creation of diverse and high quality housing to meet the needs of the community. This also aligns with the City of Cockburn's Urban Forest Plan 2018-2028.

Submission

N/A

Report

Currently in Western Australia grouped dwellings are controlled by the *State Planning Policy 7.3 'Residential Design Codes – Volume 1' (R-Codes)*. Design WA recognises this requires review in order to ensure cohesive improvement to the quality of our built environment, and this will occur as part of a future stage of Design WA. One of the recognised issues with implementation of the R-Codes is that across the Perth metropolitan area, infill development has in some cases had the following negative impacts:

- Loss of landscaping and tree cover that have typically been valued by the community, and are important to the character of many established Perth suburban areas;
- Built-form outcomes that are incompatible with existing suburban residential development and character;
- Dwellings with poor levels of amenity for residents due to lack of useable and functional outdoor areas and lack of landscaping;
- Dwellings that do not meet the need of occupants due to poor internal layouts, and lack of flexibility to accommodate future requirements or the needs of different occupants/households;

- In some cases negative impacts from increased parking on-site (visitor and resident), and increased on street parking (including verges); and
- Impacts on the amenity of neighbouring properties.

The City has examined these issues in further detail in a *Draft Grouped Dwelling Scoping Paper*, included at Attachment 1.

The City seeks infill development that has a positive impact by respecting and enhancing valued local character, and results in quality homes that people want to live in because they meet their needs. Ahead of the Design WA medium density changes, SPP 7.0 provides the opportunity to address these issues and accordingly it is considered to be an opportune time to consider changes to the local planning framework.

Proposed Scheme Amendment

The City is in the process of reviewing the *Local Planning Strategy and Town Planning Scheme No. 3* (the Scheme), however in the interim it is appropriate to examine measures to implement SPP 7.0, with a particular focus on achieving better grouped dwelling outcomes.

In this regard the following changes to the scheme are proposed:

1. Update to the objective of the 'Residential' zone;
2. Reference to Design Review Panel advice as a 'matter to be considered';
3. New provisions for grouped dwellings requiring a 'Garden Area' for each dwelling; and
4. Formalising and modifying the single bedroom dwelling provision contained within *Local Planning Policy 1.5 'Single Bedroom Dwellings'*.

Each of these proposed changes are discussed in detail below.

Objective of the Residential zone

Currently the Scheme objective of the 'Residential' zone is:

'To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.'

This objective does not address pertinent design, amenity and streetscape issues that are critical considerations for the 'Residential' zone, and in particular grouped dwellings. Accordingly it is

recommended that the Model Scheme objective for the 'Residential' zone be adopted, as follows:

- To provide for a range of housing and a choice of residential densities to meet the needs of the community;
- To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;
- To provide for a range of non-residential uses, which are compatible with and complementary to residential development; and
- To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

Design Review Panel

SPP 7.0 is supported by the *Design Review Guide* which works to assist local governments with the establishment and operation of design review panels, and provides a framework for the operation of the State Design Review Panel. Design review is the process of independently evaluating the design quality of a built environment proposal. It has been shown to improve the design quality of built outcomes and reduce project costs via shortened design development stages and expedited Development Application approvals.

Council resolved to establish a Design Review Panel (DRP) at its Ordinary Meeting of Council held on 14 April 2016, established as a body with which the City may consult in assessing an application under the provisions of the Scheme. Council also adopted Local Planning Policy 5.16 Design Review Panel (LPP 5.16) to provide guidance around the operation of the DRP.

It is considered appropriate to make reference to the City's DRP, which the DPLH have indicated is proposed to be included in the *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 'Deemed Provisions'*. This will elevate the significance of the DRP's advice which will be pivotal in achieving improved design outcomes for larger grouped dwellings developments (and all development), and implementing the objectives of SPP 7.0. This is proposed to be included with an additional clause under Schedule A - Supplemental Provisions (Matters to be considered by local government), which is the approach recommended by DPLH.

Garden Area Requirement

Loss of vegetation and trees is a key community concern regarding infill development across the Perth metropolitan area. The loss of trees and established vegetation is typically a result of:

- Site works undertaken to create level dwellings sites and driveways resulting in the removal of vegetation from the site upfront;
- Substantially greater site coverage to accommodate additional dwelling yields;
- Smaller front and side setbacks subsequently resulting in limited opportunities for re-landscaping post-re-development;
- The R-Codes 'open space' requirement (e.g. 45% in R30 coded areas) includes common property (i.e. driveways, parking bays, turning circles etc.), therefore resulting in much of this 'open space' being hard surfaces; and
- Additional and/or widened crossovers in some cases removing existing street trees; and limiting future street tree opportunities.

The Grouped Housing Scoping Paper (Attachment 1) identifies and discusses in detail the various mechanisms available to address this issue. The table below summarises the key mechanisms and key issues with each.

<i>Key measures to deal with loss of tree cover – Grouped Dwelling Sites</i>	
Mechanism	Key Issues
Mandating retention of trees (of a defined size) in the Local Planning Scheme	<ul style="list-style-type: none"> • May result in early clearing of site to avoid requirement. • Tree may not be suitable species/size for retention on a grouped housing site (i.e. may be within close proximity to dwellings creating excessive ongoing maintenance or structural damage, difficulty accessing the tree for pruning/maintenance; may create excessive overshadowing/shading).
Requiring retention of trees (of a defined size) in a Local Planning Policy	<ul style="list-style-type: none"> • May result in early clearing of site to avoid requirement. • Tree may not be suitable species/size for retention on a grouped housing site (i.e. may be within close proximity to dwellings creating excessive ongoing maintenance, difficulty accessing the tree for pruning/maintenance or structural damage; may create excessive overshadowing/shading).

	<ul style="list-style-type: none"> Local Planning Policy provisions do not have statutory weight, providing uncertainty regarding the requirement, as only 'due regard' is required.
<p>Incentivising retention of existing trees (of a defined size, species etc.) (e.g. through Local Planning Policy)</p>	<ul style="list-style-type: none"> Trees have a limited lifespan therefore using retention as an incentive becomes problematic as it is impossible to guarantee their ongoing survival. Would require notifications on titles, and difficulty regulating retention and replacement with another mature tree cannot result in 'like for like' replacement given the time it takes for trees to reach maturity. Creates an ongoing resourcing issue to ensure ongoing compliance.
<p>Encouraging retention of trees (e.g. through Local Planning Policy)</p>	<ul style="list-style-type: none"> As a stand-alone requirement is likely to have limited impact in encouraging trees to be retained that otherwise would be removed given the size of infill sites, level of site coverage etc. Could be used to complement other provisions/requirements and to capture opportunities to retain trees sited in locations where feasible.
<p>Requiring provision of trees on infill sites at a particular rate (Local Planning Policy or Local Planning Scheme)</p>	<ul style="list-style-type: none"> If required in a Local Planning Policy the provisions do not have statutory weight, providing uncertainty regarding the requirement, as only 'due regard' is required. The rate of provision may be arbitrary and inflexible.
<p>Requiring minimum sized garden areas/deep soil zone per dwelling in the Local Planning Scheme</p>	<ul style="list-style-type: none"> Given statutory weight in the Local Planning Scheme provides greater certainty. Will secure minimum garden areas to provide the opportunity for viable planting of trees of appropriate species into the future.

Based on this assessment, it is recommended that each grouped dwelling be required to provide a Garden Area capable of supporting a small/medium sized tree. This requirement would be in addition to the outdoor living areas required for each dwelling under clause 5.3.1 of the R-Codes, although they could be located together.

In this regard the following requirements are recommended, to be included in the Scheme to be given statutory weight:

- Provision of a 9m² Garden Area, with a minimum dimension of 3m to facilitate the viable establishment of a tree 4-8m in height, with a canopy of 4-6m; and
- Provision of one Garden Area per grouped dwelling which is considered to provide a logical, proportionate rate.

These requirements would result in opportunities for landscaping to:

- Provide shade and reduce heat from hard surfaces within the development;
- Soften the appearance of the built form and provide visual relief to long driveways;
- Address loss of tree canopy as a result of infill;
- Improve amenity for residents of grouped dwellings; and
- Assist grouped dwellings to contribute positively to valued neighbourhood character.

The proposed requirement for Garden Areas will not affect the potential lot yield of a development site, however it will reduce the area available for the dwelling footprint by 9m² for each dwelling. This would result in either a smaller dwelling or may encourage two storey development. It should be noted that there is already a requirement for deep soil areas in all multiple dwelling developments as part of SPP 7.3 (Vol 2).

The benefit of this requirement being 'per dwelling' is that in the event that there is a vacant survey strata approved by the Western Australian Planning Commission for a development site, each survey strata lot will still need to provide a Garden Area in accordance with the Scheme. This can be implemented through a planning approval.

It is intended that these provisions will be supported by further guidance within an amended Local Planning Policy 1.2 'Residential Design Guidelines' (LPP 1.2). This will include; encouraging retention of existing trees of an appropriate species within Garden Areas; guidance for appropriate location of Garden Areas, pot sizes and criteria for appropriate species to ensure trees planted are non-invasive, and appropriate to their context.

Special Purpose – Small Dwellings

The R-Codes offers a density bonus for the development of single bedroom dwellings or aged or dependent persons' dwellings. It sets out that the minimum site area for these dwellings is one third lower than would otherwise be applied. This provision can result in additional

dwellings to be provided on the site if they are single bedroom or aged or dependent person's dwellings.

The R-Codes provide for development of single bedroom dwellings to provide alternative and affordable housing options for singles or couples. The 'deemed to comply' requirement limits the plot ratio of a single bedroom dwelling to 70m². The definition of a single bedroom dwelling in the R-Codes is as follows:

'A dwelling that contains a living room and no more than one other habitable room that is capable of use as a bedroom'.

This dwelling type was examined through the City's *Housing Affordability and Diversity Strategy*. It was determined that the maximum plot ratio is considered important, however the restriction on number of rooms capable of use as a bedroom is considered restrictive in today's housing market. Given that the R-Codes 'design principles' provides for housing suitable for one or two persons, the limitation of only one room capable of use as a bedroom is considered to prejudice the use of the dwelling for two people other than a couple. There may be many instances where a parent and child, two siblings, two friends/flatmates or other non-couples wish to reside together in a small dwelling without being restricted to one bedroom. In addition, it is clear that this type of development has limited market appeal and the density bonus based on this has a low uptake. This position is formalised in Council's Local Planning Policy Single Bedroom Dwellings LPP 1.5.

In response to this, a key recommendation of Council's *Housing Affordability and Diversity Strategy* was to allow a second 'multi-purpose' room, and the Local Planning Policy for Single Bedrooms was amended accordingly in 2012. This included insertion of a new clause providing acceptance of an additional multi-purpose room capable of use as a second bedroom if required where the dwelling complied with the maximum floor area set out in the R-Codes, and where it provided limited accommodation suitable for one or two persons.

It was envisaged that in the majority of instances the second room will typically be used as an ancillary or utility type space such as a study, a spare room, an activity room or a guest bedroom. This extra space is consistent with modern expectations and standards in contemporary housing and provides for greater flexibility generally regarding occupancy and use. Provision of a living area and two bedrooms can be comfortably accommodated within a 70m² foot print. Therefore such dwellings are considered to make a more valuable contribution to the City's housing stock.

To date this has been implemented successfully and has not created any impact on the amenity of an area or adjoining neighbours; it has simply provided a more flexible floor plan that will suit a greater range of smaller households, and it has made the incentive more attractive.

However, the definition of 'single bedroom dwelling' in the R-Codes has created some ambiguity in the framework, and it is recommended that this be resolved and formalised by including a new definition and density bonus in the Scheme for '*Special Purpose – Small Dwellings*' to reflect the desired outcome.

'Special Purpose – Small Dwellings' would be restricted to a plot ratio of 70m² (which is the same as single bedroom dwellings and ancillary dwellings/granny flats) however would allow up to two habitable rooms capable of use as a bedroom. It should be noted that ancillary dwellings (granny flats) also have a maximum plot ratio of 70m² but have no floor plan restrictions under the deemed to comply provisions of the R-Codes.

The lack of accessible dwellings within the Perth metropolitan area and the City of Cockburn was identified in the Housing Affordability and Diversity Strategy. Therefore to assist in addressing this issue it is also recommended that 'Special Purpose – Small Dwellings' be required to meet the Liveable Homes – Silver Performance level.

It is proposed that the clause will effectively include the density bonus set out in the R-Codes for single bedroom dwellings, and apply it to a new type of dwelling 'Special Purpose - Small Dwellings' to avoid confusion with the other 'Special Purpose' dwelling types set out in the R-Codes.

All other provisions of the R-Codes, the Scheme and a modified LPP1.2 will apply to development of '*Special Purpose- Small Dwellings*'.

Future proposed changes to LPP 1.2 Residential Design Guidelines

LPP 1.2 was adopted in 2010 as part of the *Phoenix Revitalisation Strategy*, the City's first Revitalisation Strategy. This was in response to an identified need to provide further design guidance, and in response to concerns from the community regarding the possible negative impact of infill development. LPP 1.2 was also proposed to provide greater clarity on certain elements of the R-Codes that were ambiguous, based on experience with grouped dwellings at that time.

In light of the gazettal of SPP 7.0, and this proposed Scheme Amendment it is considered appropriate to review LPP 1.2 to:

- Integrate and further expand upon the principles of SPP 7.0;
- Address the key issues discussed in this report in relation to grouped dwellings to achieve improved development outcomes;
- Provide further guidance regarding the required Garden Areas proposed by this Amendment;

- Identify the desired future neighbourhood character;
- Focus on setting out design guidance to protect the desired future neighbourhood character by ensuring infill development is compatible; and
- Include other appropriate design guidance to achieve more sustainable design, and more functional dwelling internal layouts.

It is proposed that a draft modified LPP 1.2 be presented to the 28 November 2019 DAPPS meeting for consideration of adoption for advertising. Subsequently the draft Amendment and LPP 1.2 be advertised concurrently as a package, and this will include both broad and targeted consultation with community groups, the general community, building companies and developers.

Conclusion

It is recommended that the proposed Amendment be adopted by Council for the purposes of community consultation to ensure that the design principles of SPP 7.0 can be implemented effectively in relation to grouped dwellings in the interim period ahead of 'Stage 2 – Medium Density' of Design WA. This will provide the City with an improved framework to achieve well-designed grouped dwellings that contribute positively to the streetscape.

Strategic Plans/Policy Implications

City Growth

Ensure a variation in housing density and housing type is available to residents.

Ensure planning facilitates a desirable living environment and meets growth targets.

Economic, Social & Environmental Responsibility

Improve the appearance of streetscapes, especially with trees suitable for shade.

Budget/Financial Implications

The Scheme Amendment has been prepared by Strategic Planning, and the costs associated with community consultation will be within the Strategic Planning advertising budget.

Legal Implications

The City has received legal advice regarding the exercise of discretion and the relationship between the R-Codes and the Scheme which has assisted in informing the proposal.

Community Consultation

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 standard amendment (such as this) requires 42 days consultation.

The intention is to undertake community consultation on the proposed Scheme Amendment along with a draft modified local planning policy (proposed to be presented to the 28 November 2019 DAPPS meeting).

Comprehensive stakeholder consultation is proposed, including:

- Comment on Cockburn;
- Social media;
- Advertisement in the newspaper;
- Display at the City of Cockburn offices and libraries;
- Letters to community groups; and
- Letters to relevant building companies and developers.

Risk Management Implications

The officer's recommendation takes in to consideration all the relevant planning factors associated with this proposal. It is considered that the officer recommendation is appropriate in recognition of the fact that Design WA Stage 2 (medium density) is likely to be at least two years away.

Advice to Proponent(s)/Submitters

N/A

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

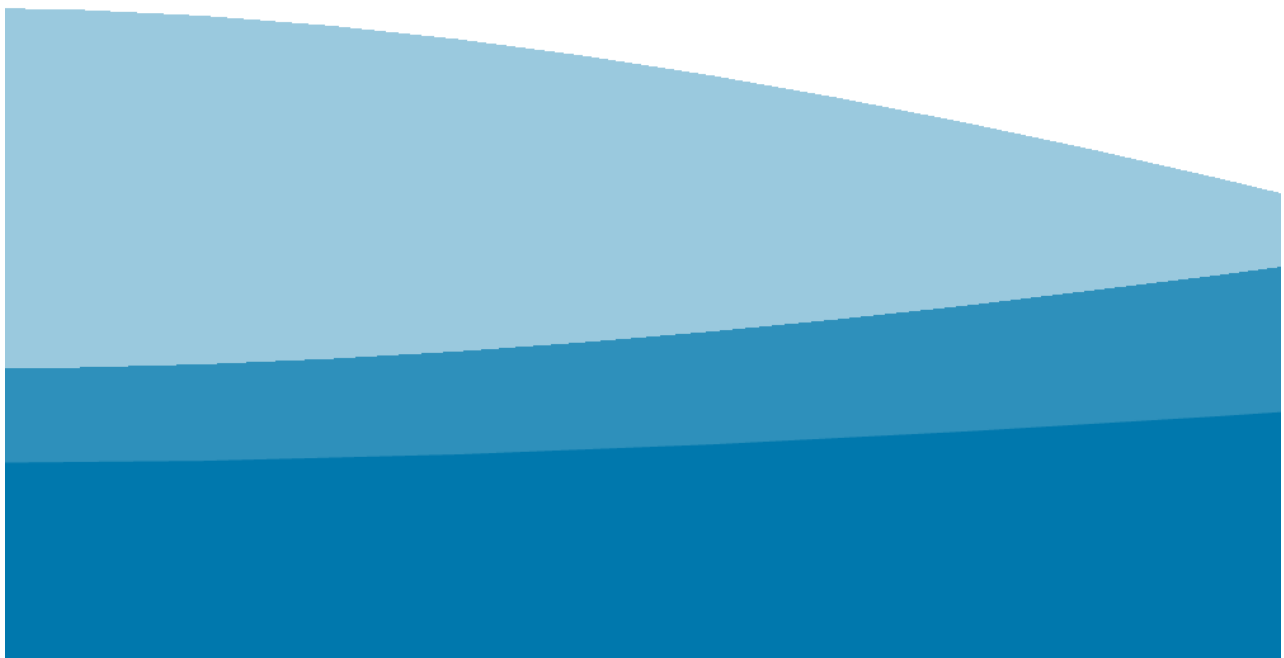
Nil



City of Cockburn

Grouped Dwelling Scoping Paper

Draft - September 2019



1.0 INTRODUCTION

From 2010 the City of Cockburn's Revitalisation Strategies facilitated residential upcodings in the suburbs of Hamilton Hill, Spearwood and Coolbellup.

As a result, medium density housing (grouped dwellings) are the City's most rapidly growing housing typology.

State Planning Policy 7.0: Design of the Built Environment ("SPP 7.0") elevates the importance of design quality across the whole built environment. Design WA Stage 1 includes 'State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments' which focuses on improved design outcomes for apartments in areas coded R40 and above, and within mixed use development and activity centres.

Grouped dwellings and medium-density development form part of a future stage of Design WA, and the Department of Planning, Lands and Heritage (DPLH) are in the process of finalising a medium-density scoping paper. However, the City is advised that any changes to the R-Codes precipitating from this are likely to be at least two years away.

Therefore in the absence of further guidance, and the R-Codes provisions for grouped dwellings remaining unchanged, implementation of SPP 7.0 for medium density development remains a challenge for local governments.

Across the Perth metropolitan Area it has been recognised that the quality of grouped dwellings in infill development has been varied. While there are many examples that respond to the local context and sit comfortably alongside existing single residential development, there are also many examples where infill development

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has not been site responsive; where it detracts from the valued character and amenity of the local area; or where the outcomes have not contributed to the creation of diverse and high quality housing to meet the needs of the community.

The purpose of this scoping paper is to identify measures to improve grouped dwelling outcomes ahead of the future stage of Design WA dealing with medium density, with a focus on infill areas.

In this regard, this paper will:

- Identify the key issues and challenges in relation to grouped dwellings in the City of Cockburn.
- Identify opportunities to appropriately integrate SPP 7.0 into the local planning framework, including the Scheme and Local Planning Policies with regard to infill development and grouped dwellings.
- Establish greater clarity around decisions relating to residential development, and the relationship between the R-Codes, the Scheme and Local Planning Policies to optimise the role of the local planning framework in achieving better infill outcomes.

2.0 BACKGROUND

Design WA

Design WA Stage 1 became operational on 24 May 2019, which includes SPP 7.0. This is the lead policy that elevates the importance of design quality across the whole built environment. It includes 10 principles for good design and establishes the framework for integrating design review as a part of the evaluation process.

The 10 principles for good design are:

1. *Context and character*
2. *Landscape quality*
3. *Built form and scale*
4. *Functionality and build quality*
5. *Sustainability*
6. *Amenity*
7. *Legibility*
8. *Safety*
9. *Community*
10. *Aesthetics*

These principles can be applied to any development; however they are outlined at a high level which makes application at a detailed level challenging. Ideally the design principles will be integrated appropriately into the local planning framework to facilitate implementation.

Design Review Panel

SPP 7.0 is supported by the Design Review Guide which works to assist local governments with the establishment and operation of design review panels, and provides a framework for the operation of the State Design Review Panel.

The City of Cockburn resolved to establish a Design Review Panel at its Ordinary Meeting of Council held on 14 April 2016, established as a body with which the City may consult in assessing an application under the provisions of the City of Cockburn Town Planning Scheme No. 3 (the Scheme).

City of Cockburn Revitalisation Strategies

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Between 2009 and 2014 the City of Cockburn increased residential codings across the established suburbs of Spearwood, Hamilton Hill and Coolbellup to facilitate infill development. The residential coding changes were identified through the three Revitalisation Strategies - Phoenix, Hamilton Hill and Coolbellup.

Residential codings were generally increased from a coding of R20 to a range of codings between R30 and R80.

Local Planning Policy 1.2 'Residential Design Guidelines' was prepared as part of the first Strategy, the Phoenix Revitalisation Strategy to address community concerns regarding medium density outcomes, and provide further design guidance for grouped dwellings.

The majority of infill within the City of Cockburn has occurred in the suburbs of Spearwood and Hamilton Hill where there are larger lots and older housing stock.

Whilst the majority of the City's infill has occurred within the Revitalisation Strategy areas, to a lesser extent some infill has also occurred under a residential coding of R20 on larger lots within existing residential areas, such as the established part of Coogee where the lots are over 900m². In these areas however, the R20 front and side setbacks (in addition to the larger minimum lot size) minimise the impact of infill development on the character of these areas.

Housing Affordability and Diversity Strategy

The City of Cockburn adopted a Housing Affordability and Diversity Strategy in 2013 in recognition that access to secure, appropriate and affordable housing is a

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fundamental requirement and an essential component of an inclusive and sustainable city.

The key objectives of the Strategy are:

- a) To provide households with access to housing that is appropriate to their needs in terms of size, physical attributes and location.
- b) To provide housing that is affordable to households of varying financial capacity.
- c) To provide a variety of housing types in locations that have good accessibility to public transport, and essential services.
- d) To promote affordable living, taking into consideration the total cost of living in a dwelling, including energy and water consumption, the price of transport to access employment and essential services, and other daily needs impacted by location.

City of Cockburn Town Planning Strategy and Scheme Review

The City is in the process of reviewing the Local Planning Strategy and Scheme, however in the interim it is considered appropriate to examine measures to achieve more site responsive medium density infill to expedite improvements to the framework given the quantity of grouped dwellings applications being received by the City.

3.0 KEY ISSUES

Across the Perth metropolitan area medium density infill has in some cases had the following negative impacts on existing residential areas:

- Loss of landscaping and tree cover that have typically been valued by the

community, and are important to the character of many established Perth suburban areas.

- Built-form outcomes that are incompatible with existing suburban residential development and character.
- Dwellings with poor levels of amenity for residents due to lack of useable and functional outdoor areas and lack of landscaping.
- Dwellings that do not meet the need of occupants due to poor internal layouts, undersized rooms, and lack of flexibility to accommodate future requirements or the needs of different occupants/households.
- In some cases negative impacts from increased parking on-site (visitor and resident), and increased on street parking (including verges).
- Infill development that often does not contribute to housing diversity to meet the projected housing needs of the community, comprising three bedroom, two bathrooms homes, rather than the smaller housing types often sought through infill development.

It is often the cumulative impacts of these issues that has resulted in infill development that negatively impacts on the existing valued residential character.

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3.1 Loss of landscaping and trees

Loss of vegetation and trees is a key community concern regarding infill development in the Perth metropolitan area.

The loss of trees and established vegetation is typically a result of:

- Site works undertaken to create level dwellings sites and driveways resulting in the removal of vegetation from the site upfront.
- Substantially greater site coverage to accommodate additional dwelling yields; and smaller front and side setbacks subsequently resulting in limited opportunities for re-landscaping post-redevelopment.
- R-Codes open space requirements (eg. 45 percent for an R30 coding) include common property (eg. driveways, parking bays, turning circles etc.) resulting in substantial hardstanding areas and limiting landscaping opportunities on development sites.
- Additional and/or widened crossovers in some cases removing existing street trees; and limiting future street tree opportunities.

Established trees are assets with significant environmental, social and economic values, including:

- Mitigation of the urban heat island effect and the associated negative health impacts (both on site and in the neighbourhood);
- Improved amenity for occupants, visitors and neighbours through shade and glare reduction;
- Positive contribution to the streetscape character;

- Increased comfort through shade for pedestrian and cyclists.

It is noted that the loss of trees and vegetation within existing residential is not exclusively a problem created by infill development. Loss of tree cover is also seen frequently where there is replacement of single dwellings in residential areas where the coding is unchanged (or where landowners choose not to development at a higher coding but instead replace the existing single dwelling) (see example at figure 2). This issue is due to:

- The larger size of replacement dwellings, smaller setbacks and greater site coverage resulting in the removal of trees.
- Desire for low-maintenance and/or water wise gardens.
- Changing lifestyles and landowner preferences for garden types/styles.
- Concern regarding mature trees within close proximity to dwellings whether for safety reasons or to minimise leaf litter,



Figure 1. Infill Development in Spearwood

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Figure 2. Example of replacement single dwellings in Perth Metropolitan area demonstrating greater site coverage and loss of landscaping.

However, with infill development the issue is exacerbated as a result of greater site coverage to accommodate the dwelling yield, and the need for driveways and access restricting opportunities for landscaping. Loss of landscaping and tree cover is also more pronounced on a site where built form elements and hardstanding dominate without being softened by landscaping. This can result in infill development having a greater impact on neighbourhood character.

Current Tree Protection Measures

Currently the City has a Scheme provision that protects 'Significant Trees' included on the Local Government Inventory. This provision was included in the Scheme to protect trees with heritage value that had been identified for inclusion on the Heritage List as part of the formulation of the City's first Local Heritage Survey (then 'Municipal Heritage Inventory').

Council have adopted criteria for inclusion of 'Significant Trees', which are intended to protect outstanding and significant trees that have cultural, social, and/or historical value. The 'Significant Tree' list is not intended to protect mature trees generally, and it would not be appropriate to protect trees on infill sites using this provision and the 'Significant Tree' list.

Other Local Government (WA) Tree Retention Measure

The impact of infill on tree canopy cover has been acknowledged by a number of local governments in the Perth metropolitan area. In response, there have been a number of mechanisms introduced, or proposed to be introduced to address the issue of loss of tree cover on private landholdings. These mechanisms and approaches are summarised in Table 1:

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Table 1. Overview of Tree Retention Measures for Grouped Dwellings – Western Australian Local Governments

City of Canning	<ul style="list-style-type: none"> Local Planning Policy (LP.09 Tree Retention and Planting – Development) seeks to incentivise tree retention. Introduces a requirement for consideration to be given to tree retention as part of a development application. This applies to ‘Regulated trees’ which are defined in the Policy. 										
City of Stirling	<p>For Development Applications with a value over \$100,000:</p> <ul style="list-style-type: none"> For land with a significant tree, there is a requirement to either retain it, or plant one new advanced tree for every 500m² (or part thereof) of land being developed. For land without a significant tree, there is a requirement to plant one advanced tree for every 500m² (or part thereof) of land being developed. All trees, either newly planted advanced trees or significant trees being retained, must be surrounded by a 9m² deep planting zone per tree to allow growth to maturity. Requirement for Tree Protection Zones during construction. 										
City of Bayswater	<p>Requirements that apply to all development where the approximate cost of the proposed development is:</p> <p>(a) \$100,000 or more for residential developments; and (b) \$200,000 or more for non-residential and mixed use developments, excluding those involving only a change of use or internal works</p> <p>‘Standard trees’ are to be provided at a rate of one tree for every 350m² of site area (rounded to the nearest whole number). At least one ‘standard tree’ is to be provided on each site.</p> <p>The total number of trees required in Clause 1 may be reduced by one, for each ‘tree worthy of retention’ that is retained or relocated elsewhere on the site, or ‘large tree’ that is provided. Where a ‘tree worthy of retention’ is proposed to be retained or relocated on the site and it is a ‘large tree’, the total number of trees required in Clause 1 may be reduced by two.</p>										
City of Joondalup (Proposed)	<p>Special Control Areas requiring ‘Landscape Areas’ of a percentage of the lot, based on the size of the lot, with guidelines contained within the Scheme and Local Planning Policy:</p> <table border="1"> <thead> <tr> <th>Lot Area</th> <th>Minimum Landscape Area</th> </tr> </thead> <tbody> <tr> <td>0-300sqm</td> <td>20%</td> </tr> <tr> <td>301-400sqm</td> <td>25%</td> </tr> <tr> <td>401-500sqm</td> <td>30%</td> </tr> <tr> <td>Greater than 500sqm</td> <td>35%</td> </tr> </tbody> </table>	Lot Area	Minimum Landscape Area	0-300sqm	20%	301-400sqm	25%	401-500sqm	30%	Greater than 500sqm	35%
Lot Area	Minimum Landscape Area										
0-300sqm	20%										
301-400sqm	25%										
401-500sqm	30%										
Greater than 500sqm	35%										

Impact of infill on tree canopy

There are a number of key approaches and mechanisms to deal with loss of trees and vegetation through infill development.

Broadly these mechanisms include:

- Mandating retention of trees of a defined size, species etc.
- Requiring planting of new trees as part of redevelopment at a specified rate.
- Incentivising retention of existing trees (of a defined sized, species etc.)
- Encouraging retention of trees (eg. through Local Planning Policy provisions).
- Securing future on-site landscaping opportunities through provision of minimum open space, and/or garden

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areas/deep soil zones, restrictions to crossover and hardstanding etc.

In considering an appropriate approach and mechanism, consideration is given to the following key issues:

- **The majority of infill sites are in fragmented landownership**, with lots between 600m² – 1,000m². This means the likelihood of existing established tree(s) being located in an appropriate location for retention is low, particularly given the design constraints (ie. typical site coverage, setbacks, access requirements etc.) for grouped dwellings on small sites.
- **Trees have a limited lifespan** – therefore to use them as a basis for an incentive becomes problematic as it is impossible to guarantee their ongoing survival. This would require notifications on titles, and regulating their retention is difficult, and in most circumstances replacement with another mature tree cannot result in 'like for like' replacement given the time it takes for trees to reach maturity.
- **Large established trees that may be suitable on a larger lot (set away from the dwelling) may not be appropriate when set amongst grouped dwellings**, and may have an unacceptable negative impact on residential amenity (eg, blocking sunlight to outdoor living areas or clothes drying areas; creating an unacceptable maintenance burden due to proximity to gutters, damage to paved areas etc.), may be difficult to access to prune if required, and could even pose a structural risk to buildings and retaining walls.

- **Mandating retention of existing trees could result in early clearing of sites/removal of trees** from potential development sites prior to development or subdivision approval being sought.

It is also relevant to note that historically many established residential areas were cleared prior to residential development occurring, whether due to former agricultural uses, or for the residential subdivision itself. Many of the trees and vegetation were subsequently planted by homeowners (demonstrated in Figure 3). However with smaller lots and larger dwellings (both in new areas and infill scenarios) there are limited opportunities for landscaping, and often no opportunities for the planting of trees.

It is acknowledged that there are a number of other relevant issues that influence the homeowners' landscaping choices. This includes water restrictions; the increased cost of Scheme water; and a preference for low maintenance gardens (whether to reduce water usage/costs, to achieve a 'lock and leave' property, or due to time poor occupants seeking to minimise required gardening and maintenance).

However, in terms of matters that the planning framework can influence, Table 2 outlines these mechanisms and summarises the issues associated with each.

It is evident that the provisions of the R-Codes for grouped dwellings do not generate adequate opportunities for tree planting and landscaping generally, given that common property, driveways, uncovered parking areas are included in the open space calculation.

It is considered that an appropriate focus would be on ensuring that infill sites are designed to accommodate garden areas that can successfully accommodate trees and landscaping.

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Proposed Requirements

It is considered appropriate to require each grouped dwelling to provide a 'Garden Area' capable of supporting a tree. This requirement would be in addition to the 'Outdoor Living' area requirement of the R-Codes.

Provision of a 9m² area, with a minimum dimension of 3m would facilitate the viable establishment of a tree 4-8m in height, with a canopy of 4-6m.

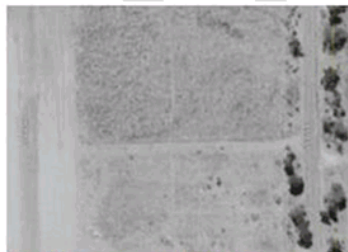
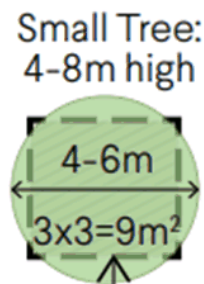
SPP 7.3 (Residential Design Codes Volume 2 – Apartments) identifies this as the required deep soil zone for a small tree of this size.

On grouped housing sites this is considered to be an appropriate minimum size to:

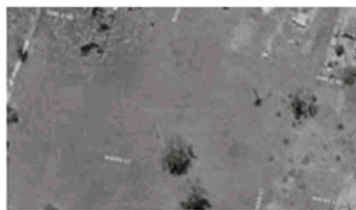
- Provide shade and reduce heat from hardstand and buildings within the development;
- Soften the appearance of the built form;

- Contribute to and protect the desired future neighbourhood character;
- Provide visual relief to long driveways.

One 'Garden Area' per dwelling is considered to provide a logical, proportionate rate of provision to achieve these outcomes.



Area in Spearwood in 1953 (pre residential development) and 2014 post single residential development



Area in Hamilton Hill in 1953 (pre residential development) and 2014 post single residential development

Figure 3. Clearing pre-residential development

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Table 2. Key measures to deal with loss of tree cover/landscaping

Mechanism	Key Issues
Mandating retention of trees (of a defined size) in the Local Planning Scheme	<ul style="list-style-type: none"> • May result in early clearing of site to avoid requirement. • Tree may not be suitable species/size for retention on a grouped housing site (ie. may be within close proximity to dwellings creating excessive ongoing maintenance, difficulty accessing the tree for pruning/maintenance; may create excessive overshadowing/shading).
Requiring retention of trees (of a defined size) in a Local Planning Policy	<ul style="list-style-type: none"> • May result in early clearing of site to avoid requirement. • Tree may not be suitable species/size for retention on a grouped housing site (ie. may be within close proximity to dwellings creating excessive ongoing maintenance, difficulty accessing the tree for pruning/maintenance; may create excessive overshadowing/shading). • Local Planning Policy provisions do not have statutory weight, providing uncertainly regarding the requirement, as only 'due regard' is required.
Incentivising retention of existing trees (of a defined sized, species etc.) (eg. through Local Planning Policy)	<ul style="list-style-type: none"> • Trees have a limited lifespan therefore using as an incentive becomes problematic as it is impossible to guarantee their ongoing survival. • Would require notifications on titles, and difficulty regulating retention and replacement with another mature tree cannot result in 'like for like' replacement given the time it takes for trees to reach maturity. Creates an ongoing resourcing issue to ensure ongoing compliance.
Encouraging retention of trees (eg. through Local Planning Policy)	<ul style="list-style-type: none"> • As a stand-alone requirement is likely to have limited impact in encouraging trees to be retained that otherwise would be removed given the size of infill sites, level of site coverage etc. • Could be used to complement other provisions/requirements and to capture opportunities to retain trees sited in locations where feasible.
Requiring provision of trees on infill sites at a particular rate (Local Planning Policy or Local Planning Scheme)	<ul style="list-style-type: none"> • If required in a Local Planning Policy the provisions do not have statutory weight, providing uncertainly regarding the requirement, as only 'due regard' is required. • The rate of provision may be arbitrary and inflexible.
Requiring minimum sized landscape/garden areas/deep soil zone per dwelling in the Local Planning Scheme	<ul style="list-style-type: none"> • Given statutory weight in the Local Planning Scheme which provides greater certainty. • Will secure minimum garden areas to provide the opportunity for viable planting of trees of appropriate tree species into the future.
Restricting the number and size of crossovers and hardstanding areas.	<ul style="list-style-type: none"> • Will ensure adequate open space/garden areas to provide the opportunity for viable planting of trees/substantial vegetation. • Will ensure maximum opportunities for street trees.

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Actions

Introduce a Scheme provision for grouped dwellings for minimum 'Garden Area' requirements for grouped dwellings (that are required in addition to Outdoor Living Areas as required by the R-Codes) to ensure opportunities for trees and landscaping are secured, as follows:

- a) Minimum area of 9m² located wholly on site
- b) Be landscaped, uncovered, unpaved, free draining soil not to be used for vehicle parking
- c) Be a minimum length and width dimension of 3m
- d) Not be used for vehicle parking or access
- e) Contain no buildings, patios, pergolas, swimming pools or external fixtures
- f) Distributed appropriately throughout the development to maximise the positive impact on neighbour character; reduce the heat island effect; and maximise amenity for residents.

Local Planning Policy to include design guidance regarding the requirement:

- Encourage development design to co-locate Garden Areas with any existing trees.

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3.2 Incompatible Built Form Outcomes

There are examples where infill development has responded to existing residential character, and sits comfortably alongside existing single residential development without negatively impacting on the streetscape. In some cases infill development has provided an opportunity to enhance the streetscape, for example with new development addressing an inactive secondary street (see Figure 4 - Spearwood).

Infill development detracts from the existing streetscape character where:

- Dwellings are designed with a form, bulk, scale and roofline that may be incompatible with an existing ‘suburban residential’ character.
- There is loss of landscaping on the site and hardstanding predominates (from driveways, parking areas, access etc.)

The Residential Design Codes seeks to ensure that residential development responds to the local context (5.1 Context Objectives):

(b) To ensure that designs respond to the key natural and built features of the area and respond to the local context in terms of bulk and scale, or in the case of precincts undergoing a transition, will respond to the desired future character as stated in the local planning framework.

Furthermore, SPP 7.0 refers to ‘intended future character of an area’, as outlined below:

Design Principle 1. Context and character
Good design also responds positively to the intended future character of an area.

Design Principle 3 – Built form and scale
Good design ensures that the massing and height of development is appropriate to its

setting and successfully negotiates between existing built form and the intended future character of the local area.

In this regard the City’s Revitalisation Strategy areas, or areas where infill development can occur, are areas that are undergoing transition. It is therefore critical to define the desired future character through the local planning framework.

The Residential Design Codes seeks to ensure that residential development meets the expectations of the community in regard to appearance, use and density, as follows:

5.1 Context Objectives

e. To ensure that development and design is appropriately scaled, particularly in respect to bulk and height, and is sympathetic to the scale of the street and surrounding buildings, or in precincts undergoing a transition, development achieves the desired future character of the area identified in local planning framework.

However it is clear that the R-Codes on their own are not delivering good grouped dwelling outcomes, as they provide minimal design guidance. It is therefore critical that the local planning framework provide further design

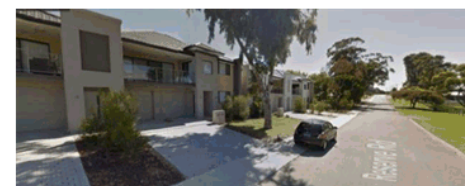


Figure 4. Example of infill development that retained trees and provided active frontage replacing a blank fence

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guidance and integrate the design principles set out in SPP 7.0.

In this regard the objective of the 'Residential' zone should be updated to reflect the Model Scheme provisions to ensure reference to design and amenity issues.

It is also considered appropriate to elevate the significance of the advice from the Design Review Panel which will be pivotal in achieving improved design outcomes for grouped dwellings, by including a reference in the Scheme.

ACTIONS

- Identify the desired future local character for inclusion in the Local Planning Policy.
- Set out objectives and design guidance within the Local Planning Policy requiring compatible built form outcomes.
- Scheme Amendment to modify the objectives of the 'Residential' zone in line with the Model Scheme provision which references amenity and design outcomes.
- Scheme requirement for 'Garden Areas' for each dwelling to ensure development respects the garden character of existing residential areas.
- Scheme Amendment to require consideration to be given to any advice of the Design Review Panel.

3.3 Dwelling functionality and amenity

In the first instance the size and dimensions of many infill development sites is a constraint to development in itself. Often there are limited options for vehicle access arrangements due to narrow frontages, and subsequently there are limited options for dwelling siting and orientation. These constraints also impact the internal layout and design of the dwellings.

Often the development outcome is driven by the maximum achievable yield, and the desire to accommodate the largest dwellings possible on the site. On a constrained site this can result in –

- Poor dwelling orientation which limits opportunities for cross-ventilation and passive solar design.
- Outdoor living areas that are sited in a way that does not offer the best levels of amenity in terms of solar access, outlook, and privacy.
- Internal layout of dwellings that does not offer convenience and flexibility to accommodate furniture and belongings.
- Rooms that are undersized or inappropriately dimensioned for their intended function.

Such outcomes do not contribute positively to the City's housing stock, and do not align with two of the key objectives of the City's Housing Affordability and Diversity Strategy:

- *To provide households with access to housing that is appropriate to their needs in terms of size, physical attributes and location.*
- *To promote affordable living, taking into consideration the total cost of living in a*

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dwelling, including energy and water consumption, the price of transport to access employment and essential services, and other daily needs impacted by location.

SPP 7.3 (Apartments) has responded to this issue by including minimum room dimensions for apartments, and it is recommended that such measures be considered for inclusion in LPP 1.2 for grouped dwellings.

Many of these objectives and provisions are also relevant for grouped dwellings, and could be adapted for inclusion in LPP 1.2 to seek improved design outcomes. This will ensure that dwellings provide high levels of amenity for occupants, and contribute to the creation of diverse and high quality housing to meet the needs of the community.

ACTIONS

- Local Planning Policy to identify measures such as those included within SPP 7.3 for grouped dwellings to ensure dwellings meet the needs of occupants and contribute positively to the City's housing stock.
- Local Planning Policy to include modified requirements from SPP 7.0:
 - Solar and daylight access
 - Natural ventilation

3.4 Housing diversity objectives

One of the key finding of the City of Cockburn Housing Affordability and Diversity Strategy was that the City's current housing stock does not match the projected smaller households, and will not provide an adequate range of housing choices for future households. It was identified that a greater number of smaller dwellings will be required to meet the needs of smaller households.

The Strategy identified the predominance of dwellings with three or more bedrooms across most suburbs. When this housing stock is compared with the projected household structures for 2031, a mismatch is evident.

The revitalisation strategies and infill development were identified in the Strategy as the ideal opportunity to address the housing issues identified through the Strategy, and to ensure the housing stock matches the needs of future households.

However, the review of the Housing Affordability and Diversity Strategy included a review of approved development applications in Spearwood and Hamilton Hill from 2015 (2 year period). This identified the following:

- Spearwood: 86% of grouped dwellings approved since 2015 are 3+ bedrooms.
- Hamilton Hill: 86% of grouped dwellings approved since 2015 are 3+ bedrooms.

Given that grouped dwellings represent the majority of infill development outcomes, it is evident that they are not contributing to resolving the housing stock mismatch identified in the Housing Affordability and Diversity Strategy. The proposed requirement for Garden Areas will not affect lot yield, but it will result in 9m² of land for each dwelling being dedicated to

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a deep soil zone/garden area which will reduce the area available for the dwelling footprint. This will assist in achieving the objectives of the Housing Affordability and Diversity Strategy for smaller dwellings.

Furthermore, including room dimension guidance such as those included in SPP 7.2 will ensure that dwellings are well-designed and functional.

Special Purpose Dwellings

The R-Codes offers incentives for the development of smaller dwellings or aged and dependent persons' dwellings. It sets out that the minimum site area for these dwellings is one third lower than would otherwise be applied. This provision therefore allows up to 50 per cent more dwellings to be provided on the site if they are single bedroom or aged and dependent person's dwellings.

The R-Codes provide for development of single bedroom dwellings to provide alternative and affordable housing options for singles or couples. The 'deemed to comply' requirement limits the plot ratio of a single bedroom dwelling to 70m².

This dwelling type was examined through the City's Housing Affordability and Diversity Strategy. It was determined that the maximum plot ratio is considered important, however the restriction on number of rooms capable of use as a bedroom is considered restrictive in today's housing market.

Given that the 'design principles' provides for housing suitable for one or two persons, the limitation of only one room capable of use as a bedroom is considered to prejudice the use of the dwelling for two people other than a couple. There may be many instances where a parent and child, two siblings, two friends/flatmates or other non-couples wish to reside together in a

small dwelling without being restricted to one bedroom.

In response to this, a key recommendation of the Housing Affordability and Diversity Strategy was to allow a second 'multi-purpose' room, and the Local Planning Policy for Single Bedrooms was amended accordingly.

This included insertion of a new clause providing acceptance of an additional multi-purpose room capable of use as a second bedroom if required where the dwelling complied with the maximum plot ratio set out in the R-Codes, and where it provided limited accommodation suitable for one or two persons.

It was envisaged that in the majority of instances however, the second room will typically be used as an ancillary or utility type space such as a study, a spare room, an activity room or a guest bedroom. This extra space is consistent with modern expectations and standards in contemporary housing and provides for greater flexibility generally regarding occupancy and use. Therefore such dwellings are considered to make a more valuable contribution to the City's housing stock.

This flexibility was considered to be unlikely to cause any impact on the amenity of an area or adjoining neighbours; it simply provides a more flexible floor plan that will suit a greater range of smaller household, and it will make the incentive more attractive.

However, the definition of 'single bedroom dwelling' in the R-Codes stipulates that there is to only be one habitable room capable of being used as a bedroom. This has created some ambiguity in the framework, and it is recommended that this be resolved and formalised by including a new definition and density bonus in the Scheme for 'Special Purpose – Small Dwellings' to reflect the desired outcome.

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'Special Purpose – Small Dwellings' would be restricted to 70m², however would allow up to two habitable rooms capable of use as a bedroom.

The lack of accessible dwellings within the Perth metropolitan area and the City of Cockburn was identified in the Housing Affordability and Diversity Strategy.

To assist in addressing this issue it is also recommended that 'Special Purpose – Small Dwellings' be required to meet the Liveable Homes – Silver Performance level.

ACTIONS

- Scheme Amendment to specify minimum garden areas for grouped dwellings.
- Scheme Amendment to include a new density bonus in the Scheme for 'Special Purpose – Small Dwellings', required to be built to Silver Liveable Homes Standard.
- Local Planning Policy to specify improved functionality of dwellings by including provision such as those included in SPP7.3.

3.5 Parking Impacts

Across the Perth metropolitan area in various contexts there has been concern regarding the impact of parking associated within infill development.

Typically on infill sites the level of occupancy, the number of cars for residents, and associated visitor parking is greater than that generated by a single dwelling previously contained on the lot.

This issue may be exacerbated where:

- The current road does not accommodate on street parking/has limited on street parking which restricts overflow visitor parking options.
- In the head of culs-de-sac where there is limited on street parking, smaller frontages and verge areas, and constraints to bin placements.

This may reduce on street parking opportunities for existing residents, impede traffic and vehicle movements in the street, and degrade the pedestrian and cyclist environment.

This can also result in the following impacts:

- On-site parking (resident and visitor parking) resulting in substantial areas of hardstanding.
- The visual impact of vehicles parked within the verge and street.
- Change to the valued character of suburban residential areas where they have been characterised by dwellings set amongst landscaping and open space.

It is therefore recommended that modifications to LPP 1.2 consider further guidance regarding parking requirements.

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ACTIONS

Local Planning Policy to provide further design guidance regarding:

- Minimising crossovers and hardstanding.
- Restricting variations to 'deemed-to-comply' parking requirements where development abuts a cul-de-sac head.

Scheme Amendment to specify minimum garden areas for grouped dwellings - will assist in reducing the visual impact of parking areas.

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KEY PLANNING ISSUE	DESCRIPTION OF ISSUES	POTENTIAL IMPACT	RESPONSE
<p>Loss of landscaping and tree cover</p>	<p>Siteworks undertaken to create level dwellings sites and driveways resulting in the removal of vegetation from the site upfront.</p> <p>Greater site coverage to accommodate additional dwelling yields; and smaller front and side setbacks results in limited opportunities for landscaping. ‘Open space’ requirement includes driveways, parking bays therefore this accounts for much of the 45 per cent open space.</p> <p>Additional and/or widened crossovers in some cases removing existing street trees; and limiting future street tree opportunities.</p> <p>Driveways and parking resulting in substantial hardstanding areas, limiting landscaping opportunities.</p>	<p>Change to the valued character of suburban residential areas where they have been characterised by dwellings set amongst landscaping and open space.</p> <p>Poor living environments - Dwellings that have sub-optimal levels of comfort and amenity for occupants and visitors.</p> <p>Negative impact on the amenity of pedestrians and cyclists through reduced shade (and future shade opportunities).</p> <p>Loss of trees contributes to the heat island effect, which has associated negative amenity and health impacts.</p>	<p><i>Define the desired future character to identify objectives and determine appropriate measures to protect this character.</i></p> <p><i>Local Planning Policy (LPP) provisions to minimise crossovers and hardstanding areas.</i></p> <p><i>Scheme requirement for Garden Area requirements to provide landscaping opportunities.</i></p> <p><i>Scheme requirement supported by LPP guidelines for Garden Areas to provide opportunities for tree planting on all grouped housing sites.</i></p>
<p>Incompatible built form outcomes</p>	<p>Grouped dwellings that are incompatible with an existing ‘suburban residential’ character by way of their style, siting, orientation, form, bulk, scale and roofline. This can be exacerbated by the greater site coverage, additional hardstanding and loss of vegetation.</p>	<p>Change to the valued character of suburban residential areas where new development does not reflect the predominately ‘suburban’ residential function of the neighbourhood.</p>	<p><i>Define the desired future character to identify objectives and determine appropriate measures to protect this character.</i></p>
<p>Dwellings lacking functionality and amenity</p>	<p>Dwellings that lack functionality to meet the need of occupants due to poor internal layouts, undersized rooms, and lack of flexibility to accommodate future requirements or the needs of different occupants/households.</p>	<p>Dwellings that do not contribute positively to the City’s housing stock to meet the needs of the community.</p> <p>Dwellings that do not meet the objectives of the Housing Affordability and Diversity Strategy to provide housing appropriate to the needs of households; and to promote affordable living.</p>	<p><i>Identify requirements that provide guidance for internal layouts, minimum room sizes within LPP.</i></p>
<p>Housing diversity objectives not being achieved</p>	<p>Infill grouped dwelling developments typically comprise the largest dwelling(s) that can be accommodated on the site based on the applicable site coverage and setbacks.</p> <p>Therefore the majority of infill development at a coding of R30 or R40 have resulted in three bedroom, two bathroom grouped dwellings.</p>	<p>Infill housing does not meet the objectives of the Housing Affordability and Diversity Strategy to provide smaller housing types to meet the projected housing needs of the community.</p>	<p><i>Scheme requirement for Garden Area requirements to provide landscaping opportunities.</i></p>
<p>Parking impacts</p>	<p>Increased need for resident and visitor parking due to increased dwelling yield.</p> <p>Issue exacerbated in culs-de-sac due to parking restrictions</p> <p>On-site parking (resident and visitor parking) resulting in substantial areas of hardstanding.</p>	<p>Change to the valued character of suburban residential areas where they have been characterised by dwellings set amongst landscaping and open space.</p> <p>Impact on vehicle movements including waste trucks.</p>	<p><i>Ensuring appropriate guidance within LPP for on-site parking (visitor and resident), including within culs-de-sac.</i></p>

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4.0 Review of Local Planning Framework

4.1 Application of the Residential Design Codes

In considering changes to the local planning framework, the following key points are pertinent in relation to the R-Codes:

- Where development complies with deemed-to-comply provisions of the R-Codes it does not mean it must be approved 'as of right'. This means there is an opportunity for the Local Planning Framework to provide further guidance.
- Where provisions of a Local Planning Policy are intended to apply in a manner that goes beyond the R-Codes consideration must be given to the sound planning principles behind the requirement. (ie. what is the material and discernible impact on amenity, the streetscape etc)

Other important notes:

- There is extensive reference to the 'Local Planning Framework' throughout the 'Design Principles' therefore the importance of a robust Local Planning Framework is critical in ensuring good outcomes through the application of the 'Design Principles'.

4.2 Local Planning Policies

LPP 1.2 Residential Design Guidelines

LPP 1.2 was prepared and adopted as part of the Phoenix Revitalisation Strategy, the City's first Revitalisation Strategy. This was in response to an identified need to provide further design guidance, and in response to concerns from the community regarding the

possible negative impact of infill development.

LPP 1.2 was also proposed to provide greater clarity on certain elements of the R-Codes that were ambiguous, based on experience with grouped dwellings at that time.

In light of the gazettal of SPP 7.0, it is considered appropriate to review LPP 1.2 to:

- Integrate and further expand upon the principles of SPP 7.
- Address the key issues discussed in this report in relation to grouped dwellings to achieve improved development outcomes.

It is recommended that LPP 1.2 be modified as follows:

- Re-structured around the 10 design principles of SPP 7.0 to facilitate greater focus on high quality design and functionality outcomes.
- To specifically identify the desired future character.
- Focus on setting out design guidance to protect desired future character by ensuring infill development is compatible.
- Include measures set out in 'SPP 7.3 Apartments' to achieve more sustainable design, and more functional internal layouts.

Any proposed modifications would be subject to extensive stakeholder consultation.

4.3 City of Cockburn Town Planning Scheme No. 3

The City is in the process of reviewing the Local Planning Strategy and Scheme, however in the interim it is considered appropriate to examine measures to achieve more site responsive infill for grouped dwellings given that it is likely to be approximately 2 years before Design WA addresses medium density/grouped dwellings.

Given the number of applications received for grouped dwellings it is appropriate to consider interim changes to assist in integrating the principles of SPP 7.0 and to address the issues outlined in this report.

Objective of the Residential zone

Currently the objective of the 'Residential' zone is:

'To provide for residential development at a range of densities with a variety of housing to meet the needs of different household types through the application of the Residential Design Codes.'

This objective is outdated and does not address pertinent design, amenity and streetscape issues that are critical considerations for the residential zone, and in particularly grouped dwellings. Accordingly it is recommended that the Model Scheme objective be adopted, as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and*

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complementary to residential development.

- *To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.*

Design Review Panel

It is considered appropriate to make reference to the City's Design Review Panel, which the DPLH have indicated are proposed to be included in the Deemed Provisions. This will elevate the significance of the DRPs advice which will be pivotal in achieving improved design outcomes for grouped dwellings (and all development), and implementing the objectives of SPP 7.0 and the City's modified Local Planning Policy.

Inclusion of an additional clause under Schedule A- Supplemental Provisions (Matters to be considered by local government) is recommended as follows

67. (zc) Any advice of the Design Review Panel.

Garden Area Requirement

To address the issue of loss of tree canopy as a result of infill, it is considered appropriate to require each grouped dwelling to provide a 'Garden Area' capable of supporting a tree. The following requirements are recommended, to be included in the Scheme to given the requirement statutory weight:

- Provision of a 9m² area, with a minimum dimension of 3m to facilitate the viable establishment of a tree 4-8m in height, with a canopy of 4-6m. This is to be provided in addition to the outdoor living areas required by the Scheme.

- Provision of one Garden Area per dwelling which is considered to provide a logical, proportionate rate.

These requirements would result in sufficient opportunities for landscaping to:

- Provide shade and reduce heat from hardstand and buildings within the development;
- Soften the appearance of the built form;
- Contribute to and protect the desired future neighbourhood character;
- Provide visual relief to long driveways.

Special Purpose – Small Dwellings

It is recommended that the Scheme be amended to formalise the City's allowance for a second multi-purpose room in 70m² Single Bedroom dwellings (as currently set out in Single Bedroom Dwellings - LPP1.5) consistent with the Housing Affordability and Diversity Strategy. It is also recommended that these dwellings be required to meet the Silver Liveable Homes standard.

In this regard it is recommended that a new dwelling type be defined in the Scheme 'Special Purpose – Small Dwellings' which still restricts the plot ratio to 70m², but allows a second bedroom to facilitate greater flexibility for a variety of different two person households.

The clause will effectively include the density bonus set out in the R-Codes for single bedroom dwellings, and apply it to a new type of dwelling, as follows:

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4.4.6 Special Purpose - Small Dwellings

- 'Special Purpose – Small Dwelling' are single or grouped dwellings that have a maximum floor space of 70m², contain no more than two habitable rooms capable of use as a bedroom and meet the Liveable Housing Design Silver Performance Level at a minimum.*
- For the purposes of a 'Special Purpose – Small Dwelling' the site area may be reduced by up to one third, in accordance with clauses 5.5.2 and 5.5.3 of the Residential Design Codes which shall only be applied where development is proposed.*

All other provisions of the R-Codes and the City's Local Planning Policy 1.2 will apply to development of 'Special Purpose- Small Dwellings'.

Summary of other Local Government Scheme Provisions

There are a number of Local Governments currently reviewing the local planning framework to address

	Summary of provisions/measures
City of Fremantle	<ul style="list-style-type: none"> Introduced provisions relating the Design Advisory Committee and matters associated with design quality of development in 2013 (Amendment No. 49). Scheme Amendment No. 63 (gazetted 12/02/2019): Introduced a new Special Control Area 5.7 relating to small infill development (SCA 5.7). Introduction of Clause 5.7 - Special Control Area provisions for small infill development. Additional wording to '6.12 Schedule A – Supplementary provisions to the deemed provisions' Clause 78B – Advisory Committees - includes requirement for small infill development proposals to be referred to Design Advisory Committee prior to determination. 6.8 Schedule 8 (Local Planning Areas Development Requirements) - Scheme includes eight Local Planning Areas (sometimes divided into sub-areas) - Offer density bonuses set out in the Scheme if criteria in the Scheme are met, and this criteria is mandatory.
City of Rockingham	<ul style="list-style-type: none"> In 2018 inserted provisions regarding Design Review Panel (Clause 6.1 Design Review Panel), requiring Council to have 'due regard' to recommendations of DRP.
City of Stirling	<p>Local Planning Policy 6.11 – Trees and Development</p> <p>Scheme provision (Amendment No. 9) and Local Planning Policy 6.11 'Trees and Development' - sets out new design requirements for trees on development sites</p> <p>For Development Applications with a value over \$100,000:</p> <ul style="list-style-type: none"> For land with a significant tree, there is a requirement to either retain it, or plant one new advanced tree for every 500sqm (or part thereof) of land being developed. For land without a significant tree, there is a requirement to plant one advanced tree for every 500sqm (or part thereof) of land being developed. All trees, either newly planted advanced trees or significant trees being retained, must be surrounded by a 9m² deep planting zone per tree to allow growth to maturity. Requirement for Tree Protection Zones during construction.
City of Joondalup (Proposed)	<p>A whole new framework for all new development – single dwellings, grouped dwellings and multiple dwellings through designation of Special Control Areas – Housing Opportunity Areas.</p>

15. FINANCE & CORPORATE SERVICES DIVISION ISSUES

15.1 PAYMENTS MADE FROM MUNICIPAL AND TRUST FUND - AUGUST 2019

Author(s)	N Mauricio
Attachments	1. Payments Listing - August 2019 ↓ 2. Credit Card Payments - August 2019 ↓

RECOMMENDATION

That Council receive the lists of payments made from the Municipal and Trust funds for August 2019, as attached to the Agenda.

Background

Council has delegated its power to make payments from the Municipal or Trust fund to the CEO and other sub-delegates under LGAFCS4. Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid under this delegation to be prepared and presented to Council each month.

Submission

N/A

Report

A listing of payments made during August 2019 with a net total of \$12.44 million is attached to the Agenda for review. This includes:

- Details for 633 individual EFT payments made to trade suppliers and for other business related purposes totalling \$9.53m,
- 4 cancelled payments totalling \$1,417.31.
- Summarised payroll payments totalling \$2.71m for the month,
- Bank transaction fees of \$118,720.46 (including \$93k in credit card merchant fees on annual rates payments).

There is also a summarised listing of the City's corporate credit card expenditure for August 2019, totalling \$83,960.18. This includes the transaction details for the CEO's credit card spend total of \$16.20 (reported in accordance with an Office of Auditor General recommendation).

Strategic Plans/Policy Implications

Leading & Listening

Deliver sustainable governance through transparent and robust policy and processes

Ensure sound long term financial management and deliver value for money

Budget/Financial Implications

All payments made have been provided for within the City's annual budget as adopted and amended by Council.

Legal Implications

This item ensures compliance with S 6.10(d) of the *Local Government Act 1995* and Regulations 12 & 13 of the *Local Government (Financial Management) Regulations 1996*.

Community Consultation

N/A

Risk Management Implications

Council is receiving the list of payments already made by the City under delegation in meeting its contractual obligations. This is a statutory requirement and allows Council to review and question any payment made.

Advice to Proponent(s)/Submissioners

N/A

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

Nil

AUGUST PAYMENTS LISTING

MUNICIPAL & TRUST FUND

Payment Ref.	Account No.	Account/Payee	Date	\$ Value
EF123054	99997	FDC	1/08/2019	55,541.28
		FDC PAYMENT WE 28/07/2019		
EF123055	99997	IHC	1/08/2019	24,706.16
		IHC PAYMENT W/E 28/07/2019		
EF123056	26987	CTI RISK MANAGEMENT	6/08/2019	3,025.75
		SECURITY - CASH COLLECTION		
EF123057	27492	SUPERCHOICE SERVICES PTY LIMITED	6/08/2019	543,906.31
		PAYROLL DEDUCTIONS		
EF123058	10483	LANDGATE	13/08/2019	7,925.38
		MAPPING/LAND TITLE SEARCHES		
EF123059	10535	WORKPOWER INCORPORATED	13/08/2019	330.00
		EMPLOYMENT SERVICES - PLANTING		
EF123060	10609	FORESTVALE TREES P/L	13/08/2019	14,195.50
		PLANTS - TREES/SHRUBS		
EF123061	10923	MAJOR MOTORS PTY LTD	13/08/2019	453.47
		REPAIRS/MAINTENANCE SERVICES		
EF123062	10944	MCLEODS	13/08/2019	137.50
		LEGAL SERVICES		
EF123063	11208	QUICK CORPORATE AUSTRALIA PTY LTD	13/08/2019	107.46
		STATIONERY/CONSUMABLES		
EF123064	11708	VITAL PACKAGING PTY LTD	13/08/2019	8,632.80
		PACKAGING SUPPLIES		
EF123065	11794	SYNERGY	13/08/2019	376,858.05
		ELECTRICITY USAGE/SUPPLIES		
EF123066	11795	WESTERN POWER	13/08/2019	296.00
		STREET LIGHTING INSTALLATION & SERVICE		
EF123067	11873	WATTLEUP TRACTORS	13/08/2019	542.90
		HARDWARE SUPPLIES		
EF123068	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT	13/08/2019	4,778.00
		TRAINING SERVICES		
EF123069	13671	WINC AUSTRALIA PTY LTD	13/08/2019	190.28
		OFFICE/STATIONERY SUPPLIES		
EF123070	15588	NATURAL AREA HOLDINGS PTY LTD	13/08/2019	1,562.00
		WEED SPRAYING		
EF123071	19502	WORLEYPARSONS SERVICES PTY LTD	13/08/2019	265.66
		ENGINEERING CONSULTANCY SERVICES		
EF123072	20068	CLARITY COMMUNICATIONS	13/08/2019	4,763.00
		PUBLIC RELATIONS CONSULTANCY SERVICES		
EF123073	20236	PROTECTION 1 PTY LTD	13/08/2019	49.50
		SECURITY SYSTEMS/SERVICES		
EF123074	22682	BEAVER TREE SERVICES PTY LTD	13/08/2019	1,229.64
		TREE PRUNING SERVICES		
EF123075	22874	ECONOMIC DEVELOPMENT AUSTRALIA LTD	13/08/2019	2,200.00
		CONFERENCE/EVENTS		
EF123076	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD	13/08/2019	1,606.55
		PHOTOGRAPHY SERVICES		
EF123077	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L	13/08/2019	44,568.37
		ELECTRICAL SERVICES		
EF123078	24812	GROW IT LOCAL	13/08/2019	15,400.00
		PARTICIPATION FEE		
EF123079	24978	AMBIUS	13/08/2019	519.56
		PLANTS SUPPLIES		
EF123080	26110	DASH CIVIL CONTRACTING	13/08/2019	3,212.00
		CONCRETING SERVICES		
EF123081	26606	ENVIRO INFRASTRUCTURE PTY LTD	13/08/2019	30,897.24
		CONSTRUCTION & FABRICATION		
EF123082	26656	ENVIRONMENTAL HEALTH AUSTRALIA (WESTERN AUSTRALIA) INC.	13/08/2019	2,060.00
		MEMBERSHIP, CONFERENCES AND TRAINING FO		
EF123083	26938	MAJESTIC PLUMBING	13/08/2019	2,574.00
		PLUMBING SERVICES		
EF123084	27018	MARK NORMAN CONSULTING	13/08/2019	14,300.00
		CONSULTANCY - ELECTRICAL		
EF123085	27198	GREEN PROMOTIONS PTY LTD	13/08/2019	880.00
		PROMOTIONAL SUPPLIES		
EF123086	27241	LANDSCAPE ELEMENTS PTY LTD	13/08/2019	40,960.51
		LANDSCAPING SERVICES		
EF123087	27268	FOCUS ENVIRO	13/08/2019	1,018.11
		PLANT & MACHINERY		
EF123088	27448	SELECTRO SERVICES PTY LTD	13/08/2019	365.75
		ELECTRICAL		
EF123089	27753	AAPT LTD	13/08/2019	9,972.87
		CONSTRUCTION		
EF123090	99997	NICHOLAS MARCHESE	13/08/2019	50.00
		COMPOST BIN REBATE - N MARCHESE		
EF123091	99997	CSDA OFFICIAL DEPARTMENTAL RECEIPTS	13/08/2019	227.70
		INVOICE 180098047 - DEPT HUMAN SERVICES		
EF123092	99997	XINHUI CAO	13/08/2019	300.00
		SENIOR SECURITY SUBSIDY SCHEME		
EF123093	99997	S C SEYMOUR-EYLES	13/08/2019	560.89
		FUEL EXPENSE - WORK CAR		
EF123094	99997	HANNAH LETHBRIDGE	13/08/2019	1,753.50
		SEMESTER 1 2019 UNIVERSITY FEES		
EF123095	10118	AUSTRALIA POST	13/08/2019	73,158.35
		POSTAGE CHARGES		
EF123096	10152	AUST SERVICES UNION	13/08/2019	1,115.60
		PAYROLL DEDUCTIONS		

Payment Ref.	Account No.	Account/Payee	Date	\$ Value
EF123097	10154	AUSTRALIAN TAXATION OFFICE PAYROLL DEDUCTIONS	13/08/2019	433,427.00
EF123098	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	13/08/2019	2,537.10
EF123099	10484	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY BUILDING SERVICES LEVY	13/08/2019	59,182.30
EF123100	11001	LOCAL GOVERNMENT RACING & CEMETERIES EMPLOYEES UNION LGRCEU PAYROLL DEDUCTIONS	13/08/2019	112.76
EF123101	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	13/08/2019	470.67
EF123102	11860	45S CLUB PAYROLL DEDUCTIONS	13/08/2019	10.00
EF123103	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	13/08/2019	15,785.31
EF123104	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	13/08/2019	1,526.95
EF123105	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	13/08/2019	608.14
EF123106	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	13/08/2019	82,536.25
EF123107	26987	CTI RISK MANAGEMENT SECURITY - CASH COLLECTION	13/08/2019	1,575.40
EF123108	27809	RA-ONE PTY LTD SOFTWARE	13/08/2019	24,000.00
EF123109	88888	GREG EMERY BOND REFUND	13/08/2019	3,750.00
EF123110	88888	P AND J TERCIER BOND REFUND	13/08/2019	5,500.00
EF123111	88888	MILLER PTY LTD BOND REFUND	13/08/2019	17,696.00
EF123112	88888	SURELAND PROPERTY GROUP BOND REFUND	13/08/2019	22,643.00
EF123113	88888	MILLER PTY LTD BOND REFUND	13/08/2019	2,165.00
EF123114	88888	GOLDEN ESTATE PROPERTY PARTNERS BOND REFUND	13/08/2019	4,472.19
EF123115	88888	GOLDEN ESTATE PROPERTY PARTNERS BOND REFUND	13/08/2019	2,236.84
EF123116	88888	CHRISTOPHER GIANNI BOND REFUND	13/08/2019	500.00
EF123117	88888	MICHAEL ELDRID BOND REFUND	13/08/2019	500.00
EF123118	99996	UNIVERSAL MARINA SYSTEMS RATES REFUND	13/08/2019	203.03
EF123119	99996	STEPHANIE PERIE RATES REFUND	13/08/2019	1,686.60
EF123120	99996	JACQUELINE LAWTON RATES REFUND	13/08/2019	1,327.46
EF123121	99996	PETER AND ANNA DENNETT RATES REFUND	13/08/2019	1,274.26
EF123122	99996	IAN C. DE CASTRO RATES REFUND	13/08/2019	2,750.39
EF123123	99996	VINCENZO GALATI RATES REFUND	13/08/2019	487.89
EF123124	99996	ASHLEE JADE ATKINS RATES REFUND	13/08/2019	56.65
EF123125	99996	MATTHEW RODDA & RUTH RODDA RATES REFUND	13/08/2019	922.30
EF123126	99996	CRAIG LOCKWOOD & PAMELA LOCKWOOD RATES REFUND	13/08/2019	2,000.00
EF123127	99996	MICHAEL LEARY RATES REFUND	13/08/2019	1,400.00
EF123128	99996	NICOLE RENNIE RATES REFUND	13/08/2019	264.75
EF123129	99996	GREAT AUSSIE PATIOS RATES REFUND	13/08/2019	147.00
EF123130	99996	COLIN AND JODIE SEARLE RATES REFUND	13/08/2019	2,511.52
EF123131	99996	LAVAN LEGAL RATES REFUND	13/08/2019	200.00
EF123132	99996	CHRISTOPHER G AND VALERIE B OVERTON RATES REFUND	13/08/2019	693.25
EF123133	99996	ETUATE PALELEI RATES REFUND	13/08/2019	1,200.00
EF123134	99996	KERRY STINTON RATES REFUND	13/08/2019	1,632.15
EF123135	99996	CHRISTINE RAWLINS RATES REFUND	13/08/2019	1,979.00
EF123136	99996	JASMIN AMMOUN RATES REFUND	13/08/2019	2,094.11
EF123137	99996	SUSAN MORGAN RATES REFUND	13/08/2019	839.61
EF123138	99996	DEREK L REDMAYNE RATES REFUND	13/08/2019	3,800.00
EF123139	10944	MCLEODS LEGAL SERVICES	14/08/2019	78,038.86
EF123140	99997	FDC FDC PAYMENT WE 11/08/2019	15/08/2019	51,415.06
EF123141	99997	IHC IHC PAYMENT W/E 11/08/2019	15/08/2019	25,778.80

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EF123142	26987	CTI RISK MANAGEMENT SECURITY - CASH COLLECTION	20/08/2019	1,165.10
EF123143	27492	SUPERCHOICE SERVICES PTY LIMITED PAYROLL DEDUCTIONS	27/08/2019	517,211.17
EF123144	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	27/08/2019	1,115.60
EF123145	10154	AUSTRALIAN TAXATION OFFICE PAYROLL DEDUCTIONS	27/08/2019	434,657.00
EF123146	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	27/08/2019	55,231.88
EF123147	10305	CHILD SUPPORT AGENCY PAYROLL DEDUCTIONS	27/08/2019	2,886.89
EF123148	11001	LOCAL GOVERNMENT RACING & CEMETERIES EMPLOYEES UNION LGRCEU PAYROLL DEDUCTIONS	27/08/2019	112.76
EF123149	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	27/08/2019	464.00
EF123150	11860	45S CLUB PAYROLL DEDUCTIONS	27/08/2019	16.00
EF123151	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	27/08/2019	13,542.58
EF123152	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	27/08/2019	1,526.95
EF123153	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	27/08/2019	608.14
EF123154	26987	CTI RISK MANAGEMENT SECURITY - CASH COLLECTION	27/08/2019	3,533.01
EF123155	10071	ONEMUSIC AUSTRALIA LICENCE - PERFORMING RIGHTS	30/08/2019	6,800.40
EF123156	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	30/08/2019	1,144.00
EF123157	10097	BLACKWOODS ATKINS ENGINEERING SUPPLIES	30/08/2019	758.82
EF123158	10145	AUST MAYORAL AVIATION COUNCIL AMAC FEES	30/08/2019	8,957.30
EF123159	10160	DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	30/08/2019	478.50
EF123160	10170	MACRI PARTNERS AUDITING SERVICES	30/08/2019	563.20
EF123161	10184	BENARA NURSERIES PLANTS	30/08/2019	17,607.66
EF123162	10201	BIG W DISCOUNT STORES VARIOUS SUPPLIES	30/08/2019	18.50
EF123163	10207	BOC GASES GAS SUPPLIES	30/08/2019	402.18
EF123164	10212	BOSS BOLLARDS SECURITY PRODUCTS	30/08/2019	69.30
EF123165	10219	BOUSFIELDS MENSWEAR CLOTHING SUPPLIES	30/08/2019	609.00
EF123166	10221	BP AUSTRALIA PTY LTD DIESEL/PETROL SUPPLIES	30/08/2019	26,506.92
EF123167	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	30/08/2019	20,233.02
EF123168	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	30/08/2019	5,965.53
EF123169	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	30/08/2019	145.59
EF123170	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	30/08/2019	3,005.77
EF123171	10287	CENTRELINE MARKINGS LINEMARKING SERVICES	30/08/2019	7,975.00
EF123172	10333	CJD EQUIPMENT PTY LTD HARDWARE SUPPLIES	30/08/2019	8,412.79
EF123173	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	30/08/2019	2,506.96
EF123174	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	30/08/2019	525.72
EF123175	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	30/08/2019	14,447.99
EF123176	10368	COCKBURN WETLANDS EDUCATION CENTRE COMMUNITY GRANT	30/08/2019	134.00
EF123177	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	30/08/2019	10,344.45
EF123178	10456	DATANET SOFTWARE MODIFICATIONS	30/08/2019	2,535.50
EF123179	10459	DAVID GRAY & CO PTY LTD MOBILE GARBAGE BINS	30/08/2019	1,540.00
EF123180	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	30/08/2019	4,286.65
EF123181	10526	E & MJ ROSHER PTY LTD MOWER EQUIPMENT	30/08/2019	6,458.34
EF123182	10528	EASIFLEET VEHICLE LEASE	30/08/2019	1,876.61
EF123183	10535	WORKPOWER INCORPORATED EMPLOYMENT SERVICES - PLANTING	30/08/2019	23,624.31
EF123184	10537	EDART SUPPLIES ART/CRAFT SUPPLIES	30/08/2019	72.49
EF123185	10580	FC COURIERS COURIER SERVICES	30/08/2019	1,523.72
EF123186	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	30/08/2019	7,350.00

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EF123187	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES ESL LEVY & RELATED COSTS	30/08/2019	5,522.79
EF123188	10595	FIVE STAR YAMAHA MOTOR BIKES & PARTS	30/08/2019	142.98
EF123189	10597	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	30/08/2019	65,021.76
EF123190	10611	FORPARK AUSTRALIA PLAYGROUND EQUIPMENT	30/08/2019	9,306.00
EF123191	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	30/08/2019	657.54
EF123192	10655	GHD PTY LTD CONSULTANCY SERVICES	30/08/2019	2,200.00
EF123193	10732	HORIZONS WEST BUS & COACHLINES TRANSPORTATION SERVICES	30/08/2019	1,155.00
EF123194	10740	HYDRO-DYNAMIC MINING SERVICES PTY LTD REPAIRS/MAINTENANCE SERVICES	30/08/2019	770.00
EF123195	10783	JANDAKOT METAL INDUSTRIES PTY LTD METAL SUPPLIES	30/08/2019	1,978.90
EF123196	10787	JANDAKOT ACCIDENT REPAIR CENTRE PANEL BEATING SERVICES	30/08/2019	2,650.10
EF123197	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	30/08/2019	664.18
EF123198	10888	LJ CATERERS CATERING SERVICES	30/08/2019	8,543.36
EF123199	10892	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA SUBSCRIPTION	30/08/2019	3,531.00
EF123200	10896	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE ANALYTICAL SERVICES	30/08/2019	28,420.88
EF123201	10900	LO-GO APPOINTMENTS EMPLOYMENT SERVICES	30/08/2019	5,059.15
EF123202	10913	BUCHER MUNICIPAL PTY LTD PURCHASE OF NEW PLANT / REPAIR SERVICES	30/08/2019	11,908.17
EF123203	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	30/08/2019	829.67
EF123204	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	30/08/2019	3,386.52
EF123205	10944	MCLEODS LEGAL SERVICES	30/08/2019	18,924.66
EF123206	10991	BEACON EQUIPMENT MOWING EQUIPMENT	30/08/2019	11,863.60
EF123207	11028	NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	30/08/2019	360.08
EF123208	11036	NORTHLAKE ELECTRICAL ELECTRICAL SERVICES	30/08/2019	109,862.44
EF123209	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	30/08/2019	660.00
EF123210	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	30/08/2019	642.95
EF123211	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	30/08/2019	3,448.50
EF123212	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	30/08/2019	1,890.35
EF123213	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	30/08/2019	6,755.03
EF123214	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	30/08/2019	128.90
EF123215	11244	RESEARCH SOLUTIONS PTY LTD RESEARCH SERVICES	30/08/2019	9,633.37
EF123216	11248	RICOH AUSTRALIA OFFICE EQUIPMENT	30/08/2019	0.28
EF123217	11308	BOSS INDUSTRIAL FORMALLY SBA SUPPLIES HARDWARE SUPPLIES	30/08/2019	5,950.58
EF123218	11331	SHAWMAC PTY LTD CONSULTANCY SERVICES - CIVIL	30/08/2019	3,850.00
EF123219	11334	SHENTON ENTERPRISES PTY LTD POOL EQUIPMENT/SERVICES	30/08/2019	5,554.22
EF123220	11337	SHERIDAN'S FOR BADGES NAME BADGES & ENGRAVING	30/08/2019	1,069.27
EF123221	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	30/08/2019	522,029.84
EF123222	11449	SPEARWOOD FLORIST ULTIMATE CO PTY LTD FLORAL ARRANGEMENTS	30/08/2019	125.00
EF123223	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	30/08/2019	507.50
EF123224	11469	SPORTS TURF TECHNOLOGY PTY LTD TURF CONSULTANCY SERVICES	30/08/2019	495.00
EF123225	11483	ST JOHN AMBULANCE AUST WA OPERATIONS FIRST AID COURSES	30/08/2019	1,644.00
EF123226	11496	STANLEE HOSPITALITY SUPPLIES CATERING EQUIPMENT/SUPPLIES	30/08/2019	461.32
EF123227	11502	STATE LAW PUBLISHER ADVERTISING SERVICES	30/08/2019	558.70
EF123228	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	30/08/2019	698,792.61
EF123229	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	30/08/2019	1,494.26
EF123230	11642	TRAILER PARTS PTY LTD TRAILER PARTS	30/08/2019	2,856.09
EF123231	11651	TREE WATERING SERVICES TREE WATERING SERVICES	30/08/2019	15,318.00

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EF123232	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	30/08/2019	187.00
EF123233	11667	TURFMASTER FACILITY MANAGEMENT TURF & MOWING SERVICES	30/08/2019	45,480.60
EF123234	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	30/08/2019	1,320.00
EF123235	11701	VIBRA INDUSTRIAL FILTRATION A/ASIA FILTER SUPPLIES	30/08/2019	621.17
EF123236	11702	VILLA DALMACIA ASSOCIATION INC. SPECIAL CLUB ACTIVITIES	30/08/2019	800.00
EF123237	11722	WA HINO SALES & SERVICE PURCHASE OF NEW TRUCKS / MAINTENANCE	30/08/2019	2,108.80
EF123238	11749	WARREN'S EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	30/08/2019	10,395.00
EF123239	11789	WALGA ADVERTISING/TRAINING SERVICES	30/08/2019	3,083.80
EF123240	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	30/08/2019	37,703.73
EF123241	11795	WESTERN POWER STREET LIGHTING INSTALLATION & SERVICE	30/08/2019	41,311.00
EF123242	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	30/08/2019	43,766.41
EF123243	11835	WURTH AUSTRALIA PTY LTD HARDWARE SUPPLIES	30/08/2019	1,265.56
EF123244	11841	YANGEBUP FAMILY CENTRE INC. VENUE HIRE / GRANTS & DONATIONS	30/08/2019	400.00
EF123245	11854	ZIPFORM PRINTING SERVICES	30/08/2019	20,336.22
EF123246	11873	WATTLEUP TRACTORS HARDWARE SUPPLIES	30/08/2019	932.55
EF123247	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS EXCAVATING/EARTHMOVING EQUIPMENT	30/08/2019	6,451.38
EF123248	12028	CITY OF ARMADALE ANIMAL DISPOSAL SERVICES	30/08/2019	209.62
EF123249	12193	SAGE CONSULTING ENGINEERS P/L CONSULTANCY SERVICES - LIGHTING	30/08/2019	3,300.00
EF123250	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	30/08/2019	87,402.83
EF123251	12313	DP'S PUBLISHING PTY LTD ADVERTISING AND PUBLISHING	30/08/2019	4,609.00
EF123252	12394	MP ROGERS & ASSOCIATES PTY LTD CONSULTANCY SERVICES - MARINE	30/08/2019	7,878.60
EF123253	12565	SOUTHERN METRO REGIONAL COUNCIL - LOANS LOAN REPAYMENT	30/08/2019	2,698.94
EF123254	12796	ISENTIA PTY LTD MEDIA MONITORING SERVICES	30/08/2019	1,551.00
EF123255	12883	CONSERVATION VOLUNTEERS AUSTRALIA ENVIRONMENTAL SERVICES	30/08/2019	825.00
EF123256	12998	PLAYRIGHT AUSTRALIA PTY LTD INSPECTION SERVICES - PLAYGROUNDS	30/08/2019	13,568.50
EF123257	12999	SV GLASS PTY LTD GLAZING SERVICES	30/08/2019	544.50
EF123258	13056	CLEANDUSTRIAL SERVICES PTY LTD CLEANING SERVICES	30/08/2019	86,172.62
EF123259	13102	MICHAEL PAGE INTERNATIONAL (AUSTRALIA) PTY LTD EMPLOYMENT SERVICES	30/08/2019	22,426.02
EF123260	13462	ATI-MIRAGE PTY LTD TRAINING SERVICES	30/08/2019	940.50
EF123261	13563	GREEN SKILLS INC EMPLOYMENT SERVICES	30/08/2019	14,441.09
EF123262	13671	WINC AUSTRALIA PTY LTD OFFICE/STATIONERY SUPPLIES	30/08/2019	7,711.42
EF123263	13860	KRS CONTRACTING WASTE COLLECTION SERVICES	30/08/2019	16,236.00
EF123264	13998	AIR & POWER PTY LTD MECHANICAL PARTS	30/08/2019	493.63
EF123265	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	30/08/2019	8,648.20
EF123266	14598	ALF REBOLA THE GOOD GUYS ELECTRICAL GOODS	30/08/2019	544.00
EF123267	14667	APPEALING SIGNS SIGNS	30/08/2019	442.75
EF123268	15109	REPLAS WA PLASTIC PRODUCTS	30/08/2019	9,801.00
EF123269	15271	PLE COMPUTERS PTY LTD COMPUTER HARDWARE	30/08/2019	36.76
EF123270	15393	STRATAGREEN HARDWARE SUPPLIES	30/08/2019	9,133.33
EF123271	15550	APACE AID INC PLANTS & LANDSCAPING SERVICES	30/08/2019	5,458.20
EF123272	15588	NATURAL AREA HOLDINGS PTY LTD WEED SPRAYING	30/08/2019	5,379.21
EF123273	15746	WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	30/08/2019	114.80
EF123274	15850	ECOSCAPE ENVIRONMENTAL CONSULTANCY	30/08/2019	5,073.75
EF123275	15868	CARDNO (WA) PTY LTD CONSULTANCY SERVICES - ENGINEERING	30/08/2019	8,580.00
EF123276	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	30/08/2019	8,232.29

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EF123277	16107	WREN OIL WASTE DISPOSAL SERVICES	30/08/2019	49.50
EF123278	16108	ALTIFORM PTY LTD OUTDOOR FURNITURE	30/08/2019	10,961.50
EF123279	16396	MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	30/08/2019	79,196.35
EF123280	16648	YOUTH AFFAIRS COUNCIL OF WA INC YOUTH AFFAIRS	30/08/2019	275.00
EF123281	16653	COMPLETE PORTABLES PTY LTD SUPPLY & HIRE OF MODULAR BUILDINGS	30/08/2019	302.80
EF123282	16846	ACTION GLASS & ALUMINIUM GLAZING SERVICES	30/08/2019	4,960.84
EF123283	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	30/08/2019	2,814.90
EF123284	16985	WA PREMIX CONCRETE SUPPLIES	30/08/2019	12,574.98
EF123285	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	30/08/2019	2,067.50
EF123286	17553	ALTUS TRAFFIC PTY LTD TRAFFIC CONTROL SERVICES	30/08/2019	6,420.36
EF123287	17555	MAIA FINANCIAL PTY LTD EQUIPMENT LEASE PAYMENTS	30/08/2019	185,095.59
EF123288	17600	LIGHTFORCE ASSET PTY LTD (ERLECTIONS!) GUARD RAILS	30/08/2019	6,665.00
EF123289	17827	NIL SEN (WA) PTY LTD ELECTRICAL SERVICES	30/08/2019	6,395.40
EF123290	17927	SHARYN EGAN ARTISTIC SERVICES	30/08/2019	550.00
EF123291	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	30/08/2019	47.39
EF123292	18512	ANTHONY BEARD CONSULTANCY SERVICES	30/08/2019	400.00
EF123293	18695	MYAREE CRANE HIRE CRANE HIRE	30/08/2019	528.00
EF123294	18734	P & R EDWARDS ENTERTAINMENT SERVICES	30/08/2019	675.00
EF123295	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	30/08/2019	1,988.00
EF123296	18801	FREMANTLE BIN HIRE BIN HIRE - SKIP BINS	30/08/2019	924.00
EF123297	18962	SEALANES (1985) P/L CATERING SUPPLIES	30/08/2019	3,798.26
EF123298	19533	WOOLWORTHS LTD GROCERIES	30/08/2019	4,001.80
EF123299	19541	TURF CARE WA PTY LTD TURF SERVICES	30/08/2019	44,110.00
EF123300	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	30/08/2019	39,491.60
EF123301	19938	ECHELON AUSTRALIA PTY LTD INSURANCE SERVICES	30/08/2019	847.00
EF123302	20000	AUST WEST AUTO ELECTRICAL PTY LTD AUTO ELECTRICAL SERVICES	30/08/2019	30,323.69
EF123303	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	30/08/2019	5,592.53
EF123304	20236	PROTECTION 1 PTY LTD SECURITY SYSTEMS/SERVICES	30/08/2019	7,246.80
EF123305	20321	RIVERJET PTY LTD EDUCTING-CLEANING SERVICES	30/08/2019	22,011.00
EF123306	20631	ID CONSULTING PTY LTD CONSULTANCY SERVICES	30/08/2019	55,990.00
EF123307	21127	JOANNA AYCKBOURN (VOICES IN SINC) INSTRUCTION - SINGING	30/08/2019	1,465.00
EF123308	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	30/08/2019	6,084.10
EF123309	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	30/08/2019	2,920.00
EF123310	21294	CAT HAVEN ANIMAL SERVICES	30/08/2019	1,244.00
EF123311	21371	LD TOTAL SANPOINT PTY LTD LANDSCAPING WORKS/SERVICES	30/08/2019	24,257.27
EF123312	21589	SMALL TREE FARM SPECIALTY TREES	30/08/2019	3,360.50
EF123313	21594	GREENSENSE PTY LTD CONSULTANCY - CLIMATE	30/08/2019	1,498.20
EF123314	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	30/08/2019	2,321.00
EF123315	21665	MMJ REAL ESTATE (WA) PTY LTD PROPERTY MANAGEMENT SERVICES	30/08/2019	14,805.62
EF123316	21678	IANNELLO DESIGNS GRAPHIC DESIGN	30/08/2019	3,432.00
EF123317	21691	ZETTANET PTY LTD INTERNET/WEB SERVICES	30/08/2019	786.67
EF123318	21697	ICT EXPRESS PTY LTD CONSULTANCY SERVICES - IT	30/08/2019	1,595.00
EF123319	21744	JB HI FI - COMMERCIAL ELECTRONIC EQUIPMENT	30/08/2019	5,772.00
EF123320	21747	UNICARE HEALTH WHEELCHAIR HIRE	30/08/2019	579.10
EF123321	21915	ECOWATER SERVICES PTY LTD MAINTENANCE SERVICES - WASTE SYSTEMS	30/08/2019	616.60

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EF123322	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	30/08/2019	1,393.39
EF123323	22106	INTELFIE GROUP SERVICES - DAIP	30/08/2019	6,364.22
EF123324	22337	SEGAFREDO ZANETTI AUST PTY LTD COFFEE & COFFEE MACHINES	30/08/2019	612.33
EF123325	22345	CITY OF SWAN LOCAL GOVERNMENT	30/08/2019	2,963.38
EF123326	22376	BCI SALES PTY LTD BUS SALES, REPAIRS, MAINTENANCE	30/08/2019	143.00
EF123327	22448	CAKES WEST PTY LTD CATERING	30/08/2019	400.26
EF123328	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	30/08/2019	820.69
EF123329	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	30/08/2019	5,108.94
EF123330	22613	VICKI ROYANS ARTISTIC SERVICES	30/08/2019	600.00
EF123331	22624	AUSSIE EARTHWORKS PTY LTD EARTHWORKS	30/08/2019	45,873.30
EF123332	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	30/08/2019	2,781.00
EF123333	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	30/08/2019	62,170.50
EF123334	22752	ELGAS LIMITED GAS SUPPLIES	30/08/2019	864.48
EF123335	22806	PUMA ENERGY (AUSTRALIA) FUELS PTY LTD FUEL SUPPLIES	30/08/2019	101,956.35
EF123336	22859	TOP OF THE LADDER GUTTER CLEANING SERVICES	30/08/2019	2,189.14
EF123337	22864	SUPACOL REFRIGERATION & AIR CONDITIONING AIR CONDITIONING	30/08/2019	2,209.00
EF123338	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	30/08/2019	435.20
EF123339	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	30/08/2019	439.60
EF123340	23253	KOTT GUNNING LEGAL SERVICES	30/08/2019	3,040.19
EF123341	23351	COCKBURN GP SUPER CLINIC LIMITED T/A COCKBURN INTEGRATED HEALTH LEASING FEES	30/08/2019	1,982.02
EF123342	23450	CLEVER DESIGNS UNIFORMS	30/08/2019	1,635.80
EF123343	23457	TOTALLY WORKWEAR FREMANTLE CLOTHING - UNIFORMS	30/08/2019	3,217.90
EF123344	23550	HENRICKS CONSULTING PTY LTD CONSULTANCY SERVICES - HUMAN RESOURCES	30/08/2019	1,400.30
EF123345	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONSTRUCTION SERVICES	30/08/2019	40,528.08
EF123346	23579	DAIMLER TRUCKS PERTH PURCHASE OF NEW TRUCK	30/08/2019	133,632.42
EF123347	23808	QUIK CORP PTY LTD CONTROLLER BOOM KITS	30/08/2019	15,526.39
EF123348	23817	ARUP PTY LTD CONSULTANCY-ENG, PLANNING, DESIGN	30/08/2019	16,301.49
EF123349	24156	MASTEC AUSTRALIA PTY LTD PURCHASE OF NEW BINS	30/08/2019	60,201.37
EF123350	24275	TRUCK CENTRE WA PTY LTD PURCHASE OF NEW TRUCK	30/08/2019	2,335.17
EF123351	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	30/08/2019	561.00
EF123352	24610	ALL FLAGS SIGNS & BANNERS SIGNS, FLAGS, BANNERS	30/08/2019	1,122.00
EF123353	24643	BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRALIA PTY LTD PURCHASE OF LIBRARY TAGS	30/08/2019	18.40
EF123354	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	30/08/2019	3,096.00
EF123355	24736	ZENIEN CCTV CAMERA LICENCES	30/08/2019	24,311.36
EF123356	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L ELECTRICAL SERVICES	30/08/2019	12,469.42
EF123357	24945	N S PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	30/08/2019	2,200.00
EF123358	24974	SCOTT PRINT PRINTING SERVICES	30/08/2019	12,875.40
EF123359	24978	AMBIUS PLANTS SUPPLIES	30/08/2019	1,091.56
EF123360	25002	BRAIN AMBULANCE PTY LTD EDUCATION SERVICES	30/08/2019	4,785.00
EF123361	25063	SUPERIOR PAK PTY LTD VEHICLE MAINTENANCE	30/08/2019	873.60
EF123362	25092	LINKS MODULAR SOLUTIONS PTY LTD SOFTWARE - ANNUAL SUPPORT & UPGRADES	30/08/2019	17,499.15
EF123363	25102	FREMANTLE MOBILE WELDING WELDING SERVICES	30/08/2019	39,472.40
EF123364	25115	FIGG INVESTMENT MANAGEMENT SERVICES	30/08/2019	2,750.00
EF123365	25121	IMAGESOURCE DIGITAL SOLUTIONS BILLBOARDS	30/08/2019	6,098.40
EF123366	25128	HORIZON WEST LANDSCAPE & IRRIGATION P/L LANDSCAPING SERVICES	30/08/2019	1,893.32

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EF123367	25262	CARABINER PTY LTD ARCHITECTURAL SERVICES	30/08/2019	14,133.90
EF123368	25264	ACURIX NETWORKS PTY LTD WIFI ACCESS SERVICE	30/08/2019	7,231.40
EF123369	25418	CS LEGAL LEGAL SERVICES	30/08/2019	9,207.50
EF123370	25586	ENVIROVAP PTY LTD HIRE OF LEACHATE UNITS	30/08/2019	4,867.50
EF123371	25644	DYMOCKS GARDEN CITY PURCHASE OF BOOKS	30/08/2019	359.92
EF123372	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC WELCOME TO THE COUNTRY PERFORMANCES	30/08/2019	800.00
EF123373	25713	DISCUS ON DEMAND THE TRUSTEE FOR DISCUS ON DEMAND UNIT TRUST PRINTING SERVICES	30/08/2019	2,250.91
EF123374	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND INSTALLATION / REPAIRS	30/08/2019	2,623.50
EF123375	25771	INTEGRAL DEVELOPMENT ASSOCIATES PTY LTD TRAINING COURSES	30/08/2019	410.30
EF123376	25813	LG CONNECT PTY LTD ERP SYSTEMS DEVELOPMENT	30/08/2019	13,310.00
EF123377	25822	FIT2WORK.COM.AU MERCURY SEARCH AND SELECTION PTY LTD EMPLOYEE CHECK	30/08/2019	76.78
EF123378	25832	EXTERIA STREET AND PARK INFRASTRUCTURE	30/08/2019	21,219.00
EF123379	25940	LEAF BEAN MACHINE COFFEE BEAN SUPPLY	30/08/2019	1,000.00
EF123380	25962	ALL LINES LINEMARKING SERVICES	30/08/2019	1,540.00
EF123381	26029	AUTOSWEEP WA SWEEPING SERVICES	30/08/2019	4,587.00
EF123382	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	30/08/2019	20,014.50
EF123383	26114	GRACE RECORDS MANAGEMENT RECORDS MANAGEMENT SERVICES	30/08/2019	1,394.89
EF123384	26121	COCKBURN COMMUNITY MEN'S SHED INC FABRICATION SERVICES	30/08/2019	300.00
EF123385	26195	PLAY CHECK CONSULTING SERVICES	30/08/2019	330.00
EF123386	26211	AMCOM PTY LTD INTERNET/DATA SERVICES	30/08/2019	15,732.93
EF123387	26251	HEALING INDIA CREATIVE ARTS FACILITATION SERVICES - WORKSHOPS	30/08/2019	350.00
EF123388	26257	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	30/08/2019	19,472.80
EF123389	26303	GECKO CONTRACTING TURF & LANDSCAPE MAINTENANCE TURF & LANDSCAPE MAINTENANCE	30/08/2019	87,190.65
EF123390	26310	LOCAL GEOTECHNICS CONSULTANCY SERVICES	30/08/2019	10,725.00
EF123391	26314	CPE GROUP TEMPORARY EMPLOYMENT SERVICES	30/08/2019	8,826.83
EF123392	26321	SKATEBOARDING WA SKATEBOARDING CLINICS	30/08/2019	1,100.00
EF123393	26330	KENNARDS HIRE - BIBRA LAKE EQUIPMENT HIRE	30/08/2019	177.00
EF123394	26359	WILSON SECURITY SECURITY SERVICES	30/08/2019	336.51
EF123395	26399	PAPERSCOOT THE TRUSTEE FOR PETERS MORRISON FAMILY TRUST GRAPHIC DESIGN SERVICES	30/08/2019	1,111.00
EF123396	26403	CHE'S POWER GROUP ENGINEERING SOLUTIONS / BACK UP GENERATO	30/08/2019	660.00
EF123397	26418	INTEGRANET TECHNOLOGY GROUP PTY LTD ICT CONSULTANCY SERVICES	30/08/2019	741.68
EF123398	26423	ALPHA PEST ANIMAL SOLUTIONS INVASIVE SPECIES PTY LTD PEST CONTROL SERVICES	30/08/2019	1,078.00
EF123399	26442	BULLANT SECURITY PTY LTD KEY WEST LOCK SERVICE & SALES LOCKSMITH & SECURITY SERVICES	30/08/2019	3,891.23
EF123400	26449	ECO SHARK BARRIER PTY LTD LEASING FEE FOR SHARK BARRIER	30/08/2019	22,250.00
EF123401	26470	SCP CONSERVATION FENCING SERVICES	30/08/2019	7,865.80
EF123402	26486	BIBRA LAKE FABRICATORS PTY LTD FABRICATION SERVICES	30/08/2019	2,640.00
EF123403	26558	HEALTHCARE AUSTRALIA PTY LTD TEMPORARY EMPLOYMENT SERVICES	30/08/2019	139.93
EF123404	26574	EVA BELLYDANCE ENTERTAINMENT - BELLY DANCING	30/08/2019	300.00
EF123405	26588	SOURCE SEPARATION SYSTEMS P/L PROVIDING WASTE AND RECYCLING BINS	30/08/2019	223.29
EF123406	26600	TIMMOTHY KELLY ABORIGINAL CULTURAL DANCING	30/08/2019	600.00
EF123407	26606	ENVIRO INFRASTRUCTURE PTY LTD CONSTRUCTION& FABRICATION	30/08/2019	66,808.21
EF123408	26609	BASICS APPROVAL SERVICES BUILDING SURVEYING	30/08/2019	385.00
EF123409	26614	MARKETFORCE PTY LTD ADVERTISING	30/08/2019	15,274.36
EF123410	26625	ANDOVER DETAILERS CAR DETAILING SERVICES	30/08/2019	688.60
EF123411	26628	THE ESCAPEHUNT EXPERIENCE (PERTH) TEAM BUILDING ACTIVITIES	30/08/2019	750.00

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EF123412	26655	WORLDWIDE PRINTING SOLUTIONS EAST PERTH PRINTING SERVICES	30/08/2019	814.00
EF123413	26669	TURNER DESIGN PTY LTD GRAPHIC DESIGN CONSULTANCY	30/08/2019	2,706.00
EF123414	26709	TALIS CONSULTANTS PTY LTD WASTE CONSULTANCY	30/08/2019	50,580.20
EF123415	26721	QUAD SERVICES PTY LTD CLEANING SERVICES	30/08/2019	18,702.83
EF123416	26724	ARC INFRASTRUCTURE PTY LTD FORMALLY BROOKFIELD RAIL PTY LTD RAILWAY INFRASTRUCTURE	30/08/2019	918.50
EF123417	26732	AMARE SAFETY CLOTHING UNIFORMS	30/08/2019	1,103.60
EF123418	26735	SHANE MCMASTER SURVEYS SURVEY SERVICES	30/08/2019	6,545.00
EF123419	26739	KERB DOCTOR KERB MAINTENANCE	30/08/2019	14,191.65
EF123420	26740	PROSSER TOYOTA AUTOMOTIVE	30/08/2019	15,244.91
EF123421	26745	EMBROIDME MYAREE EMBROIDERY	30/08/2019	854.70
EF123422	26747	BELL-VISTA FRUIT & VEG FRUIT AND VEGETABLES	30/08/2019	375.09
EF123423	26754	INSIGHT CALL CENTRE SERVICES CALL CENTRE SERVICES	30/08/2019	8,282.45
EF123424	26756	TRENCHBUSTERS PTY LTD EARTHMOVING	30/08/2019	360.00
EF123425	26759	METRO FILTERS CANOPY, FLUE AND FANS CLEANING AND FILTE	30/08/2019	39.60
EF123426	26766	JPW EARTHMOVING PTY LTD EARTHMOVING SERVICES	30/08/2019	9,504.00
EF123427	26779	SAFEMASTER SAFETY PRODUCTS PTY LTD SAFETY PRODUCTS	30/08/2019	1,100.00
EF123428	26782	SOFT LANDING RECYCLING SERVICES	30/08/2019	21,480.47
EF123429	26789	RAECO SUPPLIER OF LIBRARY SHELVING AND FURNITU	30/08/2019	85.21
EF123430	26811	ROMERI MOTOR TRIMMERS UPHOLSTERY REPAIR	30/08/2019	400.00
EF123431	26822	CSE CROSSCOM PTY LTD COMMUNICATION EQUIPMENT	30/08/2019	2,336.40
EF123432	26824	WEB KEY IT PTY LTD WEBSITE CONSULTANCY	30/08/2019	1,078.00
EF123433	26831	AFL SPORTS READY LTD EDUCATION & TRAINING	30/08/2019	1,479.71
EF123434	26843	ERGOLINK ERGONOMIC OFFICE FURNITURE	30/08/2019	4,863.62
EF123435	26854	IFAP TRAINING	30/08/2019	1,800.00
EF123436	26883	GTA CONSULTANTS TRANSPORT PLANNING	30/08/2019	3,580.50
EF123437	26888	MEDIA ENGINE GRAPHIC DESIGN, MARKETING, VIDEO PRODUCT	30/08/2019	1,335.00
EF123438	26893	THE BASKETBALL MAN SPORTING GOODS	30/08/2019	165.00
EF123439	26898	SPANDEX ASIA PACIFIC PTY LTD SIGNAGE SUPPLIER	30/08/2019	10,062.92
EF123440	26901	ALYKA PTY LTD DIGITAL CONSULTANCY AND WEB DEVELOPMENT	30/08/2019	1,155.00
EF123441	26903	WOOD & GRIEVE ENGINEERS LTD ENGINEERING	30/08/2019	23,765.50
EF123442	26917	CIRRU NETWORKS PTY LTD IT NETWORK & TELEPHONY SERVICES	30/08/2019	61,099.93
EF123443	26923	WOODLANDS DISTRIBUTORS & AGENCIES PTY LTD RUBBISH COLLECTION EQUIPMENT	30/08/2019	60,695.80
EF123444	26929	ELAN ENERGY MATRIX PTY LTD RECYCLING SERVICES	30/08/2019	1,221.27
EF123445	26938	MAJESTIC PLUMBING PLUMBING SERVICES	30/08/2019	41,188.79
EF123446	26946	AV TRUCK SERVICES PTY LTD TRUCK DEALERSHIP - PURCHASE OF NEW COMPACTOR	30/08/2019	353,591.15
EF123447	26977	THE YOUNG BOXING WOMAN PROJECT TRAINING/MENTORING	30/08/2019	1,750.00
EF123448	26984	COMMERCIAL AQUATICS AUSTRALIA PTY LTD POOL EQUIPMENT	30/08/2019	418.00
EF123449	26985	ACCESS ICON PTY LTD DRAINAGE PRODUCTS	30/08/2019	2,200.00
EF123450	26988	BLADON WA PTY LTD PROMOTIONAL PRODUCTS	30/08/2019	720.50
EF123451	27010	QUANTUM BUILDING SERVICES PTY LTD BUILDING MAINTENANCE	30/08/2019	56,215.47
EF123452	27011	BAILEYS MARINE FUEL AUSTRALIA FUEL	30/08/2019	468.45
EF123453	27015	INTELLI TRAC GPS TRACKING	30/08/2019	2,139.50
EF123454	27026	FIRST ACTION PTY LTD EMERGENCY MANAGEMENT SOLUTIONS	30/08/2019	775.50
EF123455	27027	FRIG TECH WA REFRIDGERATION SERVICES	30/08/2019	1,799.67
EF123456	27031	DOWNER EDI WORKS PTY LTD ASPHALT SERVICES	30/08/2019	27,870.17

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EF123457	27032	WTP AUSTRALIA PTY LTD QUANTITY SURVEYORS	30/08/2019	3,630.00
EF123458	27044	GRAFFITI SYSTEMS AUSTRALIA GRAFFITI REMOVAL & ANTI-GRAFFITI COATING	30/08/2019	6,373.90
EF123459	27059	FRONTLINE FIRE AND RESCUE EQUIPMENT MANUFACTURE-FIRE VEHICLES/EQUIPMENT	30/08/2019	5,196.27
EF123460	27065	WESTBOOKS BOOKS	30/08/2019	4,931.53
EF123461	27069	HART SPORT SPORTS EQUIPMENT	30/08/2019	300.90
EF123462	27072	NORDIC FITNESS EQUIPMENT FITNESS EQUIPMENT	30/08/2019	1,856.00
EF123463	27082	KULBARDI PTY LTD STATIONERY SUPPLIES	30/08/2019	1,744.55
EF123464	27085	SAVILLS PROJECT MANAGEMENT PTY LTD PROJECT MANAGEMENT	30/08/2019	26,225.10
EF123465	27093	MAGNETIC AUTOMATION PTY LTD GATES/BARRIERS	30/08/2019	484.00
EF123466	27131	WEST COAST COMMERCIAL INDUSTRIES LOCKERS	30/08/2019	1,621.86
EF123467	27133	MARINDUST SALES GOAL POSTS	30/08/2019	12,760.00
EF123468	27154	SUEZ RECYCLING & RECOVERY PTY LTD WASTE SERVICES	30/08/2019	20,719.53
EF123469	27161	NEXT POWER SOLAR PANEL	30/08/2019	2,365.00
EF123470	27168	NIGHTLIFE MUSIC PTY LTD MUSIC MANAGEMENT	30/08/2019	522.31
EF123471	27177	INITIAL HYGIENE HYGIENE	30/08/2019	7,610.35
EF123472	27189	HEALTHSTRONG PTY LTD HOME CARE	30/08/2019	1,034.00
EF123473	27198	GREEN PROMOTIONS PTY LTD PROMOTIONAL SUPPLIES	30/08/2019	2,154.90
EF123474	27210	URBAN DESIGN LAB LANDSCAPE DESIGN	30/08/2019	480.00
EF123475	27217	CROTHERS CONSTRUCTION PTY LTD BUILDING CONSTRUCTION SERVICES - PAYMENT CERTIFICATE 9	30/08/2019	243,545.37
EF123476	27227	SURVEY RESULTS SURVEY SERVICES	30/08/2019	1,517.73
EF123477	27241	LANDSCAPE ELEMENTS PTY LTD LANDSCAPING SERVICES	30/08/2019	4,783.90
EF123478	27242	KP ELECTRIC (AUSTRALIA) PTY LTD ELECTRICAL SERVICES	30/08/2019	4,655.48
EF123479	27243	ARJOHUNTLEIGH PTY LTD SUPPLY, REPAIRS HEALTH EQUIPEMNT	30/08/2019	2,366.05
EF123480	27246	VEALE AUTO PARTS SPARE PARTS MECHANICAL	30/08/2019	1,597.70
EF123481	27263	KOMPAN PLAYScape PTY LTD PLAYGROUND EQUIPMENT/PARTS	30/08/2019	5,104.00
EF123482	27274	FORTH CONSULTING PTY LTD ENGINEERING SERVICES	30/08/2019	880.00
EF123483	27275	HOSPITALITY TOTAL SERVICES HOSPITALITY CONSULTANTS	30/08/2019	2,461.25
EF123484	27308	JATU CLOTHING & PPE PTY LTD CLOTHING PPE	30/08/2019	1,217.37
EF123485	27334	WESTCARE PRINT PRINTING SERVICES	30/08/2019	379.50
EF123486	27346	OFFICE LINE FURNITURE OFFICE	30/08/2019	46,854.50
EF123487	27348	MESSAGE MEDIA TELECOMMUNICATIONS	30/08/2019	475.08
EF123488	27351	PROGRAMMED PROPERTY SERVICES PROPERTY MAINTENANCE	30/08/2019	3,101.26
EF123489	27368	SAVI SYSTEMS AUDIO VISUAL SUPPLY AND INSTALLATION	30/08/2019	200.00
EF123490	27374	SOUTHERN CROSS CLEANING COMMERCIAL CLEANING	30/08/2019	10,156.29
EF123491	27376	EXCLUSIVE COMMERCIAL LININGS CEILINGS & WALL LININGS	30/08/2019	396.00
EF123492	27381	FIT FOR LIFE EXERCISE PHYSIOLOGY EXERCISE CLASSES	30/08/2019	5,519.50
EF123493	27384	SIFTING SANDS SAND CLEANING	30/08/2019	8,481.22
EF123494	27392	AXIS MAINTENANCE SERVICES PTY LTD MAINTENANCE	30/08/2019	6,345.31
EF123495	27396	ANKEET MEHTA SPEARWOOD NEWSPAPER ROUND DELIVERY NEWSPAPER DELIVERY	30/08/2019	329.47
EF123496	27400	GRAVITY DISCOVERY CENTRE EDUCATIONAL	30/08/2019	650.00
EF123497	27401	EMPRISE MOBILITY PTY LTD MOBILITY EQUIPMENT	30/08/2019	998.00
EF123498	27423	MECHANICAL PROJECT SERVICES PTY LTD AIRCONDITIONING SERVICES	30/08/2019	5,190.63
EF123499	27437	PB RETICULATION & MAINTENANCE SERVICES PTY LTD IRRIGATION SERVICES	30/08/2019	132.00
EF123500	27455	SITE PROTECTIVE SERVICES CCTV PARTS	30/08/2019	20,350.00
EF123501	27456	SECUREPAY PTY LTD PAYMENT SOLUTIONS	30/08/2019	358.05

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EF123502	27457	BASKETBALL RINGLEADER SPORTS EQUIPMENT	30/08/2019	7,106.00
EF123503	27477	J P PROMOTIONS PTY LTD PROMOTIONAL GOODS	30/08/2019	96.42
EF123504	27482	BILLI AUSTRALIA PTY LTD WATER FILTER TAPS	30/08/2019	338.80
EF123505	27495	BEST CONSULTANTS CONSULTANCY	30/08/2019	550.00
EF123506	27505	DEC THE MALLS PTY LTD DISPALY EQUIPMENT	30/08/2019	7,150.00
EF123507	27507	FACILITIES FIRST AUSTRALIA CLEANING SERVICES	30/08/2019	64,718.67
EF123508	27512	AGENT SALES & SERVICES PTY LTD POOL CHEMICALS	30/08/2019	4,955.94
EF123509	27518	KYOCERA DOCUMENT SOLUTIONS AUSTRALIA PTY LTD PHOTCOPYING MACHINES	30/08/2019	4,905.74
EF123510	27523	ROBERT LAWRENCE TOOHEY HIGH PRESSURE CLEANING	30/08/2019	3,811.50
EF123511	27536	BOLTBLUE WEB & MARKETING GRAPHIC DESIGN	30/08/2019	110.00
EF123512	27539	JASMIN CARPENTRY & MAINTENANCE CARPENTRY	30/08/2019	8,530.50
EF123513	27546	BPA ENGINEERING CONSULTANCY - ENGINEERING	30/08/2019	577.50
EF123514	27560	ARTEM DESIGN STUDIO PTY LTD ARCHITECTURAL SERVICES	30/08/2019	5,775.00
EF123515	27561	TEAMWORKZ TRAINING AND CONSULTANCY TRAINING	30/08/2019	500.00
EF123516	27575	SHRED X SECURE DESTRUCTION DOCUMENT DESTRUCTION	30/08/2019	20.24
EF123517	27587	NEW GROUND WATER SERVICES PTY LTD IRRIGATION/RETICULATION	30/08/2019	8,514.00
EF123518	27596	ALLWEST PLANT HIRE AUSTRALIA PTY LTD PLANT HIRE AND CIVIL CONTRACTING	30/08/2019	3,245.00
EF123519	27617	GALAXY 42 PTY LTD CONSULTANCY - IT	30/08/2019	11,264.00
EF123520	27622	TRUGRADE MEDICAL SUPPLIES MEDICAL SUPPLIES	30/08/2019	1,382.81
EF123521	27626	INTERNATIONAL MARINA CONSULTANTS PTY LTD CONSULTANCY	30/08/2019	2,822.69
EF123522	27635	THREAT PROTECT SECURITY	30/08/2019	66.00
EF123523	27640	RANGE FORD MOTOR VEHICLES	30/08/2019	49,393.31
EF123524	27643	DIAL BEFORE YOU DIG WA LTD DIAL BEFORE YOU DIG	30/08/2019	12,267.20
EF123525	27644	CMAKTECH ICT ENGINEERING & CONSULTING	30/08/2019	9,204.86
EF123526	27646	THE TRUSTEE FOR SAS UNIT TRUST (SITE ARCHITECTURE STUDIO) ARCHITECTURAL SERVICES	30/08/2019	30,518.40
EF123527	27652	AREA 5 FOOTBALL PTY LTD TRAINING - FOOTBALL	30/08/2019	3,300.00
EF123528	27657	POSITIVE BALANCE MASSAGE MASSAGE THERAPY	30/08/2019	380.00
EF123529	27660	FUTURE POWER WA PTY LTD ELECTRICAL	30/08/2019	129,940.00
EF123530	27662	HOME NURSE MANDURAH PTY LTD NURSING SERVICES	30/08/2019	2,299.00
EF123531	27672	SMART WASTE SOLUTIONS AUSTRALIA PTY LTD WASTE DISPOSAL EQUIPMENT	30/08/2019	27,330.59
EF123532	27676	BLUE FORCE PTY LTD SECURITY SERVICES	30/08/2019	119.07
EF123533	27684	JANI MURPHY PTY LTD TRAINING	30/08/2019	5,181.66
EF123534	27695	QTM PTY LTD TRAFFIC MANAGEMENT	30/08/2019	37,289.71
EF123535	27697	DIME NOMINEES PTY LTD EDUCATION PRESENTATIONS	30/08/2019	1,100.00
EF123536	27700	IREDALE PEDERSEN HOOK ARCHITECTS PTY LTD ARCHITECTURAL SERVICES	30/08/2019	3,388.00
EF123537	27710	RELAY CONTROLS ELECTRICAL SERVICES	30/08/2019	1,952.50
EF123538	27719	PULSE LOCATING CABLE LOCATIONS	30/08/2019	7,306.75
EF123539	27720	BJ SYSTEMS SECURITY SERVICES	30/08/2019	529.21
EF123540	27721	TIMOTHY GRACE FACILATATOR	30/08/2019	405.00
EF123541	27722	METRA AUSTRALIA SOFTWARE	30/08/2019	2,236.03
EF123542	27725	UNIVERSAL MARINA SYSTEMS MARINA CONSTRUCTION	30/08/2019	67,951.28
EF123543	27726	JDSI CONSULTING ENGINEERS PTY LTD CONSULTANCY - ENGINEERING	30/08/2019	1,689.60
EF123544	27728	TASTE BUDD'S COOKING STUDIO WORKSHOPS, CATERING	30/08/2019	1,650.00
EF123545	27731	ALAN ROSS ARCHITECTS PTY LTD ARCHITECTURAL SERVICES	30/08/2019	3,250.01
EF123546	27733	MIDNIGHT TUESDAY ARTISTIC	30/08/2019	7,260.00

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EF123547	27744	SWITCHED ON SENIORS TRAINING I-PAD USAGE	30/08/2019	400.00
EF123548	27745	VTP ENGINEERING	30/08/2019	350.00
EF123549	27756	ENGINEERING - STRUCTURAL QMW (WA) PTY LTD	30/08/2019	8,563.50
EF123550	27757	MANUFACTURE MINING, FORESTRY EQUIP GROUND SUPPORT SYSTEMS (AUST)	30/08/2019	3,060.75
EF123551	27759	SHORING EQUIPMENT THE DIGITAL FACTORY	30/08/2019	2,623.50
EF123552	27763	VIDEO PRODUCTION ANT ENERGY SOLUTIONS	30/08/2019	30,222.50
EF123553	27764	CONSULTANCY ENERGY DESIGN OUT CRIME AND CPTED CENTRE	30/08/2019	1,925.00
EF123554	27765	CONSULTANCY SECURITY DOTMALL	30/08/2019	4,995.00
EF123555	27768	BBQ'S Y RESEARCH PTY LTD	30/08/2019	5,500.00
EF123556	27770	MARKETING PLANET HONDA MOTORCYCLES	30/08/2019	169.80
EF123557	27773	MOTOBIKE RIDING EQUIPMENT THE LISTER SPECIALIST PTY LTD	30/08/2019	20,493.00
EF123558	27776	PUMPS/EQUIPEMT URBAN RESOURCES PTY LTD	30/08/2019	7,946.40
EF123559	27783	HIRE PALNT & EQUIPMENT CADGROUP AUSTRALIA PTY LTD	30/08/2019	3,410.00
EF123560	27789	SOFTWARE HARCOURTS REALTY PLUS	30/08/2019	60.00
EF123561	27794	REAL ESTATE SALES AND LEASING DOMUS NURSERY	30/08/2019	1,784.98
EF123562	27796	PLANT NURSERY BEDSHED O'CONNOR	30/08/2019	1,378.00
EF123563	27801	BEDS, MATTRESSES TRANSPONDER TECHNOLOGIES PTY LTD	30/08/2019	5,996.10
EF123564	27805	FUEL MANAGEMENT SYSTEMS SKYWARD ROOFING SERVICES PTY LTD	30/08/2019	434.50
EF123565	27811	ROOFING LEADING EDGE MOTORCYCLE SPORT	30/08/2019	500.00
EF123566	27818	TRAINING MOTORBIKE/MOTORCROSS MODUS COMPLIANCE PTY LTD	30/08/2019	2,376.00
EF123567	23250	CONSULTANCT ENGINEERING DEPARTMENT OF PLANNING, LANDS & HERITAGE	30/08/2019	5,603.00
EF123568	88888	DAP APPLICATIONS & DAP FEES EVERSWELL PTY LTD	30/08/2019	8,000.00
EF123569	88888	BOND REFUND STOCKLAND DEVELOPMENT	30/08/2019	29,620.79
EF123570	88888	BOND REFUND AURIAL COLENDO	30/08/2019	1,000.00
EF123571	88888	BOND REFUND JOHN JOSEPH PURCELL	30/08/2019	1,000.00
EF123572	88888	BOND REFUND WATTLEUP ROAD DEVELOPMENT TRUST	30/08/2019	78,000.00
EF123573	99997	BOND REFUND PORT COOGEE COMMUNITY ASSOCIATION	30/08/2019	493.90
EF123574	99997	DONATION ELLIOTT JAMES HODDER	30/08/2019	280.00
EF123575	99997	REFUND REQUEST - E HODDER LYNSEY DUFF	30/08/2019	45.00
EF123576	99997	GRANTS, DONATIONS & REFUNDS DAVID LEWIS	30/08/2019	50.00
EF123577	99997	COMPOST BIN REBATE - D LEWIS DARREN BASSETT	30/08/2019	50.00
EF123578	99997	COMPOST BIN REBATE - DARREN BASSETT CARMEL FEATHERSTONE	30/08/2019	120.00
EF123579	99997	VOLUNTEER RE-IMBURSEMENT C FEATHERSTONE JANDAKOT BUSHFIRE BRIGADE	30/08/2019	2,000.00
EF123580	99997	INVOICE 286 GEMMA BOCHAT	30/08/2019	44.00
EF123581	99997	GRANTS, DONATIONS & REFUNDS COMMUNITY OF AUBIN GROVE	30/08/2019	600.60
EF123582	99997	DELEGATED AUTHORITY LGACS7 HELEN WINTON	30/08/2019	200.00
EF123583	99997	SENIOR SECURITY SUBSIDY SCHEME JAMES MCALINDON	30/08/2019	100.00
EF123584	99997	SENIOR SECURITY SUBSIDY SCHEME ALESSANDRO DI TULLIO	30/08/2019	300.00
EF123585	99997	SENIOR SECURITY SUBSIDY SCHEME FAYE MCLEOD	30/08/2019	300.00
EF123586	99997	SENIOR SECURITY SUBSIDY SCHEME LYN DEVLIN	30/08/2019	100.00
EF123587	99997	SENIOR SECURITY SUBSIDY SCHEME SHARON STEWART	30/08/2019	200.00
EF123588	99997	SENIOR SECURITY SUBSIDY SCHEME BARTON CLARKE	30/08/2019	100.00
EF123589	99997	SENIOR SECURITY SUBSIDY SCHEME BRIAN STEPHENS	30/08/2019	80.00
EF123590	99997	SENIOR SECURITY SUBSIDY SCHEME HUGH FRENCH	30/08/2019	200.00
EF123591	99997	SENIOR SECURITY SUBSIDY SCHEME JULIE BROWN	30/08/2019	300.00
		SENIOR SECURITY SUBSIDY SCHEME		

Payment Ref.	Account No.	Account/Payee	Date	\$ Value
EF123592	99997	COOGEE PRIMARY SCHOOL COOGEE PRIMARY DONATION ACS7	30/08/2019	231.00
EF123593	99997	NEWTON PRIMARY NETON PRIMARY ACS7	30/08/2019	463.60
EF123594	99997	EDGE PEOPLE MANAGEMENT INVOICE 13107	30/08/2019	102.30
EF123595	99997	JENNIFER MAK - DOVES OF LOVE DOVES OF LOVE - INVOICE 445	30/08/2019	250.00
EF123596	99997	GWEN BURTON EQUIPMENT PURCHASED BY THE CLIENT	30/08/2019	495.00
EF123597	99997	JARRED GLOSSOP GRANTS, DONATIONS & REFUNDS	30/08/2019	45.00
EF123598	99997	THENUJA GURUGE CROSSOVER REBATE - THENUJA GURUGE	30/08/2019	300.00
EF123599	99997	TIAH HAYNES CROSSOVER REBATE - TIAH HAYNES	30/08/2019	300.00
EF123600	99997	KATHRYN MITCHELL UNSPENT HOME CARE FUNDS	30/08/2019	1,661.27
EF123601	99997	COOGEE BEACH PROGRESS ASSOCIATION DELEGATED AUTHORITY LGACS7	30/08/2019	556.00
EF123602	99997	ROBERTA BUNCE REIMBURSEMENT FOR LUNCH	30/08/2019	48.84
EF123603	99997	JEANS FOR GENES JEANS FOR GENES - SUPPORTER NO. 0220877	30/08/2019	574.90
EF123604	99997	COOGEE BEACH SURF LIFE SAVING CLUB INC. SMALL EVENTS SPONSORSHIP	30/08/2019	1,055.00
EF123605	99997	DAVID MCARTHUR GRANTS, DONATIONS & REFUNDS	30/08/2019	90.00
EF123606	99997	ROBERT DE BONI CROSSOVER CONTRIBUTION - REBERT DE BONI	30/08/2019	300.00
EF123607	99997	NANCY AULT WATER WISE REBATE - NANCY AULT	30/08/2019	500.00
EF123608	99997	CHRISTIAN WEEKS COMPOST BIN REBATE - CHRISTIAN WEEKS	30/08/2019	50.00
EF123609	99997	ATO DIRECT CREDIT ACCOUNT PRN/REF NO: 553003747092786921	30/08/2019	926.75
EF123610	99997	ELIZABETH HEAD/DUNCAN COMPOST BIN REBATE - E HEAD/DUNCAN	30/08/2019	50.00
EF123611	99997	BD & J COOMER COMPOST BIN REBATE - J COOMER	30/08/2019	50.00
EF123612	99997	BRYAN & RACHEL WILLIAMS COMPOST BIN REBATE	30/08/2019	45.00
EF123613	99997	DEPARTMENT OF HUMAN SERVICES DEPARTMENT OF HUMAN SERVICES	30/08/2019	234.63
EF123614	99997	OUR COMMUNITY PTY LTD SUBSCRIPTION - SMARTYGRANTS 2019/2020	30/08/2019	12,500.00
EF123615	99997	LIBERTY NETBALL CLUB BRENDA CARRALL SPORTS EQUIP GRANT #112	30/08/2019	319.37
EF123616	99997	COCKBURN CRICKET CLUB GABE PUCA SPORTS EQUIP GRANT #114	30/08/2019	1,000.00
EF123617	99997	JANDAKOT PARK CRICKET CLUB MARIO BAEI SPORTS EQUIP GRANT #115	30/08/2019	1,000.00
EF123618	99997	JANDAKOT JETS JUNIOR FOOTBALL CLUB LEIT MCWG 2019/8479177	30/08/2019	2,940.00
EF123619	99997	SPEARWOOD DALMATINAC SPORT AND COMMUNITY MAJOR CAPITAL WORKS MASTER PLAN	30/08/2019	21,015.50
EF123620	99997	E HAMLEY UNSPENT HOME CARE FUNDS - E HAMLEY	30/08/2019	1,119.25
EF123621	99997	BRETT TODHUNTER COMPOST BIN REBATE - BRETT TODHUNTER	30/08/2019	44.00
EF123622	99997	JOANNE EDGAR CROSSOVER CONTRIVUTION - JOANNE EDGAR	30/08/2019	300.00
EF123623	99997	CHAE BYRNE COMPOST BIN REBATE - CHAE BYRNE	30/08/2019	50.00
EF123624	99997	ANDREW GRIMA GRANTS, DONATIONS & REFUNDS	30/08/2019	119.00
EF123625	99997	THUNDER ENTERTAINMENT T/A HI-NRG INVOICE NUMBER 000057	30/08/2019	500.00
EF123626	99997	CAREE WYLDER WATER WISE REBATE - C WYLDER	30/08/2019	500.00
EF123627	99997	AMY PRICE COMPOST BIN REBATE - AMY PRICE	30/08/2019	50.00
EF123628	99997	GEOFFREY PETER HEALY HIGH RISK WORK LICENCE	30/08/2019	71.95
EF123629	99997	PHILLIP LYONS SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123630	99997	NORMAN COCKERTON SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123631	99997	MARIA FONTI BONESE SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123632	99997	MARIA MCGAIRY SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	100.00
EF123633	99997	FRANCES DAVIES SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	100.00
EF123634	99997	GLENIS GILL SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	80.00
EF123635	99997	LYNETTE FRADL SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123636	99997	HELDER ENCARNACAO SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00

Payment Ref.	Account No.	Account/Payee	Date	\$ Value
EF123637	99997	ALYSON RIDDELL SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	80.00
EF123638	99997	LYNETTE LE COMTE SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123639	99997	JEAN SHIELDS SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123640	99997	WADE HUGHS SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123641	99997	EDWARD HORSEMAN SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	300.00
EF123642	99997	PING WANG SENIOR SECURITY SUBSIDY SCHEME	30/08/2019	200.00
EF123643	99997	JANDAKOT BUSHFIRE BRIGADE INVOICE NUMBER: 285	30/08/2019	571.82
EF123644	99997	BEIER, MELODY & CHRISTOPHER FEE REIMBURSEMENT - MELODY BEIER	30/08/2019	336.00
EF123645	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123646	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	11,439.09
EF123647	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123648	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	4,509.66
EF123649	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123650	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123651	26696	CHAMONIX TERBLANCHE MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123652	27326	MICHAEL SEPAROVICH MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123653	27327	CHONTELLE SANDS MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,639.83
EF123654	27475	LARA KIRKWOOD MONTHLY COUNCILLOR ALLOWANCE	30/08/2019	2,763.22
EF123655	99996	CHRISTOPHER DYER RATES REFUND	30/08/2019	30.00
EF123656	99996	GHD PTY LTD RATES REFUND	30/08/2019	184.00
EF123657	99996	VENTURA HOMES PTY LTD RATES REFUND	30/08/2019	782.33
EF123658	99996	OFFICE OF STATE REVENUE RATES REFUND	30/08/2019	98.38
EF123659	99996	DEPARTMENT OF HOUSING RATES REFUND	30/08/2019	11,617.48
EF123660	99996	CASEY ELISE REEVE RATES REFUND	30/08/2019	25.00
EF123661	99996	RHEANNA FAIRHEAD RATES REFUND	30/08/2019	77.50
EF123662	99996	LUKE MARTIN RATES REFUND	30/08/2019	1,130.00
EF123663	99996	ANDREW MISKELL RATES REFUND	30/08/2019	150.00
EF123664	99996	KERRY GOODES RATES REFUND	30/08/2019	100.00
EF123665	99996	HOMEBUYERS CENTRE PTY LTD RATES REFUND	30/08/2019	531.88
EF123666	99996	RACHEL ALFORD RATES REFUND	30/08/2019	1,418.43
EF123667	99996	CLARE HUMPRHRIES RATES REFUND	30/08/2019	2,881.30
EF123668	99996	GOLDMASTER ENTERPRISES RATES REFUND	30/08/2019	385.38
EF123669	99996	HELEN MERRYFULL RATES REFUND	30/08/2019	1,576.77
EF123670	99996	KAREN PRYCE-HOWELLS RATES REFUND	30/08/2019	2,000.00
EF123671	99996	PETER HORN RATES REFUND	30/08/2019	1,800.00
EF123672	99996	OFFICE OF STATE REVENUE RATES REFUND	30/08/2019	125.57
EF123673	99996	NATHAN HENRY SLAWINSKI RATES REFUND	30/08/2019	2,000.00
EF123674	99996	CHRISTOPHER DI RUSSON RATES REFUND	30/08/2019	4,180.28
EF123675	99996	SU PIN LAY RATES REFUND	30/08/2019	155.19
EF123676	99996	ALICE SMITH RATES REFUND	30/08/2019	1,561.34
EF123677	99996	JUSTIN STUART LIPPLE RATES REFUND	30/08/2019	1,568.35
EF123678	99996	AARON L ALEXANDER RATES REFUND	30/08/2019	499.89
EF123679	99996	OFFICE OF STATE REVENUE RATES REFUND	30/08/2019	380.34
EF123680	10047	ALINTA ENERGY NATURAL GAS & ELECTRCITY SUPPLY	30/08/2019	14,082.45
EF123681	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	30/08/2019	35,519.80

Payment Ref.	Account No.	Account/Payee	Date	\$ Value
EF123682	12025	TEL STRA CORPORATION COMMUNICATIONS SERVICES	30/08/2019	21,315.11
EF123683	11758	WATER CORP UTILITY ACCOUNT ONLY WATER USAGE / SUNDRY CHARGES	30/08/2019	35,519.13
EF123684	11760	WATER CORPORATION SEWER EASEMENT	30/08/2019	19,178.48
EF123685	99997	FDC FDC PAYMENT WE 25/08/2019	29/08/2019	54,429.24
EF123686	99997	IHC IHC PAYMENT W7E 25/08/2019	29/08/2019	21,760.74
TOTAL OF 633 EFT PAYMENTS				9,532,349.11
LESS CANCELLED PAYMENTS:				
EF122552		XINHUL CAO	7/08/2019	-300.00
EF122490		NICHOLAS MARCHESE	7/08/2019	-50.00
EF122504		CSDA OFFICIAL DEVELOPMENT	7/08/2019	-227.70
EF123137		SUSANNE MORGAN	28/08/2019	-839.61
PAYMENT LIST TOTAL				9,530,931.80
BANK FEES AND CREDIT CARD PAYMENTS:				
		BANK FEES		221.91
		MERCHANT FEES COC		92,880.85
		MERCHANT FEES MARINA		1,044.32
		MERCHANT FEES ARC		4,896.11
		MERCHANT FEES VARIOUS OUT CENTRES		6,688.31
		NATIONAL BPAY CHARGE		11,148.16
		RTGS/ACLR FEE		
		NAB TRANSACT FEE		1,840.80
		MERCHANDISE / OTHER FEES		
		CBA CREDIT CARD PAYMENT		83,960.18
				202,680.64
PAYROLL PAYMENTS:				
		COC04/08/19 Pmt 000142899871 City of Cockburn	7/08/2019	1,331,213.39
		COC04/08/19 Pmt 000142909255 City of Cockburn	7/08/2019	571.15
		COC08/08/19 Pmt 000143075523 City of Cockburn	9/08/2019	17,341.59
		COC13/08/19 Pmt 000143573751 City of Cockburn	19/08/2019	2,143.61
		COC04/08/19 Pmt 000143758918 City of Cockburn	21/08/2019	1,346,049.73
		COC21/08/19 Pmt 000143829335 City of Cockburn	22/08/2019	10,102.45
		COC23/08/19 Pmt 000143908579 City of Cockburn	23/08/2019	361.19
		COC20/08/19 Pmt 000144060121 City of Cockburn	27/08/2019	2,976.36
				2,710,759.47
TOTAL PAYMENTS				12,444,371.91

AUGUST CREDIT CARD BREAKDOWN	
ALEXANDRA K MORTON	1,314.00
ALISON WATERS	808.66
ANDREW LEFORT	122.15
ASANKA VIDANAGE	191.01
BENJAMIN ROSER	179.67
CHERIE CABLE	1,044.57
CHRISTOPHER BEATON	266.47
CLIFF MCKINLEY	2,358.25
COLLEEN MILLER	353.70
COURTNEE THOMSON	15,493.69
DEAN BURTON	99.00
KAROLINE JAMIESON	295.00
LEAH NAPIER	1,622.17
LINDA SEYMOUR	3,979.57
LINDA WALKER	848.60
MARIE LA FRENAS	1,009.90
MICHAEL EMERY	148.10
MIRANDO RADJA	192.50
MISS JESSICA DONALD	1,954.22
MR ANTONIO NATALE	977.60
MR BRETT FELLOWS	734.63
MR BRETT MCEWIN	3,420.94
MR C MACMILLAN	941.10
MR CHARLES SULLIVAN	343.45
MR CLIFFORD RYAN	1,578.33
MR CLIVE J CROCKER	928.11
MR D VICKERY	291.82
MR DANIEL ARNDT	5,884.00
MR DONALD M GREEN	2,526.08
MR GLEN WILLIAMSON	827.00
MR GLENN PETHICK	1,347.59
MR JOHN WEST	1,029.30
MR MICHAEL HAYNES	718.82
MR NELSON MAURICIO	915.00
MR NICHOLAS JONES	1,196.45
MR PAUL HOGAN	679.40
MR PAUL J DE BRUIN	1,224.54
MR S ATHERTON	828.10
MR S PALMER	1,333.99
MR STEPHEN G CAIN	16.20
MRS GLORIA ASKANDER	368.20
MRS J KIURSKI	34.80
MRS JULIE MCDONALD	1,589.04
MRS KIM HUNTER	1,103.95
MRS S SEYMOUR-EYLES	1,557.88
MRS SANDRA TAYLOR	300.00
MRS SARAH KAHLE	79.67
MRS SHARON STILL	1,958.00
MS BARBARA FREEMAN	1,557.20
MS CAROLINE LINDSAY	977.86
MS DONNA JORDAN	77.00
MS GAIL M BOWMAN	1,149.45
MS JILL ZUMACH	157.90
MS MICHELLE CHAMPION	434.21
MS NICOLA JANE LEDGER	1,825.77
MS NICOLE CAMARDA	990.74
MS PENELOPE PRICE	3,948.63
MS SAMANTHA BARON	316.96
MS SANDRA EDGAR	1,010.62
MS SIMONE SIEBER	2,971.50
STEVEN JOHN ELLIOT	430.88
STUART DOWNING	1,096.24
Grand Total	83,960.18

AUGUST BREAKDOWN - STEPHEN CAIN			
MR STEPHEN G CAIN	Amount	Account Number	Narration
RAINES SQUARE	16.20	GL116-6304	Parking - tour Bankwest

15.2 STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - AUGUST 2019

Author(s) N Mauricio

Attachments 1. Statement of Financial Activity - August 2019 [↓](#)

RECOMMENDATION

That Council:

- (1) adopt the Statement of Financial Activity and associated reports for August 2019, as attached to the Agenda; and
- (2) amend the 2019-20 Municipal Budget in accordance with the detailed schedule attached as follows:

Revenue	2,592,101	Decrease
Operating Expenditure	259,855	Increase
Capital Expenditure	185,201	Increase
Transfers from Reserves	(3,037,157)	Increase
Net impact on Municipal budget surplus	Nil	

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

Background

Local Government (Financial Management) Regulations 1996 prescribe 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:–

1. Details of the composition of the closing net current assets (less restricted and committed assets);
2. Explanation for each material variance identified between YTD budgets and actuals; and
3. 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 two 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 "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 variances within monthly financial reporting and Council adopted at the July 2019 meeting to set a materiality threshold of \$300,000 for the 2019/20 financial year. Detailed analysis of budget variances is an ongoing exercise, with necessary budget amendments either submitted to Council each month via this standing agenda item or included in the City's mid-year budget review, as required by legislation.

Submission

N/A

Report

Opening Funds

The City brought forward \$12.41 million in opening funds from the previous year (subject to audit), which included \$8.78 million of municipal funding committed to carried forward works and projects. The remaining uncommitted \$3.63 million was \$1.63 million above the \$2.0 million surplus estimate in the 2019-20 adopted budget. The additional \$1.63 million was transferred to the Major Buildings Reserve (in line with Council policy to transfer such funds to reserves).

Closing Funds

The City's actual closing funds position for the month of \$116.82 million was \$13.82 million up on the YTD budget. This result includes the annual rates revenue raised in July on an accrual basis and also reflects budget variances across the operating and capital programs as further detailed in this report.

The 2019-20 revised budget is currently showing a closing surplus of \$12,773 (unchanged from the adopted budget), although an increase of \$54,475 last month to \$67,248 is yet to be applied.

Operating Revenue

Operating revenue of \$116.3 million was under the YTD budget by \$0.59 million. A significant portion of the City's operating revenue is brought to account in July each year upon the issue of the annual rates

notices. The remaining revenue, largely comprising service fees, operating grants, contributions and interest earnings, flows relatively uniformly over the remainder of the year.

The following table summarises 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	104.06	104.34	(0.28)	107.68
Specified Area Rates	0.49	0.44	0.05	0.49
Fees & Charges	8.30	8.09	0.22	29.36
Operating Grants & Subsidies	1.98	2.70	(0.71)	13.20
Contributions, Donations, Reimbursements	0.23	0.16	0.07	1.22
Interest Earnings	1.24	1.17	0.07	5.14
Total	116.30	116.89	(0.59)	157.10

Material variance identified for the month included:

- Operating Grants & Subsidies (\$0.71 million below YTD budget)
 - The 2019-20 FAGS funding is down \$0.55 million due to the advance payment made in June 2019. This was quarantined into the City's reserves and the 2019-20 budget will be recalibrated to reflect the reduced revenue and compensating transfer from reserves.

Operating Expenditure

Operating expenditure of \$22.66 million was under the YTD budget by \$1.87 million.

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	7.55	8.82	1.27	57.41
Employee Costs - Indirect	0.11	0.16	0.05	1.58
Materials and Contracts	6.36	7.27	0.90	40.87
Utilities	0.77	0.96	0.19	5.72
Interest Expenses	0.00	0.00	0.00	0.62
Insurances	1.01	1.03	0.02	1.56
Other Expenses	1.31	1.18	(0.13)	11.15
Depreciation (non-cash)	5.62	5.63	0.01	33.71
Amortisation (non-cash)	0.19	0.19	0.00	1.14
Internal Recharging-CAPEX	(0.27)	(0.70)	(0.43)	(1.52)
Total	22.66	24.52	1.87	152.24

- Employee Costs – Direct (\$1.27 million under budget):
 - No material variance identified in any business area.
- Material and Contracts (\$0.90 million under budget):
 - Parks maintenance was showing an underspent of \$0.54 million, but this is generally expected during winter;
 - Environmental management was also underspent by \$0.39 million given the winter period;
 - Waste collection is showing a \$0.563 million YTD overspend, but this is due to an incorrectly budgeted cash flow for SMRC gate fees. These will cease from 30 September (as per COC/SMRC agreement), however the cash flow is currently spread over 12 months. This will be adjusted for next month.

- Internal Recharging - \$0.43 million below YTD budget):
 - The cash flow budget for internal landfilling charges is down \$0.45 million but this is also caused by the annualisation of recovery charges, rather than factoring in lower costs to 30 September and higher costs post SMRC. This will be adjusted for next month.

Capital Expenditure

The City's adopted capital budget of \$43.38 million has increased to \$70.70 million, primarily due to the addition of carried forward works and projects last month.

To the end of the month, actual spending of \$3.07 million was under the YTD budget setting by \$1.55 million.

The following table details this budget variance by asset class:

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	Revised Budget \$M	Commit Orders \$M
Roads Infrastructure	0.20	0.23	0.03	25.57	1.61
Drainage	0.05	0.06	0.01	2.32	0.11
Footpaths	0.18	0.18	(0.00)	2.03	0.03
Parks Infrastructure	0.69	1.09	0.40	11.68	2.54
Landfill Infrastructure	0.08	0.12	0.04	0.53	0.11
Freehold Land	0.00	0.00	0.00	2.50	0.00
Buildings	0.79	1.06	0.27	17.08	2.56
Furniture & Equipment	0.01	0.02	0.01	0.03	0.01
Information Technology	0.12	0.67	0.55	2.35	0.46
Plant & Machinery	0.82	0.93	0.11	5.23	0.21
Marina Infrastructure	0.13	0.27	0.14	1.39	0.10
Total	3.07	4.63	1.55	70.70	7.74

Significant project budget variances recorded for the month are detailed below:

- Parks Infrastructure (under by \$0.40 million):
 - No single parks project registered a material variance, although the carried forward budget of \$0.24 million for in-

kind works at the Calleya Estate oval in Treeby is yet to be expended.

- Information Technology (under by \$0.55 million):
 - A number of IT related software and hardware initiatives made up this variance, with none individually over the materiality reporting threshold.

Capital Funding

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

Material variances for the month included:

- Non-Operating Grants and Subsidies (under YTD budget by \$1.92 million):
 - Several completed roads projects are awaiting their capital grants, mainly Spearwood Avenue Bridge at \$1.20 million and Spearwood Avenue Duplication (Beeliar Drive to Barrington Street) at \$0.49 million.
- Non-Government Contributions (under by \$0.83 million):
 - Funding of \$0.32 million for the Jandakot Volunteer Bush Fire Brigade building is yet to be received (this is state funding not properly classified).
- Developer Contribution Area (DCA) cash contributions were collectively ahead of YTD budget by \$0.28 million.

Reserve Transfers

- Transfers from reserves of \$8.81 million were \$4.76 million over YTD budget.
 - This variance is primarily due to the movement of \$6.46 million in grant funding across financial years using financial reserves as the vehicle. This is a necessary practice as current Accounting Standards require grant revenue to be recognised in the year when it is received, rather than the year when the related purpose or project is delivered. The City's budget will be updated in due course to reflect the impact of this accounting treatment.

- Transfers from the Carried Forward Projects Reserve were down \$1.06 million against YTD budget, with this reserve used to manage the municipal funding for completing carried forward projects from prior years.
- Transfers to financial reserves of \$2.29 million were \$0.18 million over the YTD budget.
 - Variance is primarily due to the higher level of DCA developer contributions received and reserved (extra \$0.27 million).

Cash & Investments

The closing cash and financial investment holding at month's end totalled \$214.71 million, well up from \$169.25 million the previous month due to the cash flow from annual rates collection. \$136.36 million of this balance was held for the City's financial reserves (down from \$139.84 million last month). The remaining \$78.35 million represented municipal funds available to cover short term liquidity requirements for the remainder of the financial year.

Investment Performance, Ratings and Maturity

The City's investment portfolio yielded a weighted annualised return of 2.27 percent for the month (down from 2.53% last month). This outperformed the City's target rate of 2.10 percent (RBA cash rate of 1.00 percent plus 1.10 percent performance margin) by 0.17 percent. Interest earnings on the investment portfolio were \$0.72 million, outperforming the YTD budget by \$0.02 million.

The cash rate was most recently cut at the July 2019 meeting of the Reserve Bank of Australia (RBA) by 25bp to 1.00 per cent. The minutes from the September 2019 meeting indicate the RBA's expectation for an extended period of low interest rates to assist achieve employment and inflation targets and that it is prepared to ease rates further if needed. Financial markets are currently indicating another cut in interest rates before the end of the calendar year (most likely in October) due to the prevailing economic conditions. Given this scenario, the City's interest revenue budget for 2019-20 of \$4.4 million may need to be revised downwards by up to \$0.5 million. This will be monitored and further evaluated during the mid-year budget review.

The majority of the City's investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian and foreign owned banks. All current investments are consistent with what's allowed under Council's Investment Policy, other than those made under previous statutory provisions and grandfathered by the updated legislation. These are in

Australian reverse mortgage funds having a face value of \$2.575m and book value of \$1.0m (net of an impairment provision), with attractive interest coupons being paid on all three holdings.

The City's TD investments fall within the following Standard and Poor's short term risk rating categories. During the month, the A-2 holding was relatively unchanged (dropping from 55.0 percent to 53.0 percent). This holding remains within the policy limit of 60 percent, with all other policy compliance requirements also being met by the portfolio:



Figure 1: Portfolio allocations compared to Investment Policy limits

Given the outlook for future interest rates, the current investment strategy aims to secure the best rate on offer for the longest possible period, subject to cash flow planning and investment policy requirements.

The City's TD investment portfolio duration as at 31 August was 183 days (up from 156 days last month). The maturity profile of the City's TD investments is graphically depicted below, showing adequate maturities across the next seven months to meet liquidity requirements (at least \$15 million each month):

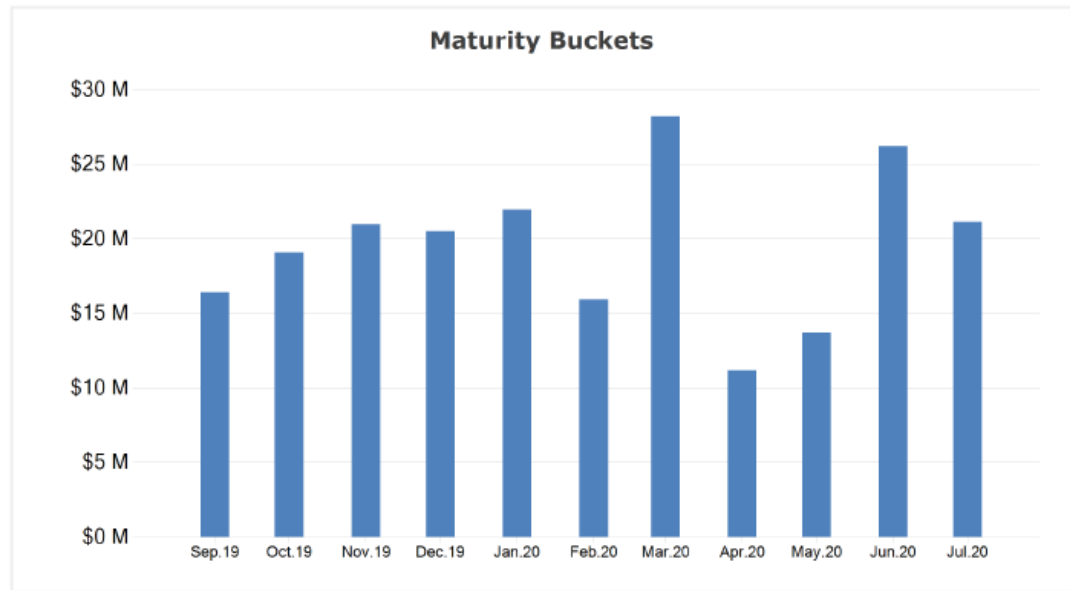


Figure 2: Council Investment Maturity Profile

Investment in Fossil Fuel Free Banks

At month end, the City held 61 percent of its TD investment portfolio with banks deemed free from funding fossil fuel related industries (slightly down on 61 percent last month). The amount invested with fossil fuel free banks will fluctuate month to month in line with policy limits and the deposit rates available at time of placement.

Rates Debt Recovery

At month's end, the City had \$69.22 million in outstanding rates and property charges to collect (adjusted by \$0.48 million in prepaid rates for future years). This represented 52.4% in uncollected charges against the \$132.0 million levied to month's end (inclusive of prior year outstanding balances and part year rating).

The City had 174 properties owing \$0.57 million under formal and legal debt recovery at the end of the month (down from 194 properties owing a total of \$0.63 million the previous month).

Budget Amendments

The following budget amendments require Council adoption:

- Reduce rates income by \$2,057,532 with an offsetting transfer from the Carried Forwards Reserve (as per devised funding strategy). This addresses the budget impact from Australian Accounting Standard (AAS) changes on property rates received in advance (effective from 1 July 2019).

- A number of unspent grants have been identified during EOFY processing and these need to be re-budgeted (via the Restricted Grants Reserve). There is \$175,201 worth of capital grants and \$804,424 in operating grants and contributions (details are in the attached financial report).
- Budget contingency funding totalling \$70,640 provided for the following projects:
 - Cyber security incident reporting - \$40,000
 - Cockburn community signs - \$7,240
 - ARC power generation system design - \$13,400
 - Remove floodlight poles at Bakers Square - \$10,000
- Reallocation of \$60,000 asset renewal funding for the Success Regional Sports Centre towards CCTV installation and automating securing of the facility (trial) at the site.
- Reduce the Roe 8 Rehabilitation project budget by \$109,888 to match approved budget for 2019-20.
- Budget for the revegetation of Lot 131 Jandakot Road, Treeby funded from a cash bond of \$115,850 applied at subdivision approval.

The attached financial report includes a schedule with these proposed budget changes and the associated funding sources.

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).

Trust Fund

At month end, the City held \$5.80 million within its trust fund, comprised totally of POS cash in lieu contributions (down from \$5.88 million last month).

Strategic Plans/Policy Implications

Leading & Listening

Deliver sustainable governance through transparent and robust policy and processes

Listen to and engage with our residents, business community and ratepayers with greater use of social media

Budget/Financial Implications

The 2019/20 revised budget surplus showing in the August financial report is \$12,773. However, this was adjusted by \$54,475 to \$67,248 at the September Council meeting. The budget amendments contained in this report will not impact on the closing budget surplus, but will result in changes to income, expenditure and reserve transfers as summarised in the recommendation.

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

Council's adopted budget for revenue, expenditure and the closing financial position will misrepresent actual financial outcomes if the recommendation amending the budget is not adopted. Further, some services and projects may be disrupted if budgetary requirements are not appropriately addressed.

Advice to Proponent(s)/Submissioners

N/A

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

Nil

STATEMENT OF FINANCIAL ACTIVITY
for the period ended 31 August 2019

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	(37,434)	-	0%	(37,434)	-	-
Strategy & Civic Support	-	-	0%	-	-	-
Financial Services	106,522,559	107,159,986	-1%	(637,427) X	117,846,000	117,846,000
Information Services	-	250	-100%	(250)	1,500	1,500
Human Resource Management	13,156	48,665	-73%	(35,509)	292,000	292,000
Library Services	8,605	9,358	-8%	(753)	56,146	56,146
Recreation & Community Safety	2,061,273	1,994,090	3%	67,184	13,058,788	13,034,278
Community Development & Services	1,632,690	1,612,214	1%	20,475	8,599,857	8,599,857
Corporate Communications	2,118	3,100	-32%	(982)	118,600	118,600
Governance & Risk	474	133	255%	340	800	800
Statutory Planning	155,915	159,051	-2%	(3,136)	1,002,000	1,002,000
Strategic Planning	881,592	893,581	-1%	(11,989)	3,126,262	3,126,262
Building Services	450,846	452,559	0%	(1,712)	1,334,014	1,334,014
Environmental Health	264,544	233,917	13%	30,628	333,500	333,500
Waste Services	3,506,205	3,405,164	3%	101,041	8,558,998	8,558,998
Parks & Environmental Services	119,922	247,104	-51%	(127,182)	1,482,623	1,482,623
Engineering Services	38,663	33,500	15%	5,163	281,000	281,000
Infrastructure Services	675,588	638,342	6%	37,246	1,003,352	1,003,350
	116,296,716	116,891,013	-1%	(594,297)	157,095,439	157,070,927
Total Operating Revenue	116,296,716	116,891,013	-1%	(594,297)	157,095,439	157,070,927
Operating Expenditure						
Governance	(478,160)	(553,269)	-14%	75,109	(3,530,263)	(3,530,263)
Strategy & Civic Support	(133,036)	(159,220)	-16%	26,184	(1,188,978)	(1,188,978)
Financial Services	(1,823,008)	(1,719,246)	6%	(103,762)	(6,300,250)	(6,218,115)
Information Services	(1,521,232)	(1,500,688)	1%	(20,544)	(6,490,569)	(6,410,628)
Human Resource Management	(435,747)	(445,416)	-2%	9,669	(3,003,966)	(2,952,449)
Library Services	(649,639)	(654,440)	-1%	4,800	(4,049,223)	(3,988,344)
Recreation & Community Safety	(2,149,033)	(2,758,858)	-22%	609,825 ✓	(16,934,046)	(16,874,107)
Community Development & Services	(1,485,113)	(1,873,346)	-21%	388,233 ✓	(13,069,009)	(12,774,540)
Corporate Communications	(383,622)	(535,561)	-28%	151,939	(4,112,373)	(3,997,821)
Governance & Risk	(39,231)	(99,959)	-61%	60,727	(472,875)	(472,875)
Statutory Planning	(169,332)	(206,019)	-18%	36,687	(1,428,683)	(1,428,683)
Strategic Planning	(349,440)	(264,778)	32%	(84,663)	(1,889,225)	(1,889,225)
Building Services	(221,337)	(257,774)	-14%	36,437	(1,716,537)	(1,716,537)
Environmental Health	(265,126)	(332,899)	-20%	67,774	(2,015,928)	(2,015,928)
Waste Services	(3,051,812)	(2,309,625)	32%	(742,187) X	(17,194,072)	(17,144,443)
Parks & Environmental Services	(1,501,479)	(2,685,039)	-44%	1,183,561 ✓	(16,548,517)	(16,489,237)
Engineering Services	(1,186,988)	(1,282,603)	-7%	95,615	(8,028,262)	(7,989,249)
Infrastructure Services	(1,271,590)	(1,770,194)	-28%	498,604 ✓	(10,932,172)	(10,869,941)
	(17,414,827)	(16,488,821)	6%	(926,006)	(118,804,850)	(117,851,355)

STATEMENT OF FINANCIAL ACTIVITY
for the period ended 31 August 2019

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	270,451	704,315	-62%	(433,864) X	1,515,474	1,515,474
Add: Depreciation & Amortisation on Non-Current Assets						
Computer Equipment	(259,222)	(259,222)	0%	-	(1,555,332)	(1,555,332)
Furniture and Equipment	(59,844)	(59,844)	0%	-	(359,052)	(359,052)
Plant & Machinery	(550,240)	(551,940)	0%	1,700	(3,249,355)	(3,249,355)
Buildings	(1,063,850)	(1,063,850)	0%	-	(6,383,100)	(6,383,100)
Infrastructure - Roads	(2,031,584)	(2,031,584)	0%	-	(12,189,504)	(12,189,504)
Infrastructure - Drainage	(445,290)	(449,290)	-1%	4,000	(2,695,740)	(2,695,740)
Infrastructure - Footpaths	(237,986)	(237,986)	0%	-	(1,427,916)	(1,427,916)
Infrastructure - Parks Equipment	(794,838)	(794,838)	0%	-	(4,769,028)	(4,769,028)
Landfill Infrastructure	(190,498)	(190,498)	0%	-	(1,142,988)	(1,142,988)
Marina Infrastructure	(173,398)	(173,398)	0%	-	(1,040,400)	(1,040,400)
Leased Equipment	(6,868)	(6,868)	0%	-	(41,200)	(41,200)
	(5,813,618)	(5,819,318)	0%	5,700	(34,853,615)	(34,853,615)
Total Operating Expenditure	(22,658,092)	(24,523,935)	-8%	1,865,843	(152,243,091)	(151,289,506)
Change in Net Assets Resulting from Operations	93,638,624	92,367,078	1%	1,271,546	4,852,348	5,781,421
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant and Machinery	203,497	(108,932)	-287%	312,429 ✓	(328,092)	(590,592)
Freehold Land	650,000	650,000	0%	-	1,100,000	-
Furniture and Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	-	-
	853,497	541,068	58%	312,429	771,908	(590,592)
Capital Expenditure						
Computer Equipment	(119,407)	(673,379)	-82%	553,972 ✓	(2,347,125)	(1,165,620)
Furniture and Equipment	(10,000)	(15,482)	-35%	5,482	(29,472)	-
Plant & Machinery	(820,551)	(928,000)	-12%	107,449	(5,228,000)	(3,870,000)
Land	-	-	0%	-	(2,500,000)	-
Buildings	(794,410)	(1,062,198)	-25%	267,788 ✓	(17,081,644)	(10,244,500)
Infrastructure - Roads	(201,873)	(234,163)	-14%	32,290	(25,569,887)	(19,303,359)
Infrastructure - Drainage	(50,188)	(61,637)	-19%	11,449	(2,319,397)	(1,318,000)
Infrastructure - Footpaths	(181,703)	(178,713)	2%	(2,990)	(2,033,531)	(1,439,268)
Infrastructure - Parks Equipment	(545,625)	(913,686)	-40%	368,061 ✓	(10,110,664)	(4,812,000)
Infrastructure - Parks Landscaping	(140,073)	(173,102)	-19%	33,029	(1,568,440)	(620,000)
Landfill Infrastructure	(78,337)	(117,376)	-33%	39,039	(529,251)	(179,000)
Marina Infrastructure	(132,716)	(267,788)	-50%	135,072	(1,386,176)	(425,000)
Note 1.	(3,074,884)	(4,625,524)	-34%	1,550,640	(70,703,587)	(43,376,747)

STATEMENT OF FINANCIAL ACTIVITY
for the period ended 31 August 2019

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add: Land - Vested in Crown	(1,546)	-	0%	(1,546)	-	-
Add: Transfer to Reserves	(2,292,641)	(2,110,300)	9%	(182,341)	(39,103,831)	(27,595,783)
Add Funding from						
Non-Operating Grants and Subsidies	(1,919,866)	-	0%	(1,919,866) X	6,680,069	6,058,933
Non-Government Contributions	(608,974)	220,750	-376%	(829,724) X	3,832,174	2,150,000
Developers Contributions Plans: Cash	864,660	584,160	48%	280,500 ✓	4,080,000	4,080,000
Proceeds on Sale of Assets	853,497	792,000	8%	61,497	2,277,500	915,000
Reserves	8,808,922	4,052,276	117%	4,756,646 ✓	43,336,436	17,646,331
	7,998,239	5,649,186	42%	2,349,053	60,206,179	30,850,264
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	5,623,120	5,628,820	0%	(5,700)	33,710,627	33,710,627
Amortisation on Assets	190,498	190,498	0%	-	1,142,988	1,142,988
Profit/(Loss) on Assets Disposal	(853,497)	(541,068)	58%	(312,429) ✓	(771,908)	590,592
Loan Repayments	-	-	0%	-	(2,500,000)	(2,500,000)
Non-Current Accrued Debtors	(290,594)	-	0%	(290,594) ✓	-	-
Non-Current Leave Provisions	(66,426)	-	0%	(66,426)	-	-
Deferred Pensioners Adjustment	10,053	-	0%	10,053	-	-
	4,613,155	5,278,250	-13%	(665,095)	31,581,707	32,944,207
Opening Funds	12,496,664	12,408,048	1%	88,616	12,408,048	2,000,000
Closing Funds	114,231,107	109,507,805	4%	4,723,302	12,773	12,771
	-	-	-	-	-	-

NOTES TO STATEMENT OF FINANCIAL ACTIVITY

Note 1.

Additional information on the capital works program including committed orders at end of month:

Assets Classification	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Computer Equipment	(119,407)	(447,444)	(566,851)	(673,379)	(2,347,125)	1,780,274
Furniture and Equipment	(10,000)	(5,000)	(15,000)	(15,482)	(29,472)	14,472
Plant & Machinery	(820,551)	(212,331)	(1,032,882)	(928,000)	(5,228,000)	4,195,118
Land	-	-	-	-	(2,500,000)	2,500,000
Buildings	(794,410)	(1,655,942)	(2,450,352)	(1,062,198)	(17,081,644)	14,631,292
Infrastructure - Roads	(201,873)	(1,382,592)	(1,584,465)	(234,163)	(25,569,887)	23,985,422
Infrastructure - Drainage	(50,188)	(248,936)	(299,124)	(61,637)	(2,319,397)	2,020,273
Infrastructure - Footpaths	(181,703)	(46,531)	(228,234)	(178,713)	(2,033,531)	1,805,297
Infrastructure - Parks Equipment	(545,625)	(1,728,258)	(2,273,883)	(913,686)	(10,110,664)	7,836,781
Infrastructure - Parks Landscaping	(140,073)	(95,754)	(235,827)	(173,102)	(1,568,440)	1,332,613
Landfill Infrastructure	(78,337)	(123,595)	(201,932)	(117,376)	(529,251)	327,319
Marina Infrastructure	(132,716)	(191,884)	(324,600)	(267,788)	(1,386,176)	1,061,576
	(3,074,884)	(6,138,266)	(9,213,149)	(4,625,524)	(70,703,587)	61,490,438

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	213,707,604	237,640,918	113,947,104	135,740,426
Rates Outstanding	63,659,179	3,500,000	3,500,000	3,500,000
Rubbish Charges Outstanding	446,712	50,000	50,000	50,000
Sundry Debtors	6,263,247	1,184,300	1,184,300	1,184,300
GST Receivable	624,665	-	-	-
Prepayments	25,341	100,000	100,000	100,000
Accrued Debtors	131,911	-	-	-
Stock on Hand	61,152	15,000	15,000	15,000
	284,919,810	242,490,218	118,796,404	140,589,726
Current Liabilities				
Creditors	(21,517,226)	(5,768,600)	(6,154,801)	(6,154,801)
Income Received in Advance	(696,276)	(1,200,000)	(1,200,000)	(1,200,000)
GST Payable	(213,128)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(4,107,558)	(4,000,000)	(4,000,000)	(4,000,000)
Provision for Long Service Leave	(3,043,055)	(2,400,000)	(2,400,000)	(2,400,000)
	(29,577,243)	(13,368,600)	(13,754,801)	(13,754,801)
Net Current Assets	255,342,567	229,121,618	105,041,603	126,834,925
Add: Non Current Investments	1,000,423	1,000,000	1,000,000	1,000,000
	256,342,990	230,121,618	106,041,603	127,834,925
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(136,364,888)	(114,743,163)	(113,640,097)	(127,822,154)
Deposits & Bonds Liability *	(5,746,995)	(5,870,650)	(5,861,650)	-
	114,231,107	109,507,805	(13,460,144)	12,771
Closing Funds (as per Financial Activity Statement)	114,231,107	109,507,805	(13,460,144)	12,771

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

Amendments to original budget since budget adoption. Surplus/(Deficit)

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				12,771

Statement of Comprehensive Income by Nature and Type
for the period ended 31 August 2019

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	104,062,793	104,344,372	(281,579)	107,398,421	107,680,000	107,680,000
02 Specified Area Rates	486,662	440,000	46,662	536,662	490,000	490,000
05 Fees and Charges	8,301,194	8,085,109	216,085	29,577,544	29,361,460	29,361,458
10 Grants and Subsidies	1,980,546	2,695,356	(714,811)	12,489,172	13,203,983	13,203,983
15 Contributions, Donations and Reimbursements	229,586	156,357	73,229	1,288,753	1,215,524	1,191,014
20 Interest Earnings	1,235,935	1,169,818	66,117	5,210,590	5,144,473	5,144,473
25 Other revenue and Income	-	-	-	-	-	-
Total Operating Revenue	116,296,716	116,891,013	(594,297)	156,501,143	157,095,439	157,070,927
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	(7,548,952)	(8,815,240)	1,266,288	(56,142,159)	(57,408,447)	(57,343,930)
51 Employee Costs - Indirect Oncosts	(110,637)	(156,178)	45,541	(1,532,928)	(1,578,469)	(1,578,469)
55 Materials and Contracts	(6,363,162)	(7,265,509)	902,347	(39,962,982)	(40,865,328)	(39,976,260)
65 Utilities	(770,988)	(961,909)	190,921	(5,534,019)	(5,724,940)	(5,724,940)
70 Interest Expenses	-	-	-	(617,625)	(617,625)	(617,625)
75 Insurances	(1,011,032)	(1,030,700)	19,668	(1,541,032)	(1,560,700)	(1,560,700)
80 Other Expenses	(1,310,153)	(1,179,395)	(130,757)	(11,280,199)	(11,149,441)	(11,149,441)
85 Depreciation on Non Current Assets	(5,623,120)	(5,628,820)	5,700	(33,704,927)	(33,710,627)	(33,710,627)
86 Amortisation on Non Current Assets	(190,498)	(190,498)	-	(1,142,988)	(1,142,988)	(1,142,988)
Add Back: Indirect Costs Allocated to Capital Works	270,451	704,315	(433,864)	1,081,610	1,515,474	1,515,474
Total Operating Expenditure	(22,658,092)	(24,523,935)	1,865,843	(150,377,248)	(152,243,091)	(151,289,506)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES	93,638,624	92,367,078	1,271,546	6,123,894	4,852,348	5,781,421
NON-OPERATING ACTIVITIES						
11, 16 Non-Operating Grants, Subsidies and Contributions	(2,528,840)	220,750	(2,749,590)	7,762,653	10,512,243	8,208,933
18 Developers Contributions Plans: Cash	864,660	584,160	280,500	4,360,500	4,080,000	4,080,000
95 Profit/(Loss) on Sale of Assets	853,497	541,068	312,429	1,084,337	771,908	(590,592)
Total Non-Operating Activities	(812,230)	1,345,978	(2,158,207)	13,205,944	15,364,151	11,698,341
NET RESULT	92,826,394	93,713,056	(886,661)	19,329,838	20,216,499	17,479,762

Notes to Statement of Comprehensive Income

Note 1.

Additional information on main sources of revenue in fees & charges.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<u>Recreation & Community Safety</u>				
Recreational Services	169,575	100,305	601,830	601,830
Law and Public Safety	56,721	59,053	462,551	462,551
Cockburn ARC	1,672,656	1,691,370	11,193,223	11,193,223
	1,898,952	1,850,728	12,257,604	12,257,604
<u>Waste Services:</u>				
Waste Collection Services	2,579,253	2,484,848	2,647,216	2,647,216
Waste Disposal Services	910,413	918,629	5,699,662	5,699,662
	3,489,666	3,403,477	8,346,878	8,346,878
<u>Infrastructure Services:</u>				
Port Coogee Marina	624,141	636,425	991,852	991,850
	624,141	636,425	991,852	991,850
	6,012,759	5,890,630	21,596,333	21,596,331

Note 2.

Additional information on Salaries and Direct On-Costs by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(353,127)	(384,651)	(2,497,136)	(2,497,136)
Finance & Corporate Services Division	(1,154,092)	(1,236,434)	(8,096,106)	(8,044,589)
Governance & Community Services Division	(2,775,082)	(3,282,450)	(21,415,210)	(21,402,210)
Planning & Development Division	(751,717)	(910,361)	(5,910,862)	(5,910,862)
Engineering & Works Division	(2,514,935)	(3,001,345)	(19,489,132)	(19,489,132)
	(7,548,952)	(8,815,240)	(57,408,447)	(57,343,930)

Note 3

Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Services	(166,293)	(235,772)	(1,555,389)	(1,555,389)
Finance & Corporate Services Division	(1,487,769)	(1,267,480)	(4,523,452)	(4,361,376)
Governance & Community Services Division	(1,662,121)	(2,247,260)	(13,584,614)	(13,067,775)
Planning & Development Division	(240,143)	(134,542)	(988,860)	(988,860)
Engineering & Works Division	(2,806,837)	(3,380,456)	(20,213,014)	(20,002,861)
Not Applicable	0	0	0	0
	(6,363,162)	(7,265,509)	(40,865,328)	(39,976,260)

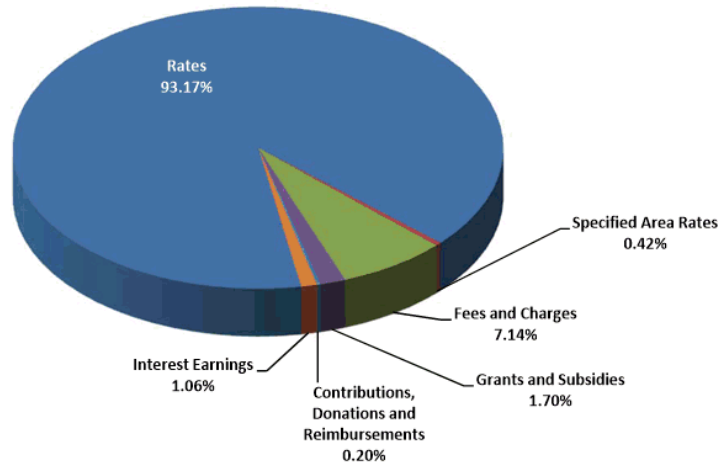
City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 August 2019

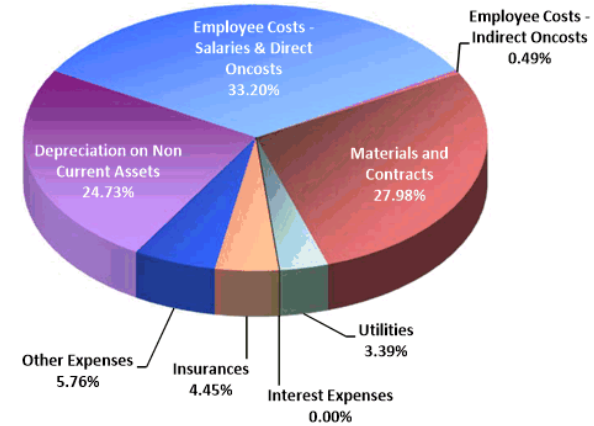
Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan	513,115	579,591	12,170	1,296	-	-	(64,810)	-	460,475	580,887
Carry Forward Projects	2,212,053	6,054,573	-	-	8,780,584	-	(11,718,242)	(1,207,868)	(725,605)	4,846,704
CIHCF Building Maintenance	7,613,395	7,746,691	130,254	17,263	1,486,079	234,874	-	-	9,229,728	7,998,828
Cockburn ARC Building Maintenance	2,064,181	2,054,346	40,502	4,552	1,640,000	-	-	-	3,744,683	2,058,898
Cockburn Coast SAR	-	16,840	-	38	30,000	-	(8,887)	(2,507)	21,113	14,371
Community Infrastructure	16,751,412	19,295,139	298,919	43,158	9,500,000	-	(2,294,284)	(167,189)	24,256,047	19,171,107
Community Surveillance	713,562	778,372	16,733	1,759	200,000	-	(139,633)	(24,027)	790,662	756,104
Environmental Offset	312,545	311,136	6,085	689	-	-	-	-	318,630	311,825
Greenhouse Action Fund	550,222	572,893	8,367	1,269	200,000	-	(40,000)	-	718,589	574,162
HWRP Post Closure Management & Contaminated	2,239,695	2,373,754	46,777	5,337	1,100,000	183,333	(135,000)	-	3,251,472	2,562,425
Information Technology	293,703	302,718	3,803	671	200,000	-	(5,000)	-	492,506	303,389
Insurance	1,786,620	1,806,509	31,946	3,854	500,000	-	-	-	2,318,566	1,810,363
Land Development and Investment Fund	7,351,453	9,638,807	99,069	21,411	1,389,081	713,775	(1,927,612)	(33,507)	6,911,991	10,340,486
Major Building Refurbishment	14,565,981	14,878,218	263,171	32,969	1,627,464	-	(175,000)	-	16,281,616	14,911,187
Municipal Elections	82,014	80,756	-	179	-	-	-	-	82,014	80,935
Naval Base Shacks	1,132,801	1,132,099	21,677	2,509	30,000	-	(50,000)	(525)	1,134,478	1,134,083
Plant & Vehicle Replacement	9,430,065	11,016,204	185,588	24,375	3,000,000	-	(4,226,230)	(735,136)	8,389,423	10,305,443
Port Coogee Marina Assets Replacement	1,285,423	1,291,632	5,705	2,862	300,000	-	(60,000)	-	1,531,128	1,294,494
Port Coogee Special Maintenance - SAR	1,619,714	1,644,432	31,375	3,635	400,000	-	(204,154)	(9,400)	1,846,935	1,638,667
Port Coogee Waterways - SAR	120,874	94,237	2,852	209	60,000	-	(50,000)	-	133,726	94,445
Port Coogee Waterways - WEMP	1,212,627	1,360,710	33,847	3,022	-	-	(100,000)	-	1,146,474	1,363,732
Roads & Drainage Infrastructure	8,636,662	12,944,727	290,552	27,841	-	-	(12,815,280)	(11,411)	(3,888,066)	12,961,157
Staff Payments & Entitlements	1,691,755	1,679,842	32,136	3,648	125,000	-	(190,000)	(102,900)	1,658,891	1,580,591
Waste & Recycling	14,867,166	15,481,387	283,137	34,400	734,000	-	(350,251)	(36,360)	15,534,052	15,479,427
Waste Collection	3,226,918	3,288,540	41,263	7,287	1,414,645	-	(100,000)	(19,428)	4,582,826	3,276,399
Welfare Redundancies	43,431	43,561	-	97	-	-	-	-	43,431	43,658
POS Cash in Lieu (Restricted Funds)	-	-	-	-	-	-	-	-	-	-
	100,317,387	116,467,714	1,885,928	244,329	32,716,853	1,131,983	(34,654,383)	(2,350,259)	100,265,785	115,493,767
Grant Funded										
Aged and Disabled Asset Replacement	281,276	372,120	8,628	619	57,505	9,584	-	-	347,409	382,323
Family Day Care Accumulation Fund	30,675	11,342	-	25	-	-	-	-	30,675	11,367
Naval Base Shack Removal	594,822	595,485	10,649	1,320	50,000	-	-	-	655,471	596,805
Restricted Grants & Contributions	557,080	6,690,933	-	-	-	-	(806,387)	(6,458,663)	(249,307)	232,270
Underground Power - Service Charge	-	0	-	-	-	-	-	-	-	0
Welfare Projects Employee Entitlements	714,717	1,044,584	12,646	1,878	-	-	-	-	727,363	1,046,461
	2,178,570	8,714,464	31,923	3,841	107,505	9,584	(806,387)	(6,458,663)	1,511,611	2,269,226
Development Cont. Plans										
Cockburn Coast DCP14	-	73,383	-	163	-	-	(43,110)	-	(43,110)	73,545
Community Infrastructure DCP 13	3,541,917	5,708,631	144,588	13,008	3,000,000	609,071	(7,767,705)	-	(1,081,200)	6,330,710
Hammond Park DCP	3,257,405	3,069,175	24,032	6,801	250,000	-	(6,914)	-	3,524,523	3,075,976
Munster Development	1,347,978	1,350,746	21,830	2,993	80,000	-	(7,765)	-	1,442,043	1,353,739

Muriel Court Development Contribution	531,179	189,874	179	542	250,000	144,442	(22,929)	-	758,429	334,857
Packham North - DCP 12	104,143	80,659	1,146	179	100,000	-	(9,163)	-	196,126	80,838
Solomon Road DCP	648,266	649,076	16,500	1,438	-	-	(4,676)	-	660,090	650,515
Success Nth Development Cont. Plans	3,345,472	3,851,777	40,540	8,535	50,000	-	(3,776)	-	3,432,236	3,860,312
Thomas St Development Cont. Plans	13,556	13,550	294	30	-	-	-	-	13,850	13,580
Wattleup DCP 10	261,530	19,333	3,394	90	250,000	56,127	(6,914)	-	508,010	75,550
Yangebup East Development Cont. Plans	1,437,861	1,816,937	18,907	4,071	-	53,475	(1,356)	-	1,455,412	1,874,483
Yangebup West Development Cont. Plans	887,438	875,848	10,212	1,941	100,000	-	(1,356)	-	996,294	877,789
	15,376,745	17,698,991	281,622	39,790	4,080,000	863,114	(7,875,666)	-	11,862,701	18,601,895
<i>Total Reserves</i>	117,872,702	142,881,169	2,199,473	287,960	36,904,358	2,004,681	(43,336,436)	(8,808,922)	113,640,097	136,364,888

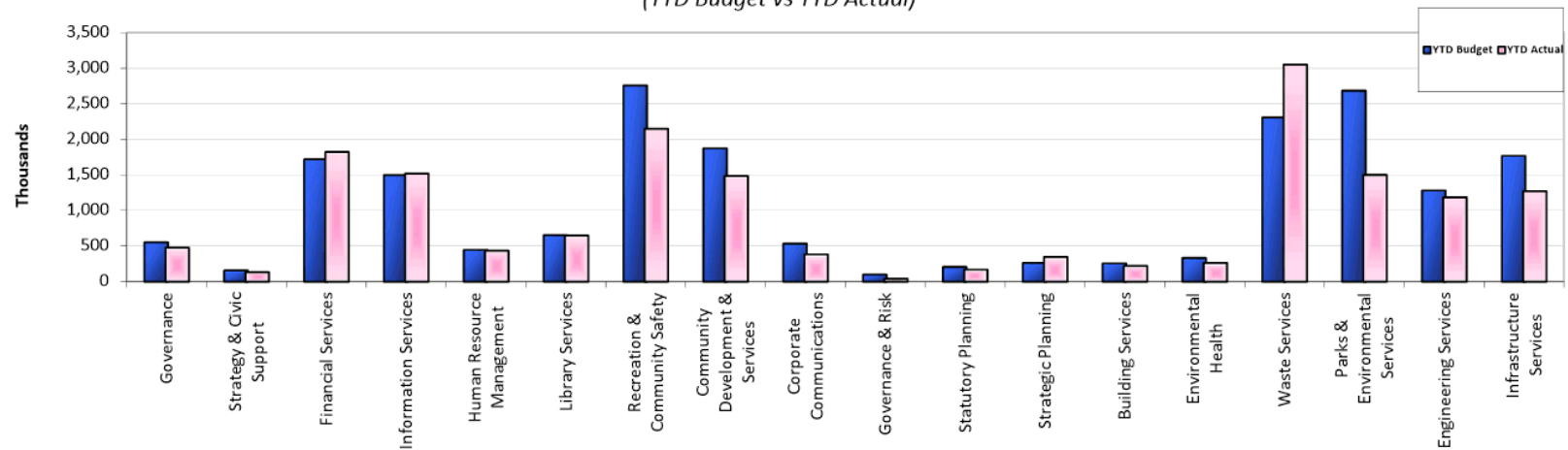
Operating Income by Nature and Type
(YTD Actual)

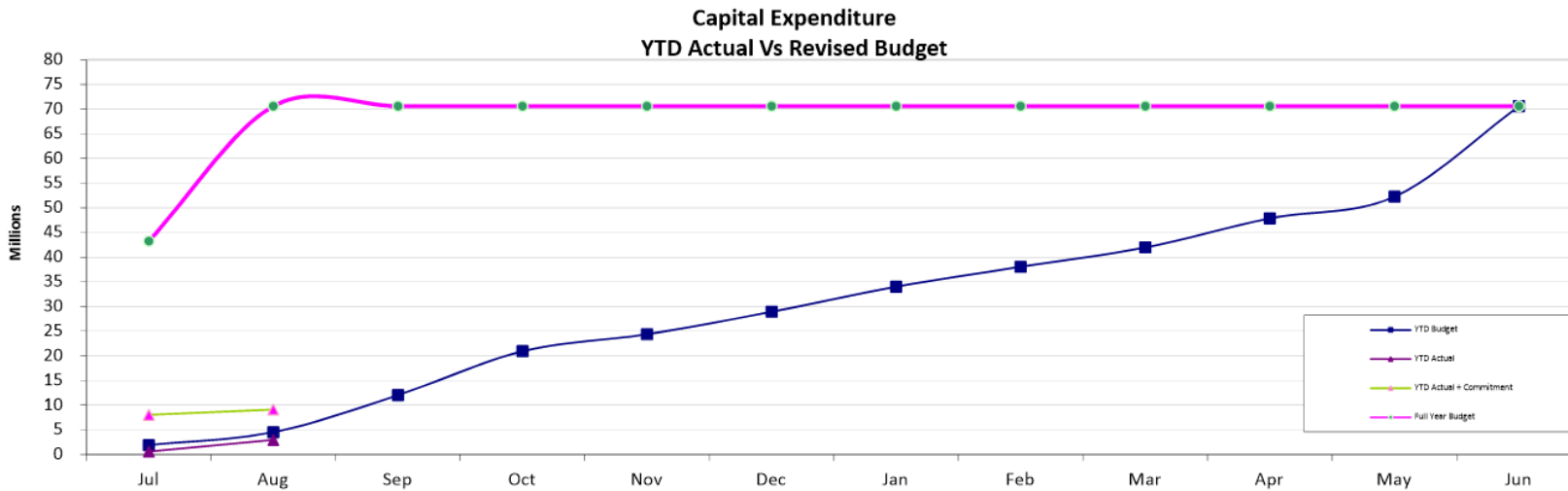
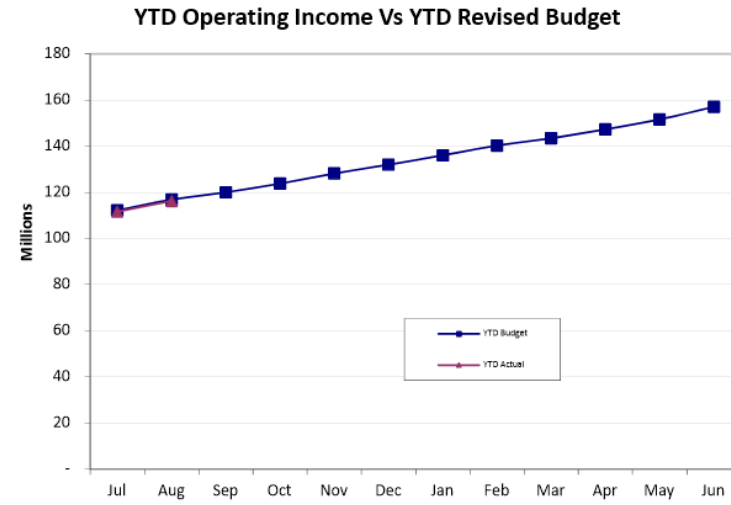
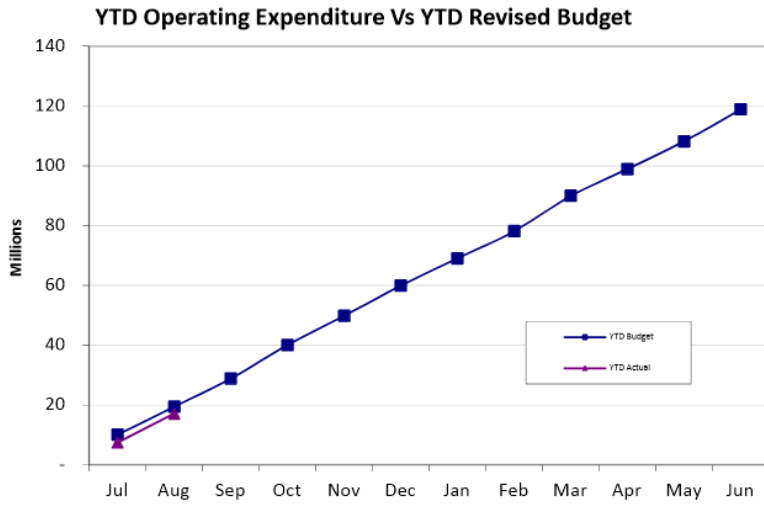


Operating Expenditure by Nature and Type
(YTD Actual)

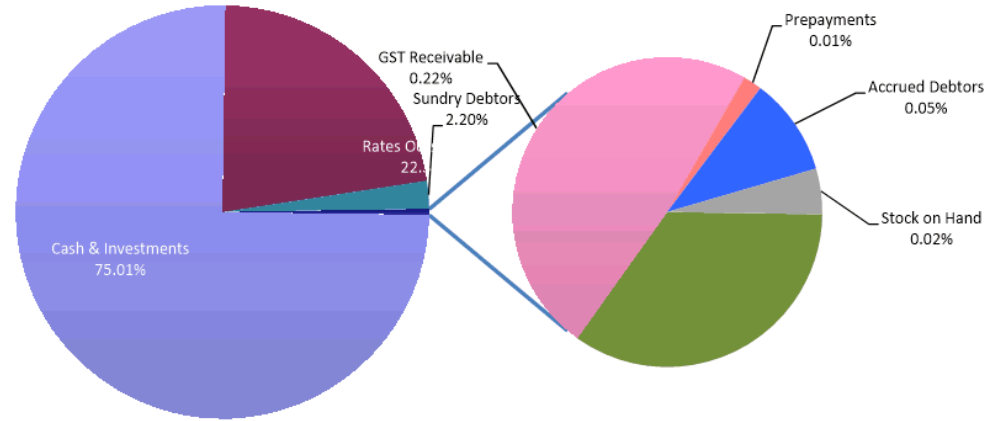


Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)

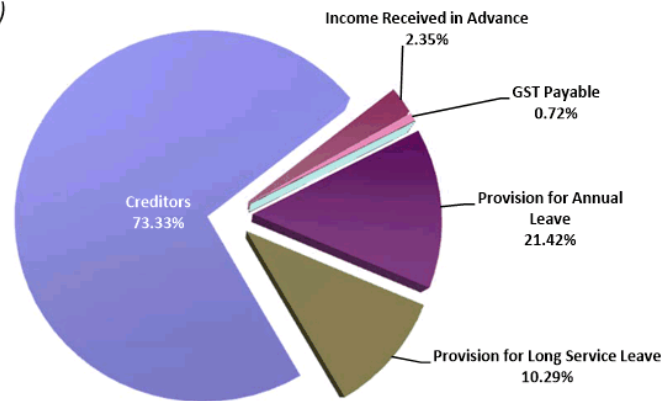


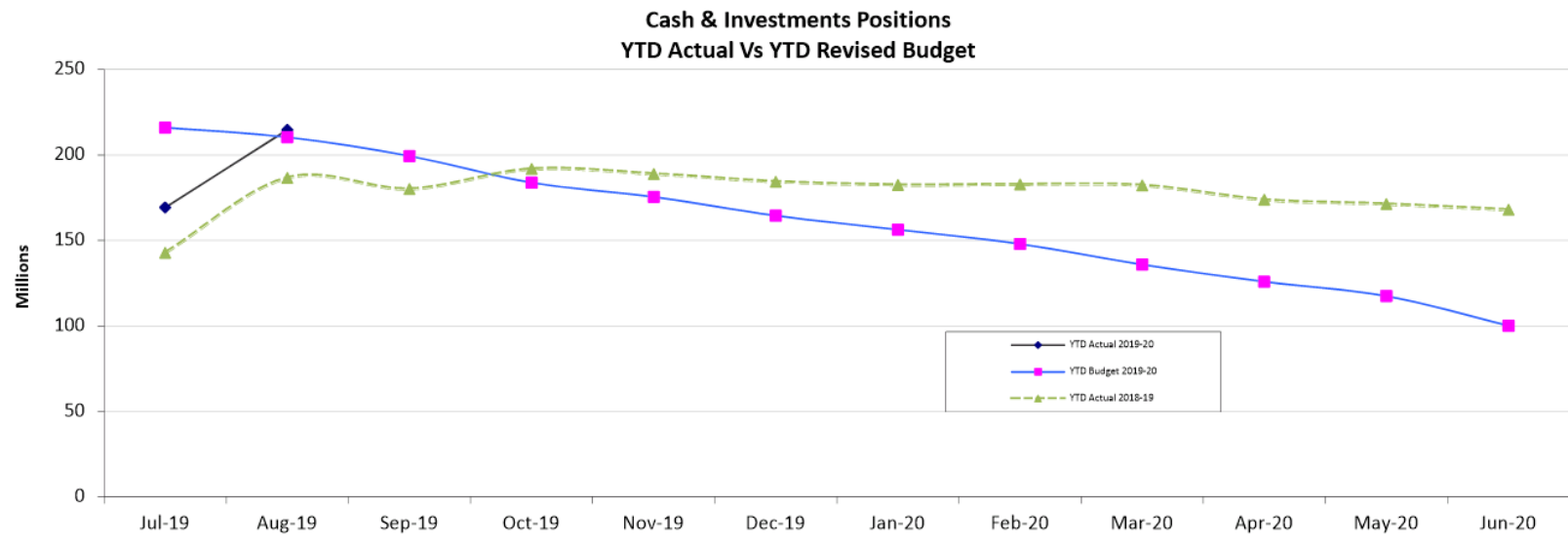
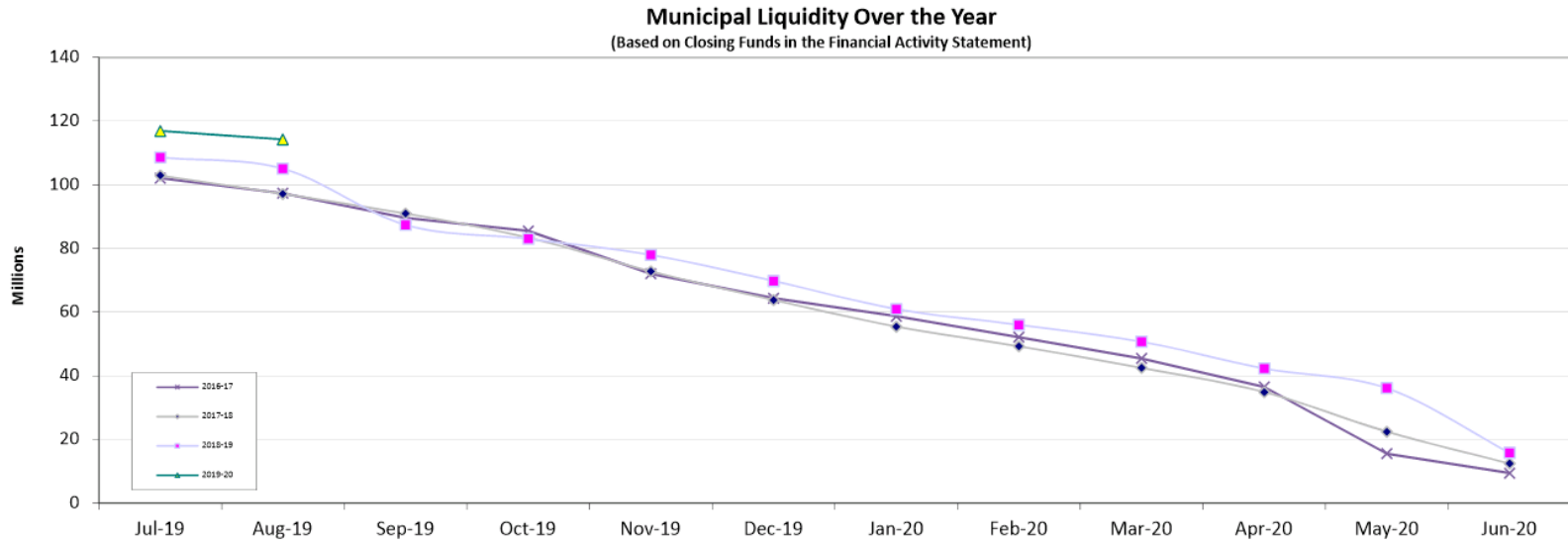


Current Assets
(YTD Actual)



Current Liabilities
(YTD Actual)





DETAILED BUDGET AMENDMENTS REPORT
for the period ended 31 August 2019

PROJECT/ACTIVITY LIST	DESCRIPTION	ADD/LESS	EXPENDITURE	TF TO RESERVE	FUNDING SOURCES					
					RESERVE	REVENUE	MUNICIPAL	NON-CASH		
GL100	Rates Revenue	Revised prepaid rates, funded from Reserve				(2,057,532)	2,057,532			
CW3799	Berrigan/Jandakot Roundabout	Unspent grant fund from 18/19	20,761			(20,761)				
CW3805	Fawcett Road (West Churchill to Ingrilli)	Unspent grant fund from 18/19	92,260			(92,260)				
CW5904	Calleya (Treeby) Floodlights	Unspent grant fund from 18/19	62,180			(62,180)				
CW4722	Success Regional Sporting Facility - Refurbishment	Funding CCTV project CW4841	(60,000)					60,000		
CW4841	Success Regional Sports Centre CCTV Installation	Funded from CW4722	60,000					(60,000)		
CW6058	Removal Floodlighting Infrastructure	Pole removal, funded from contingency	10,000					(10,000)		
OP8159	Bulk Hydromulching of Private Land	Unspent grant fund from 18/19	5,852			(5,852)				
OP8173	KidSport	Unspent grant fund from 18/19	72,491			(72,491)				
OP8507	Roadwise Funded Exp	Unspent grant fund from 18/19	971			(971)				
OP8802	Connect South	Unspent grant fund from 18/19	18,182			(18,182)				
OP8813	NDIS	Unspent grant fund from 18/19	84,830			(84,830)				
OP8906	Roe 8 – Rehabilitation	Unspent grant fund from 18/19				(540,531)	540,531			
OP8969	HACC program Services	Unspent grant fund from 18/19	66,420			(66,420)				
OP8981	Garden Waste Bins	Unspent grant fund from 18/19	1,932			(1,932)				
OP9176	Coastal Vulnerability & Adaptation Planning	Unspent grant fund from 18/19	13,215			(13,215)				
OP8906	8906 - Roe 8 – Rehabilitation	Reduction in expenditure	(109,888)				109,888			
OP7849	Lot 131 Jandakot Road, Treeby Revegetation	Revegetation project	115,850				(115,850)			
OP7991	Cyber Security Incident Reporting	Funded from contingency	40,000					(40,000)		
OP8881	Community Signs	Community signs, funded from contingency	7,240					(7,240)		
OP5999	Cockburn ARC - Power Generation System	Funded from contingency	13,400					(13,400)		
OP8272	Contingency Fund	Funding various projects	(70,640)					70,640		
					445,056	0	(3,037,157)	2,592,101	0	0

DETAILED BUDGET AMENDMENTS REPORT
for the period ended 31 August 2019

PROJECT/ACTIVITY LIST	DESCRIPTION	ADD/LESS	EXPENDITURE	TF TO RESERVE	FUNDING SOURCES				
					RESERVE	REVENUE	MUNICIPAL	NON-CASH	
GL100	Rates Revenue	Revised prepaid rates, funded from Reserve				(2,057,532)	2,057,532		
CW3799	Berrigan/Jandakot Roundabout	Unspent grant fund from 18/19	20,761			(20,761)			
CW3805	Fawcett Road (West Churchill to Ingrilli)	Unspent grant fund from 18/19	92,260			(92,260)			
CW5904	Calleya (Treeby) Floodlights	Unspent grant fund from 18/19	62,180			(62,180)			
CW4722	Success Regional Sporting Facility - Refurbishment	Funding CCTV project CW4841	(60,000)					60,000	
CW4841	Success Regional Sports Centre CCTV Installation	Funded from CW4722	60,000					(60,000)	
CW6058	Removal Floodlighting Infrastructure	Pole removal, funded from contingency	10,000					(10,000)	
OP8159	Bulk Hydromulching of Private Land	Unspent grant fund from 18/19	5,852			(5,852)			
OP8173	KidSport	Unspent grant fund from 18/19	72,491			(72,491)			
OP8507	Roadwise Funded Exp	Unspent grant fund from 18/19	971			(971)			
OP8802	Connect South	Unspent grant fund from 18/19	18,182			(18,182)			
OP8813	NDIS	Unspent grant fund from 18/19	84,830			(84,830)			
OP8906	Roe 8 – Rehabilitation	Unspent grant fund from 18/19				(540,531)	540,531		
OP8969	HACC program Services	Unspent grant fund from 18/19	66,420			(66,420)			
OP8981	Garden Waste Bins	Unspent grant fund from 18/19	1,932			(1,932)			
OP9176	Coastal Vulnerability & Adaptation Planning	Unspent grant fund from 18/19	13,215			(13,215)			
OP8906	8906 - Roe 8 – Rehabilitation	Reduction in expenditure	(109,888)				109,888		
OP7849	Lot 131 Jandakot Road, Treeby Revegetation	Revegetation project	115,850				(115,850)		
OP7991	Cyber Security Incident Reporting	Funded from contingency	40,000					(40,000)	
OP8881	Community Signs	Community signs, funded from contingency	7,240					(7,240)	
OP5999	Cockburn ARC - Power Generation System	Funded from contingency	13,400					(13,400)	
OP8272	Contingency Fund	Funding various projects	(70,640)					70,640	
			445,056		0	(3,037,157)	2,592,101	0	0

16. ENGINEERING & WORKS DIVISION ISSUES

16.1 STATE OF SUSTAINABILITY REPORT 2018-2019

Author(s) J Harrison

Attachments 1. State of Sustainability Report 2018-2019 [↓](#)

RECOMMENDATION

That Council adopt the State of Sustainability Report 2018-2019 as attached to the Agenda

Background

For the past nine years the City has tracked its progress towards sustainability in an annual State of Sustainability report.

This reporting tool enables the City to publicly report against four key areas: Governance, Economy, Environment and Society.

The State of Sustainability report uses the traffic light symbols to provide a visual snapshot of progress towards achieving the City's Key Performance Indicators (KPIs), which are aligned to the Corporate Business Plan and Strategic Community Plan.

Submission

N/A

Report

The City of Cockburn's ninth annual State of Sustainability Report is a snapshot of the City's collective efforts in working towards a sustainable future for the 2018-2019 financial year.

The City had 76 indicators for sustainability across the organisation along with a number of high-level targets across five key sustainability areas including water conservation, waste minimisation, energy and emissions reduction, biodiversity and liveability. Over 95% of the key performance indicators were in progress or achieved during 2018-19 reflecting the City's commitment to pursuing sustainability excellence.

A summary of the highlights of KPI's achieved over the past reporting year are outlined below.

Governance: The City identified 18 KPI's to measure its progress towards achieving Governance Excellence. Governance is the cornerstone of the City's approach to sustainability by which the City is able to listen to and guide its residents in building a sustainable future.

50% of governance KPI's were achieved in 2018-2019, with a further 50% significantly progressed.

Governance highlights include:

- Significantly reduced paper use and improved access to information by rolling out a number of online systems including paperless timesheets and rostering, online rates, planning and building applications, environmental health forms and tablets for field staff;
- Installed solar photovoltaic systems on Lakelands Hockey Facility (40kW) and the Cockburn Bowling and Recreation Facility (30kW);
- Won awards for Cockburn ARC in design excellence, best practice in collaboration and Marketing Excellence (Image 9);
- Won the Department of Transport Your Move Champion Award 2018 (TravelSmart Officer);
- Won the Department of Transport Your Move Innovation Award 2018 for the Moondeck trial; and
- Continued to operate the internal Sustainability Committee for its ninth year to influence sustainable outcomes in the workplace.

Environment: The City identified 31 KPI's to measure progress toward achieving best practice in Environmental Management. The environment is one of the foundations for sustainability in the City. Our natural areas and resources must be sustainably managed now and in the future.

39% of the environmental KPI's were achieved in 2018-2019, with a further 55% significantly progressed, whilst 6% were not started.

Environment highlights include:

- Undertook feasibility studies to increase renewable energy and battery storage at Cockburn ARC and the Operations Centre;
- Achieved the City's renewable energy target with 23% of Council buildings receiving power from solar photovoltaic systems;
- Established a partnership with Western Power to trial LED streetlights across different housing styles in Cockburn;
- Updated the Sustainability Policy to include provisions for new Council facilities to allocate three percent (3%) of the project cost for innovative Environmentally Sustainable Design (ESD);
- Supported trials of road-surfacing material made from recycled plastic and car tyres in North Coogee;
- Rehabilitated 4.8 hectares of bushland across the City with 67,107 tube stock;
- Delivered over 100 sustainability related events to the community;
- Continued the roll-out of 26,400 garden waste bins;
- Maintained a Zero Emissions Fleet via the carbon offset program;

- Won the 2018 Children’s Environment and Health Local Government Policy Award - Shade in Public Places category;
- Maintained Gold Waterwise Council status;
- Supported the installation of turtle nesting protection enclosures in Bibra Lake;
- Supported the Pop-up forest installation in Hamilton Hill;
- Developed the Urban Forest Plan 2018 – 2028 and planted 1,250 street trees; and
- Updated the Community Garden Policy and guidelines.

Society: The City identified 18 KPI’s to measure progress towards achieving a more socially equitable, diverse and inclusive community. Society is at the heart of sustainability in Cockburn. Our people – from our residents, ratepayers and businesses to schools, visitors and employees – are the driving force behind the way we develop, now and into the future.

55% of societal KPI’s were achieved in 2018-2019, with a further 39% significantly progressed, whilst 6% were not started.

Society highlights include:

- Won the 2018 Most Accessible Local Government Award,
- Won the 2018 Most Accessible Community Award (Regional Capital Alliance Award),
- Won the 2018-2019 AIM WA Pinnacle Awards for Marketing Excellence at Cockburn ARC,
- Officially opened the Cockburn Bowling and Recreation Facility,
- Constructed the Bibra Lake Recreation and Skate Park,
- Undertook consultation for the Aboriginal Cultural and Visitors Centre,
- Developed the City’s first Cultural Diversity Strategy,
- Launched the Local History website in February 2019,
- Completed the first round of the My Best Home project which promotes right sizing opportunities to landowners 50+ in Cockburn’s oldest suburbs, and
- Delivered a diverse range of community programs, events and training for the Cockburn community.

Economy: The City identified nine KPI’s to measure progress towards achieving best practice financial management.

A viable economy underpins the sustainable development of the City and must be resilient in the face of uncertainty and risk. The City’s economy is directly integrated with its society and environment.

33% of the economy KPI’s were completed in 2018-2019, with a further 56% significantly progressed, whilst 11% were not started.

Economy highlights include:

- Awarded several new contracts to indigenous enterprises during 2018-2019;
- Committed to providing supply opportunities for local organisations that can demonstrate benefits to the local economy;
- Improved relationships with Social Enterprises to provide opportunities for additional engagement;
- Delivered nine community development training sessions to strengthen and support community groups within the City;
- 15 Sustainability Grants awarded to enhance sustainability outcomes in the community; and
- Implemented the Cockburn Central Activity Centre Plan and supported the development of Metronet and the Cockburn - Thornlie train line.

Strategic Plans/Policy Implications

City Growth

Ensure planning facilitates a desirable living environment and meets growth targets.

Ensure growing high density living is balanced with the provision of open space and social spaces.

Moving Around

Identify gaps and take action to extend the coverage of the cycle way, footpath and trail networks.

Advocate for improvements to public transport, especially bus transport.

Community, Lifestyle & Security

Provide for community facilities and infrastructure in a planned and sustainable manner.

Provide residents with a range of high quality accessible programs and services.

Economic, Social & Environmental Responsibility

Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health.

Improve water efficiency, energy efficiency and waste management within the City's buildings and facilities and more broadly in our community.

Leading & Listening

Strengthen our regional collaboration to achieve sustainable economic outcomes. Ensure advocacy for funding and promote a unified position on regional strategic.

Deliver sustainable governance through transparent and robust policy and processes.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Risk Management Implications

This report represents the ninth consecutive year of sustainability reporting for the City of Cockburn. This reporting tool has established high levels of communication and service provision around sustainability initiatives within a designated reporting timeframe.

If the report is not endorsed, Council risks not meeting established reporting deadlines and potentially not meeting staff and community expectations around sustainability communication.

Advice to Proponent(s)/Submitters

N/A

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

Nil



City of Cockburn State of Sustainability Report 2018-2019



cockburn.wa.gov.au

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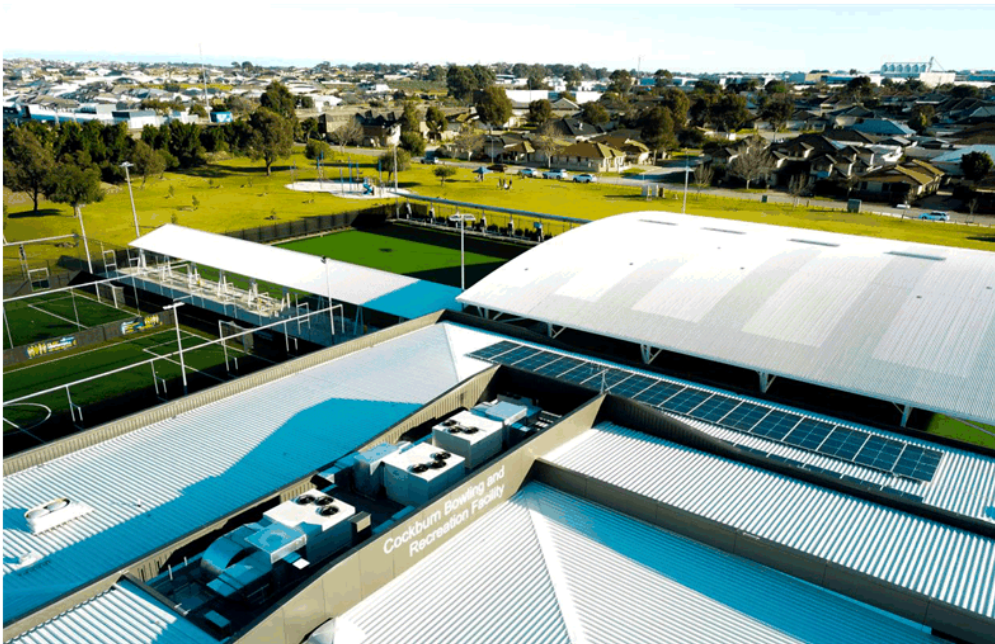


Image 1: 30kW Solar PV system on the Cockburn Bowling and Recreation Facility

Statement from the Chief Executive Officer

The proverb that 'the longest journey commences with a single step' is evident in many of the actions in the City's ninth Sustainability Report. The single step may have been in waste management, resource consumption or any of the other initiatives listed in this report; but there were many such first steps.

An area that typifies this journey is the City's approach to converting waste back into a useful product - energy. The decision to use Waste to Energy (W2E) to thermally convert the City's municipal solid waste back into energy will radically improve our sustainability.

As part of this journey the City is seeking to purchase the equivalent amount of electricity that this waste will generate. This will be added into our mix of renewables, which at this time predominantly comes from solar (PV) generation on our buildings; along with geothermal energy for Cockburn ARC. Another new initiative being examined is the use of battery storage at the ARC and Operations Depot. This could dramatically increase the amount of PV the City can use to produce electricity for its internal power needs.

The City is also procuring an electric vehicle (EV) waste truck, which will be assessed during 2020 for use in collection of the three streams of waste; ie MSW, recycling and garden organic waste. Desktop analysis indicates an EV can do all these jobs; if this is the case, all future waste vehicles will be EVs.

By the time the new W2E plant is fully operational in 2022 there is the potential for the majority of the City's waste vehicles to be EV. In turn these could be powered by a combination of PV and W2E sourced energy. This direction would allow the City to have dramatically cut fossil fuel use and substantially cut its greenhouse gas emissions from waste generation and the vehicle fleet.

The 'single steps' comprising decisions on a new form of waste processing, new vehicle types and battery storage, all had to be taken to bring this journey together.

I hope you enjoy reading about the many other initiatives detailed in this report. The City continues to strive to make Cockburn a better and more sustainable place to live.

Stephen Cain

Chief Executive Officer

Statement from the Mayor

Just as the City's 'Moondeck' trial lights the way forward, it is the next curve or hill ahead that keeps us focused, as a Council, on what may lay ahead. Importantly, how we can position ourselves and our community to make informed decisions based on the best available information. I am always impressed by the engagement of the City's members of staff within and across their business units and in the business and wider community to share their knowledge and experiences for the mutual benefit of our district and further afield.

The strength of partnerships with State government departments, the local government, business and the education sector, and our wider community has resulted in on-going positive outcomes that reflect a responsive, innovative and a 'can do' attitude that on occasions involves informed risk taking and being at or near the leading edge of sustainability measures.

Setting high level targets in the five key sustainability areas of water conservation, waste minimisation, energy and emissions reduction, biodiversity and liveability and social capital drive the process of continual improvement and understanding and valuing lessons learnt from within and external to the organisation. As a result, the City continues to be recognised with a multitude of individual staff and organisation wide awards at a local, state and national level.

This Sustainability Report clearly demonstrates the passion and commitment of staff towards achieving goals that may stretch them from time to time, however the outcomes are ones that they, and our community can be proud of knowing that in many cases they are leading the way across local government.

Mayor Logan K Howlett JP



Image 2: The City won the 'Department of Transport Your Move Innovation Award' in 2018 for its Moondeck trial.

1. Our Vision

Council's vision is to build on the solid foundations that our history has provided to ensure that the Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth metropolitan area.

2. Our Sustainability Definition

Pursuing governance excellence to meet the needs of current and future generations through integration of the environment, society, economy.

3. Our Sustainability Focus

The City of Cockburn strives towards best practice in sustainability.

We make a commitment to ensuring that the decisions we make today enable our community and the society beyond our borders, to thrive into the future.

We aim to protect, conserve and improve our urban and natural environment; so that we might leave this place more liveable, more resilient and more beautiful than we found it.



Image 3: Bibra Lake Skate Park, 2019

Photo credit propagule.com.au

4. Integrated Reporting Platform

The Integrated Reporting Platform provides the framework for sustainability planning, monitoring and reporting. The hierarchy of documentation is outlined below:

Strategic Community Plan 2016 – 2026

Sets the City's direction for 2026 based around five strategic objectives for Cockburn.

Sustainability Policy

Provides a set of 11 principles to guide the City's decision-making processes.

Sustainability Strategy 2017 – 2022

Identifies the Integrated Reporting Platform and articulates the City's 16 sustainability objectives.

Sustainability Action Plan 2017 – 2022

76 Key Performance Indicators (KPI's) set to achieve to the City's sustainability objectives. Aligned to the Corporate Business Plan.

State of Sustainability Report (Annual)

Annual progress report that provides a balanced representation on the City's sustainability performance.

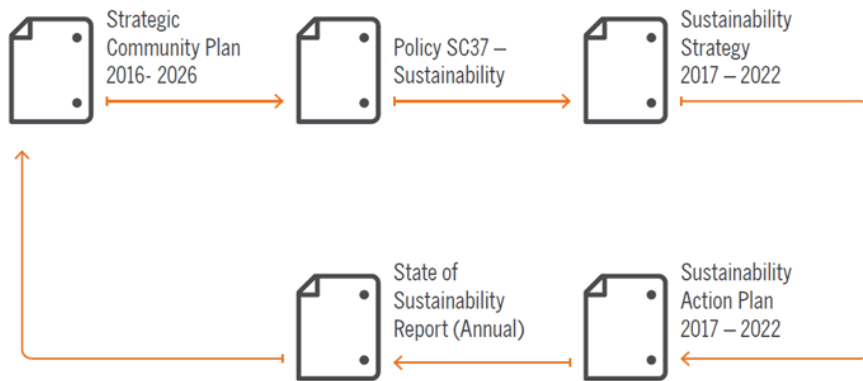


Image 4: The City of Cockburn's Integrated Reporting Platform

5. Sustainability Action Planning

Measurable targets and Key Performance Indicators (KPIs) are set by the Strategic Business Managers Group to support the City in achieving the sustainability outcomes articulated in the Strategic Community Plan. The KPIs are aligned to the Corporate Business Plan and culminate in the Sustainability Action Plan 2017- 2022.

The Sustainability Policy, Strategy and Action Plan are reviewed on a four yearly basis to align with the Community Strategic Plan (CSP).

Document	Reporting and Review
State of Sustainability	Annual progress report 2018, 2019, 2020, 2021
Sustainability Policy	2019, 2022
Strategy	2022
Action Plan	2022

6. Annual Sustainability Reporting

The State of Sustainability (SoS) report is released each year to track progress towards the agreed targets set out in the Strategy and Action Plan. This is a public document whereby our achievements and any acknowledged need for improvement will be transparently communicated to Council and the community.




This annual reporting process allows the City to assess any gaps or resourcing issues in time for the following year's budget. In keeping with the four year planning cycle targets, while still being assessed annually, KPIs will be tracked as 'percentage complete' against the strategy review period.

A summary of performance, whether positive or negative, is included in the City's Annual Report enabling transparency and accountability on the City's contributions towards the goal of Sustainable development.

7. Reporting Structure

This report is structured according to the City's key focus areas for sustainability – Governance, Environment, Society and Economy.

Each focus area is linked to a number of strategic objectives and key performance indicators (KPIs). The City's progress in achieving its KPIs is illustrated through the use of a simple traffic light system, which is explained as follows:

-  Indicates the City has achieved, or is on track to achieving, the KPI.
-  Indicates while the City is making progress toward the KPI, more work is needed.
-  Indicates the City is not yet making progress toward the KPI.

8. State of Sustainability Summary 2018- 2019

The City’s ninth annual State of Sustainability Report is a snapshot of the City’s collective efforts in working towards the KPIs outlined in the Sustainability Action Plan 2017 – 2022.

The Action Plan includes 76 Key Performance Indicators (KPI’s) aligned to the Corporate Business Plan and set to achieve to the City’s sustainability objectives.

As illustrated in image 5 the City has made great progress during the first two years of the action plan with 45% of KPIs ‘achieved’ and 50% ‘in progress’.

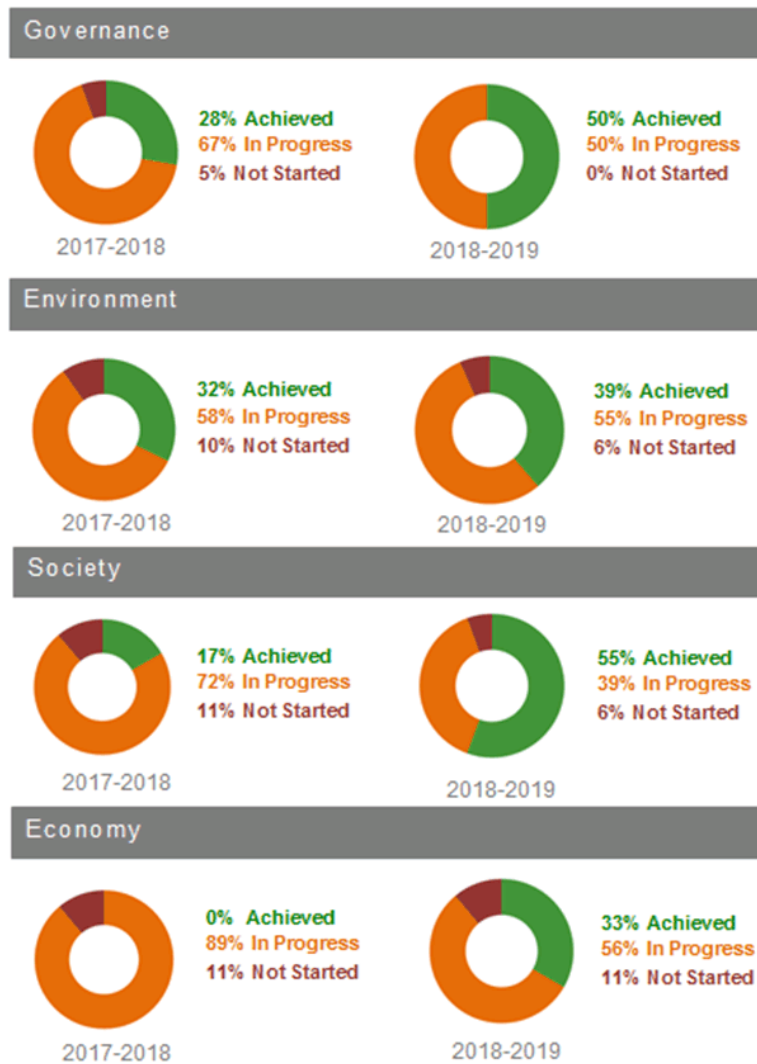


Image 5: Summary of progress during first two years of the action plan

9. Sustainability Targets

The City has set a number of high-level targets across five key sustainability areas including water conservation, waste minimisation, energy and emissions reduction, biodiversity and liveability.

	Targets	Progress 2018 -19
Water Conservation	Maintain <i>Waterwise Council</i> status by achieving all water conservation targets and actions identified in the <i>Water Efficiency Action Plan 2016</i> .	Target achieved The City maintained its Gold Waterwise Council status in 2019.
Waste Minimisation	12% of waste to be recovered and diverted from landfill at Henderson Waste Recovery Park (HWRP), per annum	Target not yet achieved 8.8% of waste was recovered at HWRP in 2018-2019
	100% rollout of the Garden Waste Bin program across Cockburn by 2020	Target not yet achieved 88% of the bin rollout is complete. Target on track to be completed in November 2019
	Ongoing commitment to 10% waste recovery from the Bulk Junk Verge collection	Target achieved 11.4% recovered from bulk verge collection in 2018-2019



Image 6: The City achieved its renewable energy target. All new community facilities feature solar photovoltaic systems including the Lakelands Hockey and Community Facility (40kW).

Sustainability Targets		Progress 2018-19
Energy and Emissions Reduction	Ongoing commitment to the Zero Emissions Fleet	Target achieved Zero Emissions Fleet maintained.
	20% renewable energy generation by 2020	Target Achieved 23% of Council buildings were powered by solar photovoltaics in 2018.
	Electricity and gas emissions to be 20% below 2008-2009 levels, by 2020	Target not yet achieved In 2018, electricity and gas emissions increased due to the opening of a new aquatic and recreation facility.
	Western Power Street Lighting emissions to be 10% below 2008-2009 levels, by 2020	Target not yet achieved In 2018, emissions from street lighting reduced for the first time and are close to base year levels. An 11% reduction is required to meet the 2020 target.
	Waste Emissions to be no more than 45% above 2008-2009 levels, by 2020 at Henderson Waste Recovery Park.	Target achieved Waste emissions are on track to meet 2020 target.
Biodiversity targets	Complete 2.5 hectares of revegetation annually with an emphasis on enhancing ecological corridors linking natural areas	Target achieved Revegetated 4.8 hectares of bushland in 2018-2019 with 67,107 plants.
	The percent of vegetation in conservation reserves in good or better condition is increasing against the 2010 base year figure of 62%	Target achieved 70% vegetation rated as being in good or better condition



Image 7: New corflute tree guards were trialed at C. Y. O'Connor beach. The City revegetated 4.8 hectares of bushland in 2018-2019

State of Sustainability 2018-2019

Sustainability Targets		Progress 2018-19
Livability and Social Capital	100% of structure plans comply with the elements of Livable Neighbourhoods Design Code	Target achieved 100% of structure plans assessed in 2018-2019 complied with the elements of livable Neighbourhoods.
	To reduce our percentage of overweight and obese adults to be less than or equal to the WA State average	Target not yet achieved The obesity statistics from Jan 2015 to Dec 2016 suggest that 79% of Cockburn’s adults are either overweight or obese, this is 12.4% higher than the WA State average (66.6%).
	9500m ² of new pathways and cycleways constructed per annum to facilitate sustainable transport.	Target achieved 12,637m ² new pathways and cycleways constructed in 2018-2019.



Image 8: A road-surfacing material made from recycled plastic and car tyres (Reconophalt) was trialed on selected roads in Coogee.

10. Actions

The purpose of the Action Plan is to set out key performance indicators (KPIs) for the achievement of ambitious, high level targets for sustainability across the City.

The following tables provide a summary of progress against the KPIs for the key focus areas: Governance, Environment, Society and Economy.

10.1 Governance

Governance is the cornerstone of the City's approach to sustainability. It ensures an integrated decision-making process, which takes into account the triple bottom line and employs the precautionary principle to ensure that future generations of the Cockburn community are taken into consideration. We listen, lead, and work together with residents for a sustainable future.

Governance Performance

The City identified 18 KPIs to measure its progress towards achieving Governance Excellence. 50% of governance KPIs were achieved in 2018-2019, with a further 50% significantly progressed.



- 0% not started (in red)
- 50% in progress (in orange)
- 50% complete (in green)


Image 9: Progress of Governance KPI's 2018-2019





Governance Highlights 2018-2019





- Significantly reduced paper use and improved access to information by rolling out a number of online systems including paperless timesheets and rostering, online rates, planning and building applications, environmental health forms and tablets for field staff.
- Installed solar photovoltaic systems on Lakelands Hockey Facility (40kW) and the Cockburn Bowling and Recreation Facility (30kW)
- Won awards for Cockburn ARC in design excellence, best practice in collaboration and Marketing Excellence (Image 10)
- Won the Department of Transport Your Move Champion Award 2018 (TravelSmart Officer)
- Won the Department of Transport Your Move Innovation Award 2018 for the Moondeck trial
- Continued to operate the Sustainability Committee (now in its ninth year) to influence sustainable outcomes in the workplace.









Image 10: Cockburn ARC won the Marketing Excellence Award at the 2018-2019 Australian Institute of Australia WA Pinnacle Awards




SCP Strategic Objectives	KPI #	Governance Key Performance Indicator	Lead Contributor	Timeframe	Progress	
<p>Deliver sustainable governance through transparent and robust policy and processes.</p>	<p>GOV 1.1</p>	<p>Support and develop the City's business systems to enhance the effectiveness and efficiency of Council's operations through the use of technology.</p>	<p>Business Systems/ Asset Services</p>	<p>Ongoing</p>	<p>The City has increased the number of online services available to the public allowing improved access to information. We have provisioned access to Online Rates and eProperty, Building Applications and Public Wi-Fi.</p> <ul style="list-style-type: none"> • 10 Environmental Health applications now available online via eProperty with inspections able to be carried out on a tablet • 3 more Statutory Planning application types added to eProperty • Zoning Statements can be requested online. These processes have been automated to save time and paper use and improve communication efficiency <p>EMPLive Rollout – paperless timesheet and rostering system implemented to Library and Rangers.</p> <p>Online Building Applications – 80% off all building applications are now electronic rather than paper.</p> <p>Internal referral system implemented so that the building department does not need to print off papers.</p> <p>Single Touch Payroll implemented.</p> <p>Replaced the City's online planning application lodgement system which has resulted in increased customer usage and massive reductions in paper usage.</p>	

SCP Strategic Objectives	KPI #	Governance Key Performance Indicator	Lead Contributor	Timeframe	Progress	
					<p>Technology One: Enterprise Asset Management Mobility. Work Management Mobile Strategy (WMMS). Three year strategy delivered across the Engineering & Works and Governance & Community Directorates deploying of over 60 tablets to streamline & modernise business activities and significantly reduce paper use.</p> <p>Business coverage established:</p> <ol style="list-style-type: none"> 1. Roads, Footpaths & Drainage 2. Parks & Environmental Services 3. Workshop Services 4. Community Safety 5. Parking Compliance 	
	GOV 1.2	Increase the City's use of smart and integrated technology solutions to measure, monitor and reduce waste across the City's Operations and to increase resource efficiency.	Business Systems	Ongoing	The City's Digital Strategy was adopted by Council in May 2019 and provides a roadmap for embracing smart technologies.	
	GOV 1.3	Consolidate the existing 70+ strategies and strategic documents into a cohesive framework of strategies and list of operational documents linked to the Strategic Themes and objectives.	Strategy	2019-2020	Strategy consolidation for 2018-2019 has progressed with the City now having 38 strategies. The Award Winning Community, Sport and Recreation Facilities Plan was adopted by Council in December 2018.	
	GOV 1.4	Finalise and implement the Strategic Risk Register.	Governance	2016-2017	Completed.	
	GOV 1.5	Review and update the Risk Management Strategy.	Governance	2018 and 2020	Converted to Risk Framework, due for review every 2 yrs. Next review due late 2019.	

SCP Strategic Objectives	KPI #	Governance Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	GOV 1.6	Engage, enhance and execute the strategic procurement framework to optimise Value for Money (cost, quality, and sustainability) across the City's procurement expenditure.	Procurement Services	2019-2020	The City improved this strategic measure by increasing the maximum sustainability criteria percentage to 20% within the procurement process. This includes a criteria maximum of 10% against any one element of sustainability. The Procurement Policy was amended in December 2018.	
	GOV 1.7	Provide policy, programs and advice which shape the City's workforce to ensure it is capable of achieving business objectives now and in the future.	Human Resources	2019-2020	The workforce plan identified an additional 7.2 FTE for 2018-2019 across a number of Business Units and all new positions have been filled. The plan identified an additional 8.5 FTE for 2019-2020 across all four Directorates and the roles are progressively being recruited in accordance with the plan timetable.	
	GOV 1.8	Promote Sustainability throughout the organisation via Sustainability Committee and delivery of minimum of two staff initiatives per annum.	Environmental Management / SMT	Ongoing	The Sustainability Committee continues to meet bi-monthly, delivering projects to reduce waste in the workplace, green the office, and coordinate an annual corporate planting event. The Committee has been running successfully for nine years.	
Provide for community facilities and civic infrastructure in a planned and sustainable manner, including	GOV 2.1	Management of City assets through Asset Management Plans including condition assessment and review of service levels for Road Infrastructure; Drainage; Buildings; Fleet and Plant; Parks and Environment; and Footpaths.	Project & Asset Services	Ongoing	Asset Management Plans for 2017/18 through to 2019/20 have been created. Development cycle for Asset Management Plan 2020/21 – 2023/24 due to commence in November 2019	

SCP Strategic Objectives	KPI #	Governance Key Performance Indicator	Lead Contributor	Timeframe	Progress	
administration, operations and waste management.	GOV 2.2	Develop Asset Management Plan for marine and coastal assets.	Project & Asset Services	2017-2018	A draft Asset Management Plan has been prepared.	
	GOV 2.3	Continue to engage with State and Federal Government Agencies in order to secure partnership funding arrangements.	Executive	Ongoing	Engagement is ongoing with regular and topic based meetings occurring as required.	
	GOV 2.4	In liaison with Recreation & Community Safety and Community Development & Services, plan and deliver new and refurbished buildings and facilities.	Community Services	Ongoing	<p>30kW solar PV system installed on the Cockburn Bowling and Recreation Facility which has low water and energy use.</p> <p>40kW Solar PV system installed on the Lakelands Hockey Facility. The pitch is lit with 500 lux LED flood lighting, the third only facility in Australia to use this technology.</p> <p>Cockburn ARC won the following awards:</p> <ul style="list-style-type: none"> • Facility Design and Development category and the Overall Innovations Award at the 2018 Australian Sport, Recreation and Play Innovation Awards. • The Institute of Public Administration Australia (WA) Gold achievement award for Best Practice in the Collaboration between Government and Non-Government Organisations. • Parks Leisure Australia WA: 2018 Community Facility of the Year. • Marketing Excellence Award at the 2018/2019 Australian Institute of Australia WA Pinnacle Awards. 	

SCP Strategic Objectives	KPI #	Governance Key Performance Indicator	Lead Contributor	Timeframe	Progress	
Identify gaps and take action to extend the coverage of the cycle way, footpath and trail networks.	GOV 3.1	Review and update the Integrated Transport Plan, incorporating the Road Safety Strategy and Travel Smart Plan.	Engineering Services	2018-2019	<p>The Integrated Transport Strategy is currently in draft. To be completed during 2019 including updating the Road Safety Strategy and Travel Smart Plan.</p> <p>The City's TravelSmart Officer won the Department of Transport Your Move Champion Award 2018.</p> <p>The City also won a Department of Transport Your Move Innovation Award in 2018 for the Moondeck trial (in which glow-in-the dark paint was applied to selected paths to facilitate sustainable transport at all hours).</p>	
	GOV 3.2	In conjunction with Environmental Management, review and integrate the Footpath Plan and Trails Master Plan.	Engineering Services	2016-2017	<p>Both plans have been incorporated in the Long Term Cycle Plan in conjunction with the Department of Transport and surrounding councils, to ensure better connectivity.</p> <p>The Environment Manager is conducting a separate review of trails. Updated information will be incorporated into the state wide Long Term Cycle Plan via the TravelSmart Officer and Department of Transport.</p>	
Advocate for improvements to public transport, especially bus transport.	GOV 4.1	Ensure planning and development of the public transport network within the City meets community and industry needs while minimising environmental impact.	Transport and Traffic Services	Ongoing	<p>The City is liaising with Department of Transport, Public Transport Authority, Metronet and Main Roads to ensure that the public transport is better connected, promoted and utilised.</p> <p>Detailed access audits of Cockburn Central and Aubin Grove station were completed in conjunction with major stakeholders, prior to the Metronet project commencement and North Lake Road Bridge construction.</p>	

SCP Strategic Objectives	KPI #	Governance Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	GOV 4.2	Advocate for improvements to public transport.	Executive	2019-2020	There have been a large number of the public events promoting Travel Smart and road safety initiatives. A survey was conducted via Comment on Cockburn on the potential to extend bus services along the coastal route on Sundays. Officers meet regularly with PTA and advocate for improvements to public transport.	
	GOV 4.3	Review current parking approaches and create the City wide Parking Strategy.	Engineering Services	2017-2018	Parking Plan completed.	
	GOV 4.4	Review and update the City's District Traffic Study 2013.	Engineering Services	2017-2018	District Traffic Study review and update has been completed.	

10.2 Environment

The environment is the foundation for sustainability in the City of Cockburn. We consider conserving biological diversity and ecological integrity of utmost importance.

Our natural areas and resources must be sustainably managed now and in the future. We work to ensure that the impact on our environment is positive, and take our legacy into account in planning and development decisions.

Environment Performance

The City has identified 31 KPIs to measure progress toward achieving best practice in Environmental Management.

39% of the environmental KPIs were achieved in 2018-2019, with a further 55% significantly progressed, whilst 6% were not started.



6% not started (in red)

55% in progress (in orange)

39% complete (in green)

Image 11: Progress of Environment KPI's 2018-2019

Environment Highlights 2018-2019






- Undertook feasibility studies to increase renewable energy and battery storage at Cockburn ARC and the Operations Centre
- Achieved the City's renewable energy target with 23% of Council buildings receiving power from solar photovoltaic systems
- Established a partnership with Western Power to trial LED streetlights across




different housing styles in Cockburn and to gauge customer feedback




- Updated the Sustainability Policy to ensure new Council facilities allocate three percent (3%) of the project cost for Environmentally Sustainable Design
- Supported trials of road-surfacing material made from recycled plastic and car tyres in North Coogee
- Rehabilitated 4.8 hectares of bushland across the City with 67,107 tube stock
- Delivered over 100 sustainability related events to the community
- Continued the roll-out of 26,400 garden waste bins
- Maintained a Zero Emissions Fleet via the carbon offset program
- Won the 2018 Children's Environment and Health Local Government Policy Award - Shade in Public Places category
- Maintained Gold Waterwise Council status
- Supported the installation of turtle nesting protection enclosures in Bibra Lake
- Supported the Pop-up forest installation in Hamilton Hill
- Developed the Urban Forest Plan 2018 – 2028 and planted 1,250 street trees
- Updated the Community Garden Policy and guidelines







Image 12: The Community Garden Policy and guidelines have been updated to help create sustainable community gardens in Cockburn.






SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health.	ENV 1.1	Ensure the City's property interests and land portfolio are managed to maximise social, economic and environmental outcomes.	Land Administration	Ongoing	The City continues to undertake land administrative processes and decisions consistent with the objectives of the Land Management Strategy (2017-2022) which prescribe decision making based upon maximising social, economic and environmental outcomes.	
	ENV 1.2	Protect the quality of the environment and improve and manage public health by implementing the City's Public Health Plan.	Environmental Health	Ongoing	The Public Health Plan is being reviewed in 2019.	
	ENV 1.3	Maintain and improve wellbeing in the community by ensuring the standard of premises and activities complies with accepted public health standards and practices.	Environmental Health	Ongoing	Ongoing	
	ENV 1.4	Irrigation Maintenance – water management through irrigation planning and maintenance.	Parks Operations	Ongoing	Retained Gold Waterwise Council status Completed the Smart Park Sustainability Study which included an energy and water audit and development of a masterplan to guide future management of the park.	
	ENV 1.5	Natural Area Management – enhance local ecological services values through rehabilitation, revegetation and maintenance of natural areas.	Environmental Operations	Ongoing	<ul style="list-style-type: none"> 4.8 hectares of bushland revegetated in 2018-2019 with 67,107 tubestock 52,500 plants installed in the Roe 8 rehabilitation project by 346 volunteers 4 landowner biodiversity grants issued to residents. 4 tree planting projects delivered under Local Projects Local Jobs grant 31 community and school planting 	







SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
					<p>events with over 500 people</p> <p>Trialed corflute tree guards at C.Y. O'Connor beach as a more biodegradable alternative to the generic plastic sleeves.</p> <p>Continued development of the Coogee Maritime Trail by having the area declared as a 'no boating' and 'no fishing' zone.</p> <p>Worked with a PhD student from Murdoch University to design and install turtle nesting protection enclosures in the Bibra Lake reserve.</p>	
	ENV 1.6	Develop a contemporary Public Health Plan which includes relevant parts of the Mosquito Management Plan 2008, the Contaminated Sites Strategy 2008 and the Tobacco Action Plan 2008.	Environmental Health	2017-2018	The Public Health Plan is being reviewed in 2019.	
	ENV 1.7	Review the Open Space Strategy which will include a progress report. The next version of this ten year strategy will incorporate the Playground Shade Sail Strategy and specific management plans.	Parks & Environment	2017-2018	<p>The Public Open Space Strategy has been reviewed in accordance with the 5 year review process for strategies.</p> <p>The Playground Shade Sail Strategy will be incorporated at the 10 year mark of the Public Open Space strategy.</p>	
	ENV 1.8	Develop a Climate Change Strategy. Incorporating the Greenhouse Gas Emission Reduction Strategy 2011 – 2020; Climate Change Adaptation Plan; Coastal Vulnerability Strategy; the Water Action Plan; and the Water Conservation Plan 2013.	Environmental Management	2019-2020	Scheduled for 2019-2020	





SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ENV 1.9	Review and update the Sustainability Strategy 2013 – 2017.	Environmental Management	2017-2018	Strategy revised and adopted by Council in August 2017. A revision is scheduled to incorporate amendments to the Sustainability Policy (July 2019).	
	ENV 1.10	Commence planning of the Wetlands Precinct.	Environmental Management	2019-2020	Architect and sub-consultants appointed. Stakeholder engagement ongoing. Designs progressing with construction scheduled for December 2019.	
Improve the appearance of streetscapes, especially with trees suitable for shade.	ENV 2.1	Landscape design, development and construction of infrastructure and park equipment.	Park Development	Ongoing	<p>Won the 2018 Children's Environment and Health Local Government Policy Awards – Shade in Public Places category</p> <p>Delivered bicycle pump track at Barrow Reserve and Bibra Lake Skate Park.</p> <p>Landscape designs completed and implemented at Basset Park, MacFaull Park, CYO'Connor North, Monaca Park & Ramsay. Streetscape improvements to Beeliar Dr and Spearwood Ave Mural Wall.</p> <p>Playground shade sails installed at various locations. Loose parts play trialed at Ronsard Park, Hakea Park and Socrates Park and Coogee Live.</p> <p>Supported the Hamilton Hill Pop-Up Forest</p> <p>Engaged consultants to develop the Yangebup and Little Rush Lake Master Plans, and the Manning Park Signage and Interpretation Plan.</p> <p>Supported 18 waterwise verge makeovers to value of \$7,500 as part of the Waterwise council program</p>	

SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ENV 2.2	Develop and implement an Urban Forest Plan.	Parks Management	Ongoing	The Urban Forest Plan 2018 - 2028 was endorsed by Executive and presented to Elected Members. Actions are currently being implemented. 1,250 street trees planted in 2018-2019.	
Improve water efficiency, energy efficiency and waste management within the City's buildings and facilities and more broadly in our community.	ENV 3.1	Sustainability – coordinating events and activities designed to educate and support the community toward sustainable living. This includes environmental awareness, emission reduction, using renewable energy and waste education.	Environmental Management	Ongoing	Delivered: <ul style="list-style-type: none"> • 100 sustainability related 100 events • 80 Free energy audits to households. • 21 Bird Bath Subsidies • 15 sustainability grants • 11 environmental education grants • 29 environmental education excursions reaching over 1,000 students • 10 school revegetation excursions for over 380 students, and • the annual World Environment Day Schools Festival for 230 students. 4,333 plants were provided at a discounted rate to residents under the Native Plant Subsidy Scheme. 17 schools participated with an additional 360 free plants The Community Garden Policy and guidelines were updated and adopted by Council. Approvals were granted for the Calleya Community Garden. Launched the sustainable living e-newsletter and developed the '15 ways to sustainable living' booklet and poster.	

SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ENV 3.2	Continue to monitor the waste-to-energy sector locally, nationally and internationally and be an active stakeholder in discussions around the development of a local waste-to-energy system.	Executive / Waste Management	Ongoing	The 20 year Waste Supply Agreement with New Energy is now complete. The Energy from waste plant is due for commissioning in 2022.	
	ENV 3.3	Plan and implement initiatives to reduce building and facility and plant non-renewable energy consumption and GHG emissions.	Infrastructure Services	Ongoing	Maintained a Zero Emissions Fleet via the carbon offset program. Undertook a desktop analysis of electric vehicle (EV) waste trucks and committed to a trial across various waste streams during 2019-2020. Installed a 30 kW Solar PV system on the Visko Park Bowling Club. Installed a 40 kW Solar PV system on the Lakelands Hockey Facility. Feasibility studies undertaken to explore options for increased renewable energy and battery storage at Cockburn ARC and the Operations Centre. Undertook an LED light replacement at Atwell Child Health Care Centre (approx. 30). Atwell Reserve Car Park lighting LED installation (4 lights). LED retrofit of all external lighting at Bibra Lake Community Centre (approx. 20 lights). Banjup Hall external lighting LED retrofit (5 lights).	

SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ENV 3.4	Investigate options for reduction of energy costs and greenhouse gas emissions through changeover of street lights to LED and smart technology.	Infrastructure Services	Ongoing	In 2018 Western Power installed LED streetlights in Cockburn for the first time (fourteen 22W LED lights in the Ravenna subdivision). The City established a partnership with Western Power to trial a roll out LED lighting for 500 streets, across different housing styles, to gauge customer feedback, prior to a broader rollout of LED lighting.	
	ENV 3.5	Review and update the Waste Management and Education Strategic Plan 2013 – 2023.	Waste Management	2019-2020	Waste Forum 7 is planned for September 2019 to discuss a suite of strategic changes to the waste service.	
	ENV 3.6	Extend the implementation of a third household bin for the re-use of garden organics (GO) subject to Council decision.	Waste Management	2019-2020	26,400 bins roll out of an anticipated total 30,060. The roll out program has been condensed to be completed in November 2019.	
	ENV 3.7	Ensure greater recovery from bulk verge hard waste collections.	Waste Management	Ongoing	Tender for Mattress and E-Waste recovery now in operation.	
	ENV 3.8	Work toward Cockburn becoming a 'plastic bag free City' through advocacy for a State-wide ban and investigations into the applicability and compliance mechanisms around developing a local law if no state-wide legislation is enacted.	Waste Management / Governance	2019-2020	State-wide legislation adopted. Single-use plastic bag ban implemented effective 1 July 2018. The City supported a variety of community groups in making re-usable bags and delivered workshops to assist with the transition.	

SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ENV 3.9	Ensure the City and its contractors utilise recycled inert road base material, where practical, for all path and road construction work.	Engineering Services	2016-2017	The City is supporting ongoing initiatives to use recycled road material, which satisfy Australian Standards and Main Roads WA requirements. For example, Frasers Property trialed Reconophalt on selected roads in North Coogee. The recycled road surfacing material was supplied by Downer Group and installed by Densford Civil.	
	ENV 3.10	Roll out Public Place Recycling Bin enclosures to all parks.	Waste Management	2016-2017 to 2019-20	Contract awarded. Bins will be rolled out according to delivery programs.	
	ENV 3.11	Promote sustainable building / precinct design and management across all City assets and within the residential and commercial development industries.	Environmental Management	Ongoing	The Sustainability Policy was revised to ensure all new Council facilities (exceeding a budget of \$1 million) set aside a minimum of three percent (3%) of the total project cost for innovative Environmentally Sustainable Design (ESD) initiatives.	
	ENV 3.12	Develop an assessment of potential uses for intercepted water from the Port Coogee Groundwater Interception Drain (GID).	Parks & Environment	2017-2018	Assessment completed. Intercepted water can be utilised for the Coogee Golf Complex and Cockburn Coast Development.	
	ENV 3.13	Develop an initial investigation into the availability of ground water and vegetation condition ratings in preparation for a Coogee Golf Complex.	Parks & Environment	2017-2018	Flora assessment completed. Department of Water and Environmental Regulations confirmed access to the Port Coogee Groundwater Interception Drain (GID).	
	ENV 3.14	Develop a feasibility study for the Henderson Waste Recovery Park including potential for a precinct approach, relocated entry and Materials Recovery Facility.	Waste Management	2017-2018	The expressions of interest process for an Integrated Waste Services Partnership at the HWRP identified 3 contractors. The restricted request for tender and term sheet is currently under review.	

SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
Further develop adaptation actions including planning; infrastructure and ecological management to reduce adverse outcomes arising from climate change.	ENV 4.1	Street Tree Management – assessment, monitoring and management of street trees.	Parks Operations	Ongoing	1,250 street trees were planted. The street tree audit commenced and the Street & Park Tree Policy was revised.	
	ENV 4.2	Water Management and education to reduce consumption and improve quality.	Environmental Management	Ongoing	Maintained Gold Waterwise Council status.	
	ENV 4.3	Continue regional collaboration on coastal issues through leadership of the Cockburn Sound Coastal Alliance.	Executive	Ongoing	Coastal Vulnerability & Flexible Adaptation Pathways project completed to Stage 3. Coastal Adaptation Plans produced Ongoing liaison to continue as each LGA implements its respective coastal adaptation measures.	
	ENV 4.4	Develop and implement the City's Coastal Management & Adaptation Plan (in conjunction with Strategic Planning & Recreation Services).	Marina and Coastal Services	2016-2017 to 2019-2020	Coastal Adaptation Plan (CAP) completed and will be presented to council late 2019. Implementation progressing via the following actions (pursuant to CAP recommendations): <ul style="list-style-type: none"> • Periodic sand nourishment at C Y O'Connor Beach to address erosion in short term • Engineering design project for shoreline stabilisation structures at CY O'Connor Beach is underway. Expected completion of design June 2020 with construction to follow subject to funding. A 4 year contract was recently awarded for the City's Coastal Monitoring Program. The program tracks shoreline movements and changes in coastal conditions, reporting annually and identifying any changes or issues of concern.	

SCP Strategic Objectives	KPI #	Environment Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ENV 4.5	Review and develop the City's Bushfire Risk Management Plan.	Ranger and Community Safety Services	2017-2018	<p>The Bushfire Risk Management Plan has a detailed and tiered process that provides a basis for determining and treating the risk of fire, calculating fuel loads and providing further awareness to communities on the risks associated with Bushfire. The plan has been developed to align with legislative requirements.</p> <p>The process takes a holistic approach to risk management and aids in identifying the appropriate treatment measures, prescribed burning being one of the last resorts.</p> <p>The Plan is on track for review in 2020 and will be amended where applicable.</p>	

10.3 Society

Society is the heart of sustainability in Cockburn. Our people, from our residents, ratepayers and businesses, to schools, visitors and employees, inform the way we develop, now and into the future.

We consider social sustainability, cultural and creative growth and community engagement of paramount importance as we acknowledge that this is an integral part of providing equity within and between generations.

Society Performance

The City identified 18 KPIs to measure progress towards achieving a more socially equitable, diverse and inclusive community.

56% of societal KPIs were achieved in 2018-2019, with a further 39% significantly progressed, whilst 6% were not started.



6% not started (in red)

39% in progress (in orange)

55% complete (in green)





Image 13: Progress of Society KPI's 2018-2019



Society Highlights 2018-2019






- Won the 2018 Most Accessible *Local Government* Award,
- Won the 2018 Most Accessible *Community* Award (Regional Capital Alliance Award)
- Won the 2018-2019 AIM WA Pinnacle Awards for Marketing Excellence at Cockburn ARC
- Officially opened the Cockburn Bowling and Recreation Facility
- Constructed the Bibra Lake Recreation and Skate Park
- Undertook consultation for the Aboriginal Cultural and Visitors Centre
- Developed the City's first Cultural Diversity Strategy
- Launched the Local History website in February 2019
- Completed the first round of the My Best Home project which promotes right sizing opportunities to landowners 50+ in Cockburn's oldest suburbs
- Delivered a diverse range of community programs, events and training for the Cockburn community








Image 14: Cockburn was named WAs most accessible community in 2018



SCP Strategic Objectives	KPI #	Society Key Performance Indicator	Lead Contributor	Timeframe	Progress	
Continue to recognise and celebrate the significance of cultural, social and built heritage including local indigenous and multicultural groups.	SOC 1.1	Provide community events and work to preserve and celebrate the City's built and cultural heritage.	Events & Culture	Ongoing	The cultural grant program has been reviewed. All City's community events continue to recognize our Aboriginal culture, our multicultural diversity, the richness of our art, as well as our heritage. This included the two day cultural Coogee Live event that ran for the second year running. Continued promotion of the Museum.	
	SOC 1.2	Continue to capture, preserve and record historical records significant to the district.	Library Services	Ongoing	The Local History website was launch in February 2019. A staff position for a Local History Librarian is included in the workforce plan for 2020-2021 to ensure a long term strategy is in place to support this initiative.	
	SOC 1.3	Provide information, events, community development, liaison, and activities which respond to the needs of Aboriginal community groups and families. Review and implement the Reconciliation Action Plan 2017 – 2020.	Aboriginal Community Development	Ongoing	Reconciliation Week, NAIDOC week, ATSI Children's Day events held. The City's third Reconciliation Action Plan Stretch RAP was adopted by Council in March 2018 with implementation commenced.	
	SOC 1.4	Finalise and implement the Community Development Strategy.	Community Development	Ongoing	Strategy completed, implementation is ongoing. A new Cultural Diversity Officer position was appointed last year. The City developed and adopted its first Cultural Diversity Strategy 2018-2021.	

SCP Strategic Objectives	KPI #	Society Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	SOC 1.5	Implement the Culture, Art, Heritage and Event Strategy 2016 - 2020. Consider including a multicultural approach in a future version.	Events and Culture	Ongoing	<p>History website launch February 2019.</p> <p>The Audit and Photography of the City's artwork is underway.</p> <p>Developed a Memorial walk in Cockburn Central.</p> <p>Planned a streamlined approval process for events.</p> <p>Consultation with FORM and Water Corporation in regard to painting the Coolbellup water towers was completed but the project was unable to proceed for safety reasons.</p> <p>Review of the suitability of Cockburn spaces for attracting large events completed.</p>	
Continue revitalisation of older urban areas to cater for population growth and take account of social changes such as changing household types.	SOC 2.1	Prepare structure plans, amendments to the Local Planning Scheme, formulate strategies and adopt policies which provide guidance and direction for the growth of the City.	Strategic Planning	Ongoing	<p>Structure Plans across various development areas in Cockburn have been progressed including for example within the Hammond Park area. Structure plan amendments have also put the planning framework in place to facilitate the next stage of the Gateways Shopping Centre development.</p> <p>The City completed the first round of the My Best Home project – a collaborative project aimed at promoting right sizing opportunities to landowners 50+ in Cockburn's oldest suburbs.</p>	

SCP Strategic Objectives	KPI #	Society Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	SOC 2.2	Finalise a model to report on achievements within each Revitalisation Strategy and ensure clear transition to the operational Business Units of the City to achieve implementation. Ensure sustainability consideration in decision-making.	Strategic Planning	2019-2020	A funding model has been developed that enables accurate reporting according to the (current) four different revitalisation strategy areas, and also enables this information to inform the budgeting process. Reporting can provide both the monetary value and number of actions commenced, complete or not started	
	SOC 2.3	Review and update the Housing Affordability and Diversity Strategy 2013.	Strategic Planning	2017-2018	Completed. This review also resulted in the City successfully securing a \$10,000 State Government grant to further research right sizing housing opportunities for seniors within the City's original settlement areas of Spearwood, Hamilton Hill and Coolbellup.	
	SOC 2.4	Ensure the drainage structure throughout the City caters for new development and revitalization.	Engineering Services	Ongoing	Ongoing initiatives implemented through design and implementation stages of development	
	SOC 2.5	Review and update the Drainage Management and Maintenance Strategy 2008 - 2013 in conjunction with Finance to ensure drainage management principles are agreed across the organization.	Engineering Services	2017-2018	Completed. Adopted by Council in July 2018.	
Listen to and engage with our residents, business community and ratepayers with greater use of social media.	SOC 3.1	Take an agile and flexible approach to support the City in engaging our community, with the aim of driving towards sustainable outcomes through integrated use of social media, smart technology and the internet of things.	Business systems	Ongoing	The City's website facilitates digital accessibility for people with a disability. It was developed and audited to meet the internationally recognised Website Content Accessibility Guidelines to Level AA and is the first Local Government website in Australia to meet this standard.	

SCP Strategic Objectives	KPI #	Society Key Performance Indicator	Lead Contributor	Timeframe	Progress	
					<p>The City won the 2018 Most Accessible Local Government Award, and 2018 Most Accessible Community Award (Regional Capital Alliance Award)</p> <ul style="list-style-type: none"> Website search replaced with dedicated search engine to improve ability to locate information. More PDF forms were digitised on the corporate website, reducing the need for the public to print them, fill them out, scan them and send them in. "Prompt for payment" can now be emailed out to the applicant for many items so that they have the option to pay via phone, BPay or online via credit card, reducing paper usage and enabling the public with alternative methods of payment. 	
	SOC 3.2	Continue to develop external partnerships for Sustainable Service Delivery by facilitating the introduction of the Success Library model of program delivery to Coolbellup and Spearwood libraries.	Libraries	Ongoing	A collaboration with the Cultural Diversity Officer enabled the launch of English language classes at Spearwood Library, and continuation of classes at Success and Coolbellup. A full crèche is offered at Coolbellup, and one crèche worker at Spearwood to support parents. Curtin University program delivery is active and ongoing at Success, with no likelihood of expansion.	

SCP Strategic Objectives	KPI #	Society Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	SOC 3.3	Ensure the Community Engagement Policy and Framework principles and intent are implemented and embraced throughout the Organisation. Ensure reports to Council are supported by community engagement that meets the Policy and Framework requirements.	Community Development	Ongoing	The Community Engagement Officer continued to conduct training with key staff across the organization and monitors alignment of engagement activities with the Policy and Framework. The New Project Portfolio Management System has been piloted and will also ensure compliance with the Policy. the Community Engagement Policy and Framework was reviewed in 2019	
	SOC 3.4	Delivering communication materials and services to ensure the community is engaged with and informed about services and programs. This includes marketing, media, public relations, customer service, graphic design and photography, and social media.	Corporate Communications	Ongoing	Implementing the Communications Strategy and Action Plan 2018-2022. Updated the social media plan. Customer satisfaction surveys undertaken quarterly to annually for most business units. Community scorecards undertaken to understand community priorities and perceptions.	
Ensure growing high density living is balanced with the provision of open space and social spaces.	SOC 4.1	Review and update the Local Commercial and Activity Centres Strategy 2011.	Strategic Planning	2018-2019	Scheduled for 2019-2020.	
	SOC 4.2	Prepare the new Local Planning Strategy and Scheme for the District.	Strategic Planning	2018-2019	The City is drafting a new Local Planning Strategy. Preliminary targeted engagement occurred in 2018 and will continue with further engagement late 2019-2020. A resolved Local Planning Strategy will then lead the City to prepare a new Town Planning scheme.	

SCP Strategic Objectives	KPI #	Society Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	SOC 4.3	Regulate development and subdivision within the City to ensure protection of appropriate levels of amenity and protect public interest.	Statutory Planning	Ongoing	Review of Local Planning Policies to improve urban infill density outcomes in relation to vegetation retention and/or replacement	
	SOC 4.4	Cash In-Lieu Plan provides a coordinated approach to the expenditure of funds for public open space (Planning Development Act)	Parks Management	2017 - 2019	Plan is being implemented in accordance with delivery program.	

10.4 Economy

A viable economy underpins the sustainable development of the City and must be resilient in the face of uncertainty and risk. The City's economy is directly integrated with its society and environment.

We consider a circular economy, which values both human and environmental resources, and reduces unnecessary production, consumption and waste an enabler of future resilience and sustainability across our community.

Economy Performance

The City identified nine key performance indicators (KPIs) to measure progress towards achieving best practice financial management.

33% of the economy KPI's were progressed in 2018-2019, with a further 56% significantly progressed, whilst 11% were not started.



11% not started (in red)

56% in progress (in orange)

33% complete (in green)





Image15: Progress of Economy KPI's 2018-2019




Economy Highlights 2018-19



- Awarded several new contracts to indigenous enterprises during 2018-2019
- Committed to providing supply opportunities for local organisations that can demonstrate benefits to the local economy
- Improved relationships with Social Enterprises to provide opportunities for additional engagement.
- Delivered nine community development training sessions to strengthen and support community groups within the City
- 15 Sustainability Grants awarded to enhance sustainability outcomes in the community
- Implemented the Cockburn Central Activity Centre Plan and supported the development of Metronet and the Cockburn -Thornlie train line.



Image 16: The City's procurement policy encourages procurement from organisations including Australian Disability Enterprises.


SCP Strategic Objectives	KPI #	Economy Key Performance Indicator	Lead Contributor	Timeframe	Progress	
Strengthen our regional collaboration to achieve sustainable economic outcomes. Ensure advocacy for funding and promote a unified position on regional strategic projects.	ECO 1.1	Continue regional collaboration through active participation in the South West Group (SWG) and the National Growth Areas Alliance (NGAA).	Executive	Ongoing	We maintain active membership of the SWG and NGAA and participate on issues where they are closely relevant to the City.	
	ECO 1.2	Collaborate with the South West Metropolitan Librarian's Group to develop a feasibility study towards a strategic partnership for collaboration and rationalisation for public libraries across local government boundaries.	Libraries	2017-2018	The State Government has begun work on key reform priorities for Public Libraries in WA. The aim of this process is to restructure public libraries to deliver more efficient and flexible public library services that meet diverse community needs. In light of this process, work has ceased on regional collaborations until significant strategic outcomes of the restructure are progressed.	
	ECO 1.3	Continue regional collaboration on coastal issues with adjacent Councils, state government agencies and the community via the Cockburn Sound Coastal Alliance.	Executive & Infrastructure Services	Ongoing	Participation ongoing in the Local Government Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) Forum meetings and initiatives along with other coastal councils, facilitated through WALGA.	
Ensure sound long term financial management and deliver value for money.	ECO 2.1	Facilitate efficient and cost effective procurement in a centre led procurement model; provide support services in competitive sourcing and contract management. Ensure organisational compliance with statutory and internal procurement requirements.	Procurement Services	Ongoing	The 360 eProcurement system extended for other sourcing types incorporating additional suppliers and improving the effectiveness of medium risk procurement decisions. Greater focus by Procurement to refine sustainability criteria and educate stakeholders to achieve improved outcomes and understanding.	


SCP Strategic Objectives	KPI #	Economy Key Performance Indicator	Lead Contributor	Timeframe	Progress	
					Actively incorporating and achieving ESD Design into all construction projects by way of materials, solar or design intent.	
	ECO 2.2	Implement Project Portfolio Management Framework to improve internal measurement of business performance.	Finance	2018-2019	The Project Portfolio Management Framework has Phase1 system built to facilitate the pilot test group. This will further progress into business transition, transaction and review.	
Create opportunities for community, business and industry to establish and thrive.	ECO 3.1	Review and update the Economic Development Directions Strategy 2014.	Strategic Planning	2018-2019	Scheduled for 2019-2020.	
	ECO 3.2	Implement the Cockburn Central Activity Centre Plan in conjunction with relevant Business Units.	Strategic Planning	Ongoing	Several important actions identified within the Cockburn Central Activity Centre Plan have been implemented including: <ul style="list-style-type: none"> The Cockburn Central Activity Centre Plan and the subsequent Cockburn Central East Structure Plan provides the planning framework to facilitate the Armadale Road and North Lake Road Bridge project (Construction is due to commence in early 2020). The action plan also sought to influence the delivery of the Thornlie train line of which is now part of the State Governments commitments to Metronet. 	

SCP Strategic Objectives	KPI #	Economy Key Performance Indicator	Lead Contributor	Timeframe	Progress	
	ECO 3.3	Provides capacity building and community engagement to strengthen and support community groups within the City including residents associations.	Community Development	Ongoing	<p>Between July 2018 – June 2019, community group training was conducted on the following topics:</p> <ul style="list-style-type: none"> • Volunteer management – diversity • Inclusive events • Leadership workshop – Resilient Community Groups • Neighbourhood Networker program (x2 sessions) • First aid • 10 steps to marketing • Leadership skills development workshop • Volunteer management masterclass 	
Increase local employment and career opportunities across a range of different employment areas.	ECO 4.1	Enable social procurement objectives with a focus on supporting indigenous, disability and local enterprises.	Procurement Services	2017-2018	<p>The City's procurement policy encourages procurement from organisations such as including Australian Disability Enterprises.</p> <p>In 2018-2019 the City consulted, educated and worked with internal stakeholder to execute several new contracts to indigenous enterprises, increasing the social procurement budget spend. It has also committed to providing supply opportunities for local organisations that can demonstrate economic benefits to the local economy via its Tender process.</p> <p>Improved relationships with Social Enterprises to provide opportunities for additional engagement and preferred status.</p>	

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16.2 SOLOMON ROAD JANDAKOT TEMPORARY CLOSURE

Author(s)	C Sullivan
Attachments	<ol style="list-style-type: none">1. Community Information Session - Solomon Road Upgrades ↓2. Solomon Road Temporary Closure - Public Comment Period Results ↓

RECOMMENDATION

That Council

- (1) authorise the temporary closure of Solomon Road between Jandakot Road and Peppworth Place for the purpose of road reconstruction for the period from late November 2019 to early March 2020, exact dates to be confirmed;
- (2) notify all residents and businesses who participated in the public consultation of the temporary closure; and
- (3) give local public notice of the proposed temporary closure in accordance with section 3.50 of the Local Government Act, including State Government Agencies, WA Police and emergency services.

Background

The construction of the Calleya Estate, Treeby by Stockland has been ongoing for some years. A condition of the development of the estate is the upgrade of Solomon Road between Jandakot Road and Dollier Street. The construction contractor appointed by Stockland is the Georgiou Group who approached City officers on 4 July 2019 to discuss options for the reconstruction of this section of Solomon Road. The scope of work is detailed in the public presentation included as part of Attachment 1 for reference.

There were only two options – maintain one lane open throughout the works or a complete road closure to minimise the construction period. Georgiou Group estimated a 15 week construction period with complete road closure compared to more than double that period if one lane was to stay open. Maintaining one lane open also caused significant safety risks to the travelling public and site staff as well as causing almost as much traffic disruption as complete closure in terms of delay times.

City officers and Georgiou Group came to the conclusion that complete road closure was the better option in terms of delivery time, traffic congestion and site safety. A site inspection and briefings were offered to Elected Members during July 2019 to inform them of the proposal.

Contact was made with the State Members of Parliament for Jandakot and Cockburn to inform them also.

Submission

N/A

Report

The section of Solomon Road Jandakot proposed to be temporarily closed is shown in Figure 1 below – approximately 800m length.

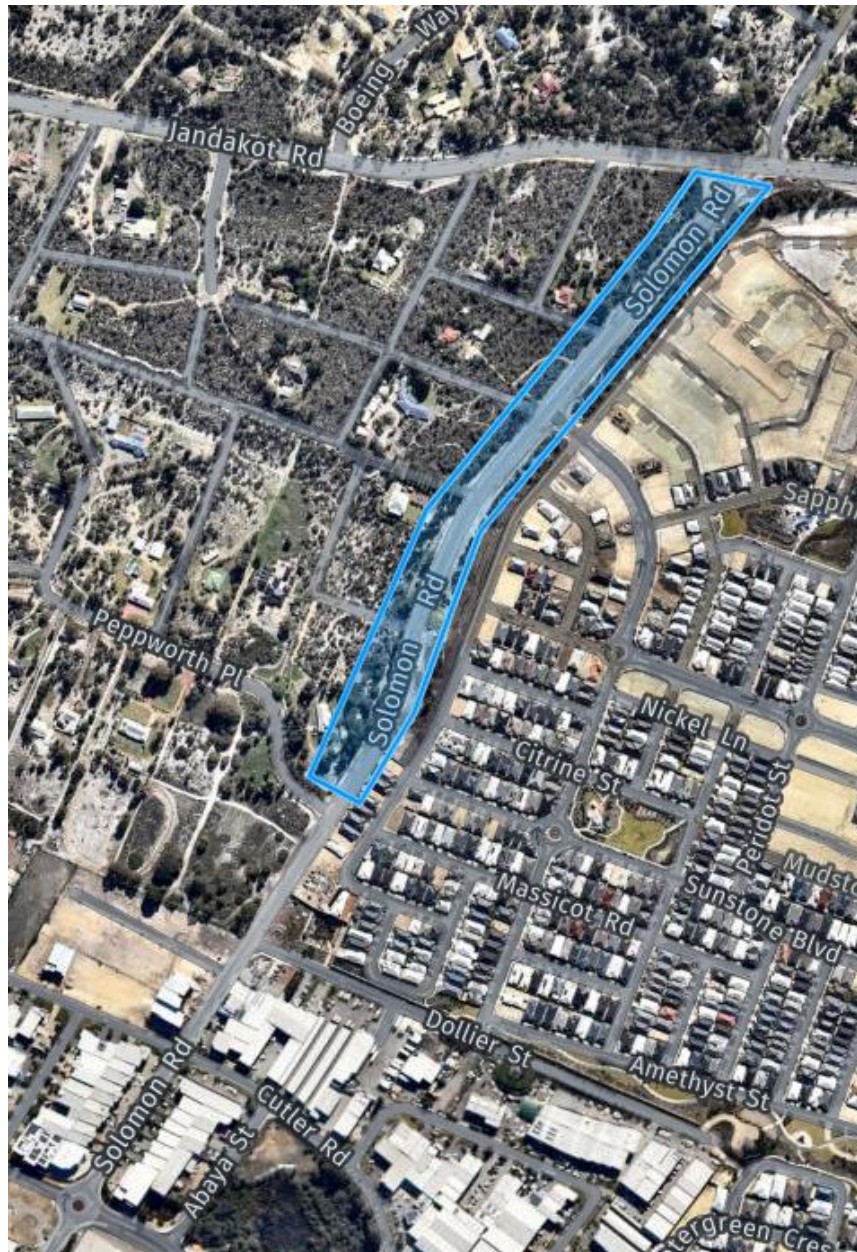


Figure 1

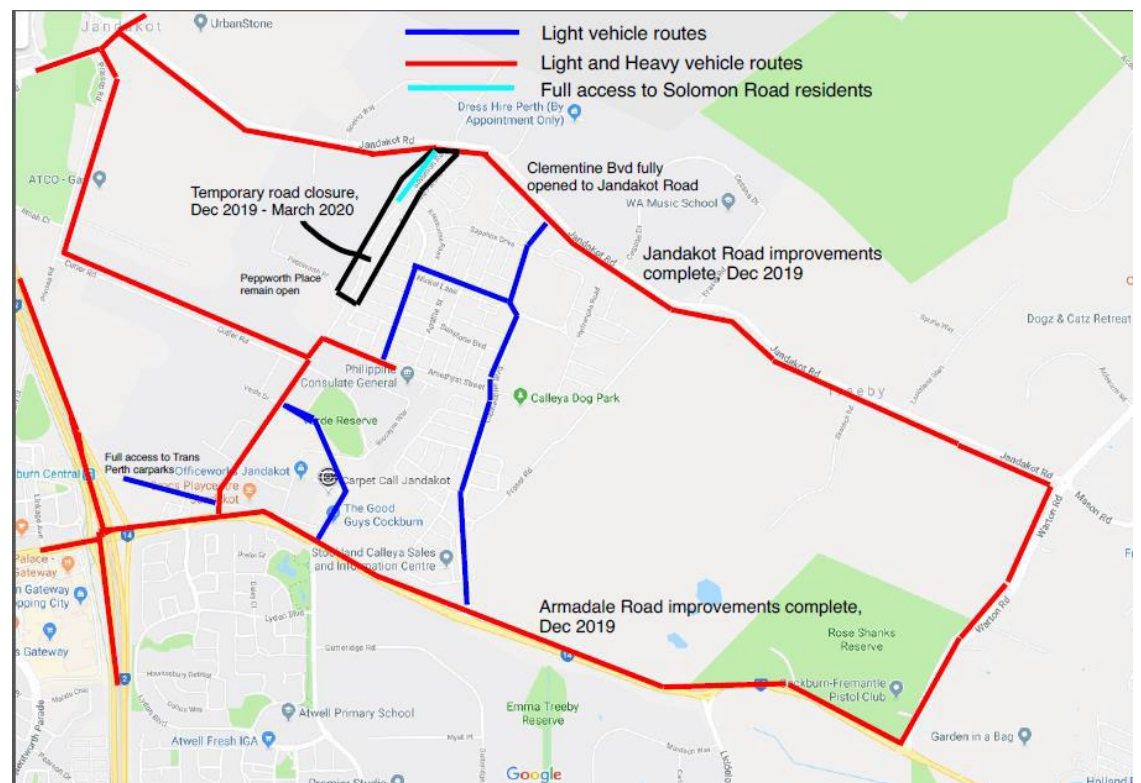
As well as consideration of traffic detours during the proposed closure, regard had to be given to the timing of the works in view of other road projects in the vicinity. For example, Jandakot Road between Solomon Road and Fraser Road is currently being duplicated and will be completed by early December 2019.

The construction of the intersection of Jandakot Road and Clementine Boulevard as part of this project provides an additional access/egress into the Treeby Estate via a roundabout. This new access into the Treeby Estate is essential prior to any temporary closure of Solomon Road.

The current Main Roads WA project duplicating Armadale Road between Ghostgum Avenue and Anstey Road will be completed in late November 2019, with the next section between Ghostgum Avenue and the new bridge over the Kwinana Freeway at North Lake Road not due to commence until February/March 2020.

The above road project timing indicated a period from early December 2019 to March 2020 as being the most convenient time to reconstruct the section of Solomon Road, which approximated the estimated construction time of 15 weeks for the full closure option.

Proposed traffic diversions are shown below as Figure 2. Access and egress for the residents of the Treeby Estate will be maintained via Clementine Boulevard, Ghostgum Avenue and Dollier Street.



The reconstruction of this section of Solomon Road is a major undertaking and any option would cause significant traffic disruption for an extended period – refer to the assessment of the two options in Attachment 1. Consideration of the timing, safety and congestion issues led to City officers recommending full closure to minimise the construction period.

Strategic Plans/Policy Implications

City Growth

Maintain service levels across all programs and areas.

Moving Around

Reduce traffic congestion, particularly around Cockburn Central and other activity centres.

Improve connectivity of transport infrastructure.

Community, Lifestyle & Security

Provide for community facilities and infrastructure in a planned and sustainable manner.

Economic, Social & Environmental Responsibility

Create opportunities for community, business and industry to establish and thrive.

Leading & Listening

Listen to and engage with our residents, business community and ratepayers with greater use of social media.

Deliver sustainable governance through transparent and robust policy and processes.

Budget/Financial Implications

The cost of all public consultation, traffic management and road reconstruction is being funded by Stockland and the Georgiou Group with no expenditure of municipal funds.

Legal Implications

The requirements of section 3.50 of the *Local Government Act 1995* are relevant to the proposed temporary road closure.

Community Consultation

The requirement of section 3.50 of the *Local Government Act 1995* for a road closure of more than four weeks is to give local public notice of Council's intention to close a public thoroughfare and to notify the Commissioner of Main Roads WA. Much more extensive public consultation was required for such a significant road closure so a public engagement strategy was developed and implemented. The public notice was advertised on 22 August 2019.

Two letter drops to approximately 1600 properties in the area of influence of the road closure were posted out prior to the public meeting held at the Cockburn ARC on the evening of 10 September 2019, which was widely advertised in the local newspaper, the City website and the electronic media outlets.

Residents and businesses were also invited to provide comment via the City Comment on Cockburn with closure of comments on 26 September 2019. A report on the public consultation results is attached for reference as Attachment 2. The end result was stronger support for the complete closure rather than a partial closure for a much longer period.

Risk Management Implications

Should Council not adopt the recommendations and vote to maintain one lane of traffic flow, the time period of the works will be more than doubled with the associated traffic congestion and site safety risks much higher.

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 10 October 2019 Ordinary Council Meeting.

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

Nil



INTRODUCTION TO FORUM

- Agenda
- Welcome to country
- Acknowledgements
- Introduction of speakers and procedures



GUIDELINES

- All questions through Chair for response
- Request all questions after presentations
- Respectful words of engagement



DISCUSSION POINTS

- Solomon Road current status
- Solomon Road upgrade requirement
- Other major road projects in the area
- The process for a temporary road closure



SOLOMON ROAD CURRENT STATUS

- Rural standard, two lane undivided road between Jandakot and Dollier
- Classified as a District Distributor B
- Speed/volume counts in October 2015
- 500 m south of Jandakot Road
- 6500 vpd AWD, 10.9% CV, 76kph as the 85th percentile
- North of Monash Gate
- 7400 vpd AWD, 8.3% CV, 66 kph as the 85th percentile



SOLOMON ROAD UPGRADE REQUIREMENT

- Important link between Jandakot Road and Armadale Road
- Upgrade to a higher standard as a condition of the development of the Calleya Estate between Dollier and Jandakot
- Approximately 800m section
- Median islands, turn slots to side roads, lighting, sight lines
- 70 kph signposted speed



OTHER MAJOR ROAD PROJECTS IN THE AREA

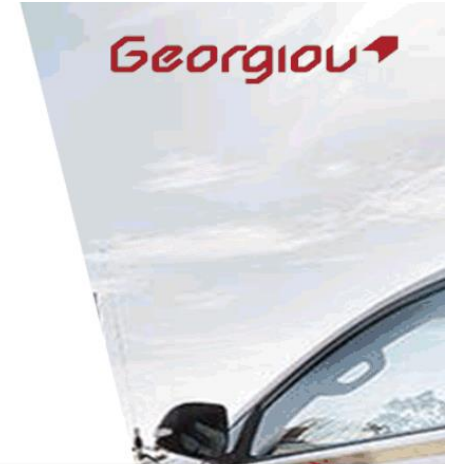
- Main Roads WA commencing Karel Avenue Duplication from Farrington to Berrigan – completion early 2021
- Armadale Road Upgrade (Ghostgum to Anstey) completion December 2019
- Armadale Road Upgrade (Ghostgum to North lake Road) commencing February/March 2020 – expect two year build
- Verde Drive/Princep extensions by the City commencing October 2019
- Jandakot Road east of Solomon to Fraser Road in progress – due for completion December 2019



PROCESS FOR TEMPORARY ROAD CLOSURE

- Requirements are described in section 3.50 of the Local Government Act
- Council needs to make an Order to Close a public thoroughfare for a period of more than four weeks
- An Order in Council requires a Council decision
- Report to Council Meeting of October 2019
- Only notification requirement is public advertising in newspapers
- Council considers all responses and makes a decision





Solomon Road Construction



Discussion points

- Georgiou and our team
- Construction scope of works
- Construction Challenges
- Alternative options for construction methodology
- Options comparison and proposal

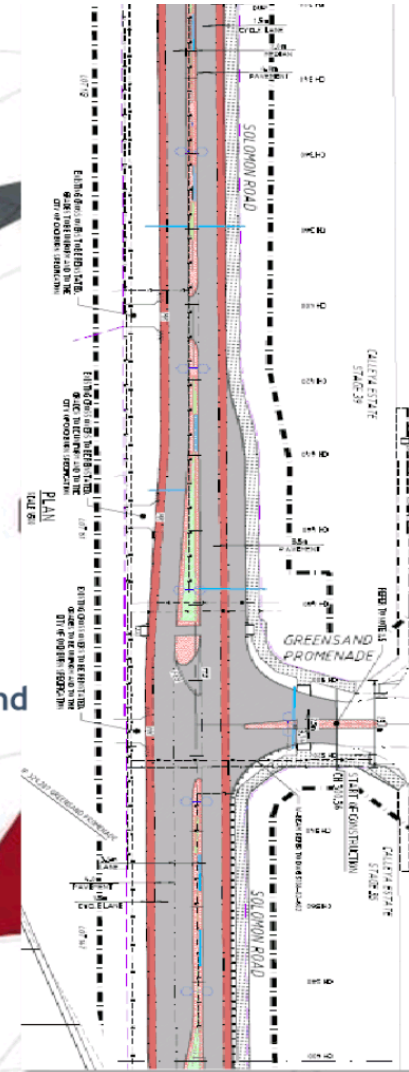


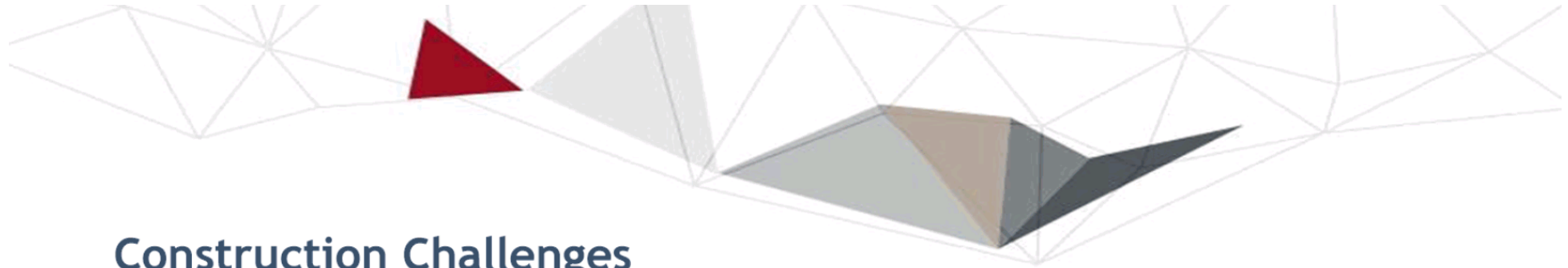
Georgiou 



Solomon Road scope of works

- Construct new, wider road with median islands and access into local development
- Level off existing steepness of current road design to comply with new road safety requirements
- 3,000m³ or 200 semi truck loads of cut to fill
- 8,000m³ or over 500 semi truck loads of material to be removed from the site
- 2,000LM of new drainage pipes
- Over 50 New drainage structures
- Undergrounding of existing overhead power network, removal of the existing poles and installation of new and improved lighting
- Realignment of various services (Water, Gas, NBN, Telstra etc)
- Upgrade of existing Water Corporation bore main





Construction Challenges

- New road being constructed immediately below the existing road
- Major height differences between the existing and new road (up to 1.8m or 6 feet)
- Width restrictions on Solomon Road
- Current lines of sight on Solomon Road for live traffic

Georgiou 



TYPICAL EARTHWORKS CROSS SECTION

Centreline Data

X = 55172.950
 Y = 245204.143
 Z = 39.590

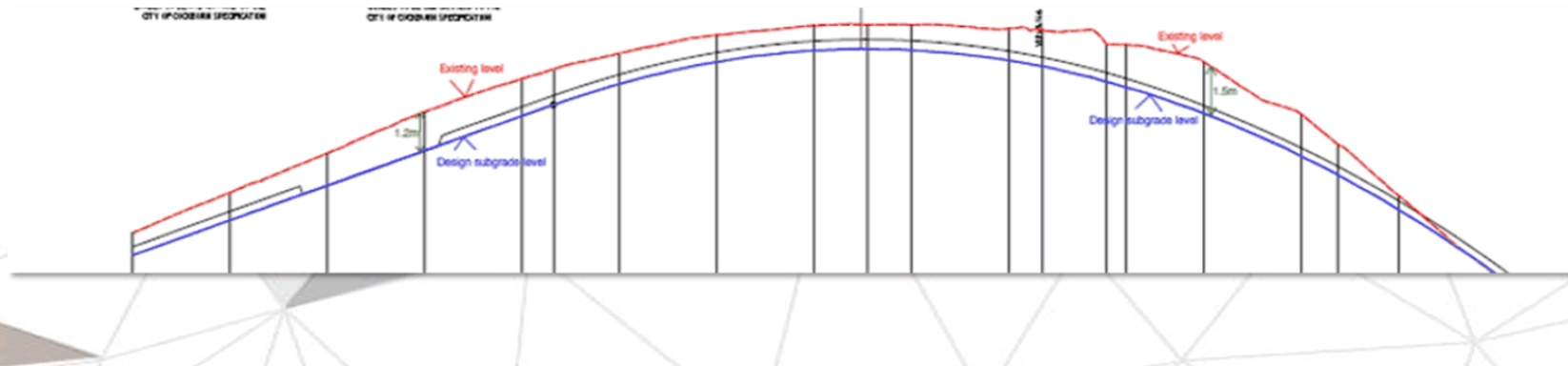
DATUM RL 38.0

DESIGN	—————	40.772	39.641	39.575	39.395	39.440	39.560	39.590	39.560	39.440	39.395	39.575	39.611	40.493
-CUT/+FILL		0.000	1.293	1.412	1.525	1.419	1.080	0.990	0.959	1.032	1.131	1.024	0.986	0.000
EXISTING	- - - - -	40.772	40.869	40.922	40.920	40.859	40.640	40.580	40.519	40.472	40.526	40.534	40.532	40.493
OFFSET		-13.393	-10.000	-6.700	-6.500	-5.000	-1.000	0.000	1.000	5.000	6.500	6.700	6.500	11.147

VERTICAL SCALE 1:100
 HORIZONTAL SCALE 1:200

CHAINAGE 820.000

SOLOMON ROAD UPGRADE



Jandakot Road





Construction Alternatives

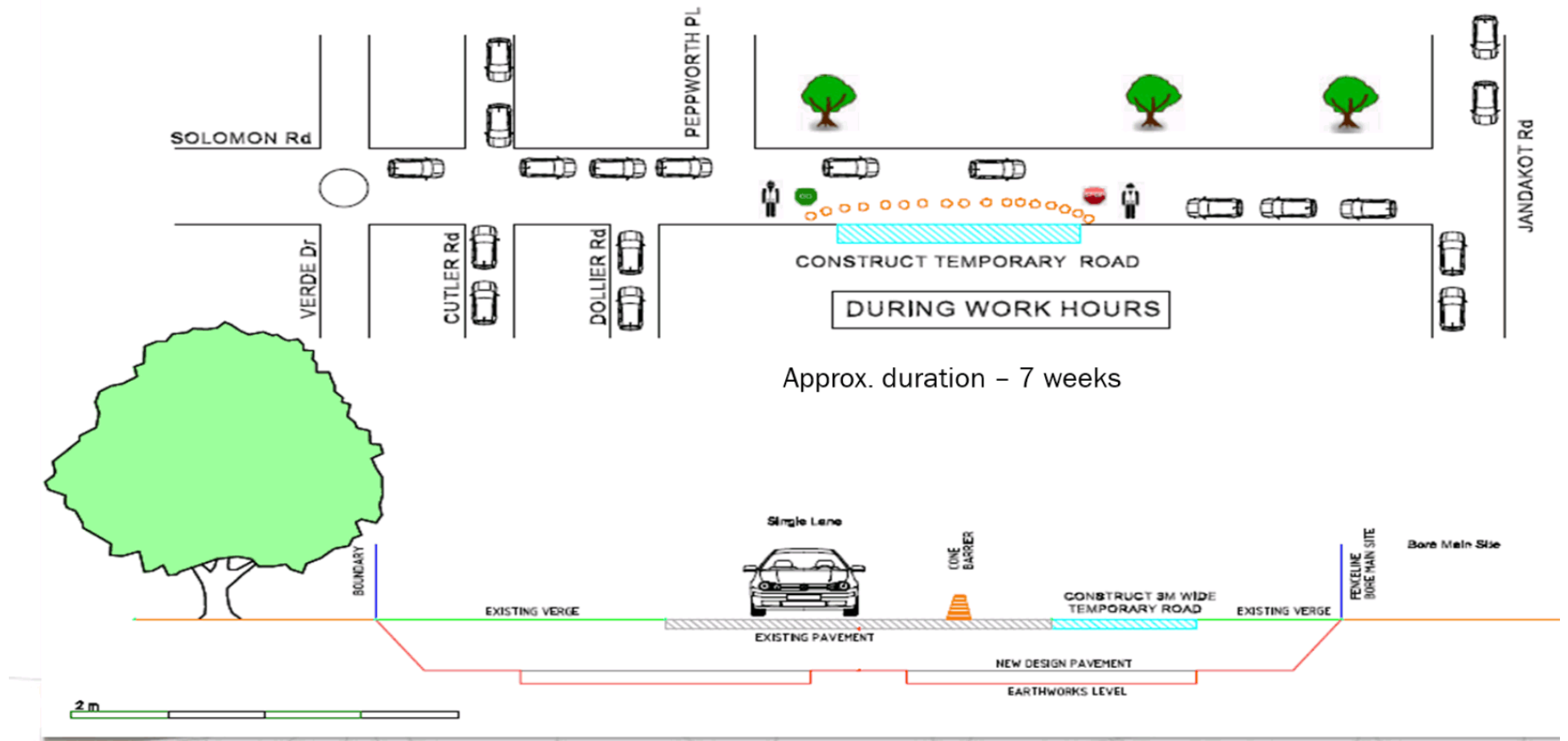
- Option A, Construct under traffic control by leaving one lane of Solomon Road open during the works

Georgiou 

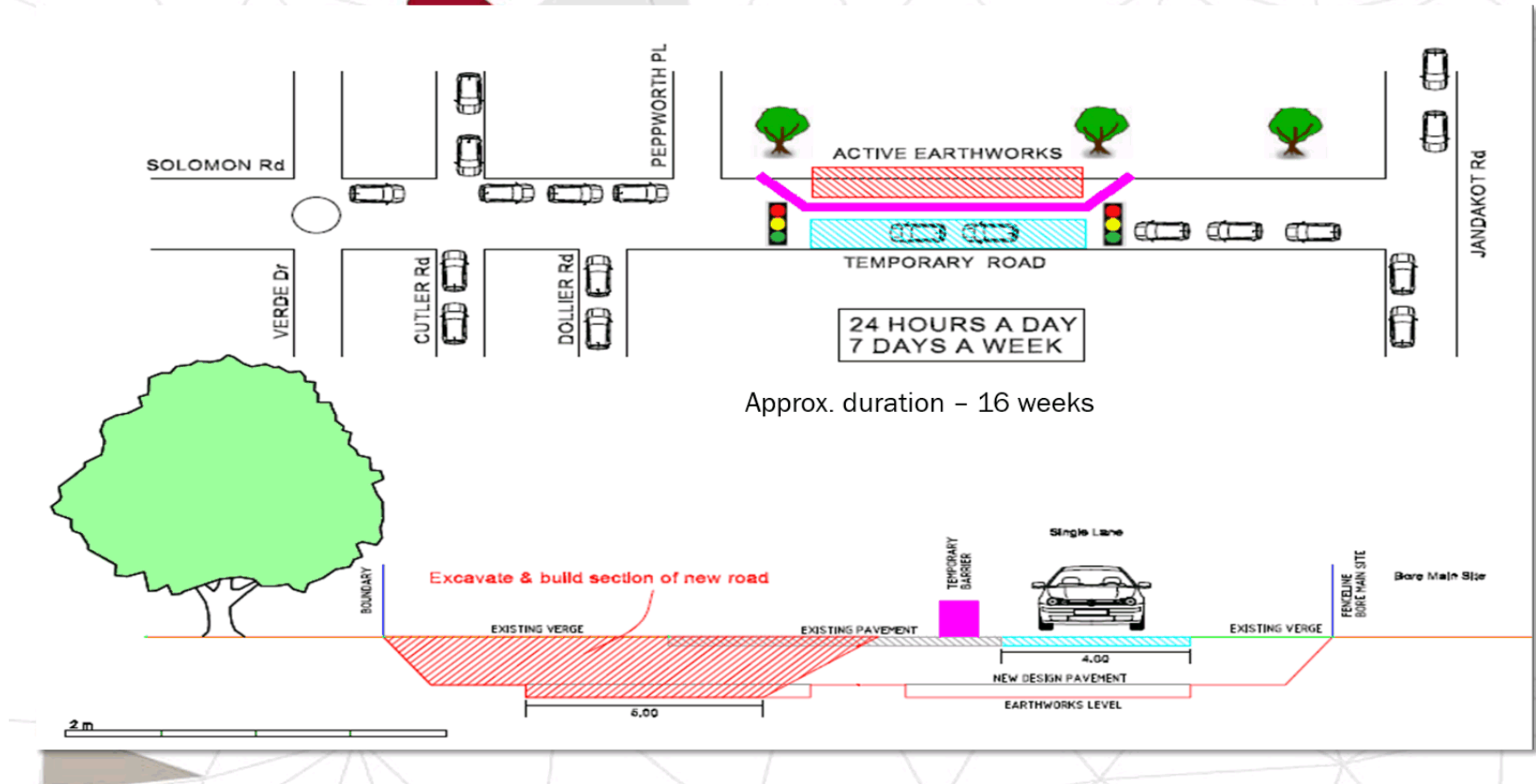
- Option B, Temporarily close Solomon Road from Jandakot Road to Peppworth Road and construct independently of live traffic, offering various detour options



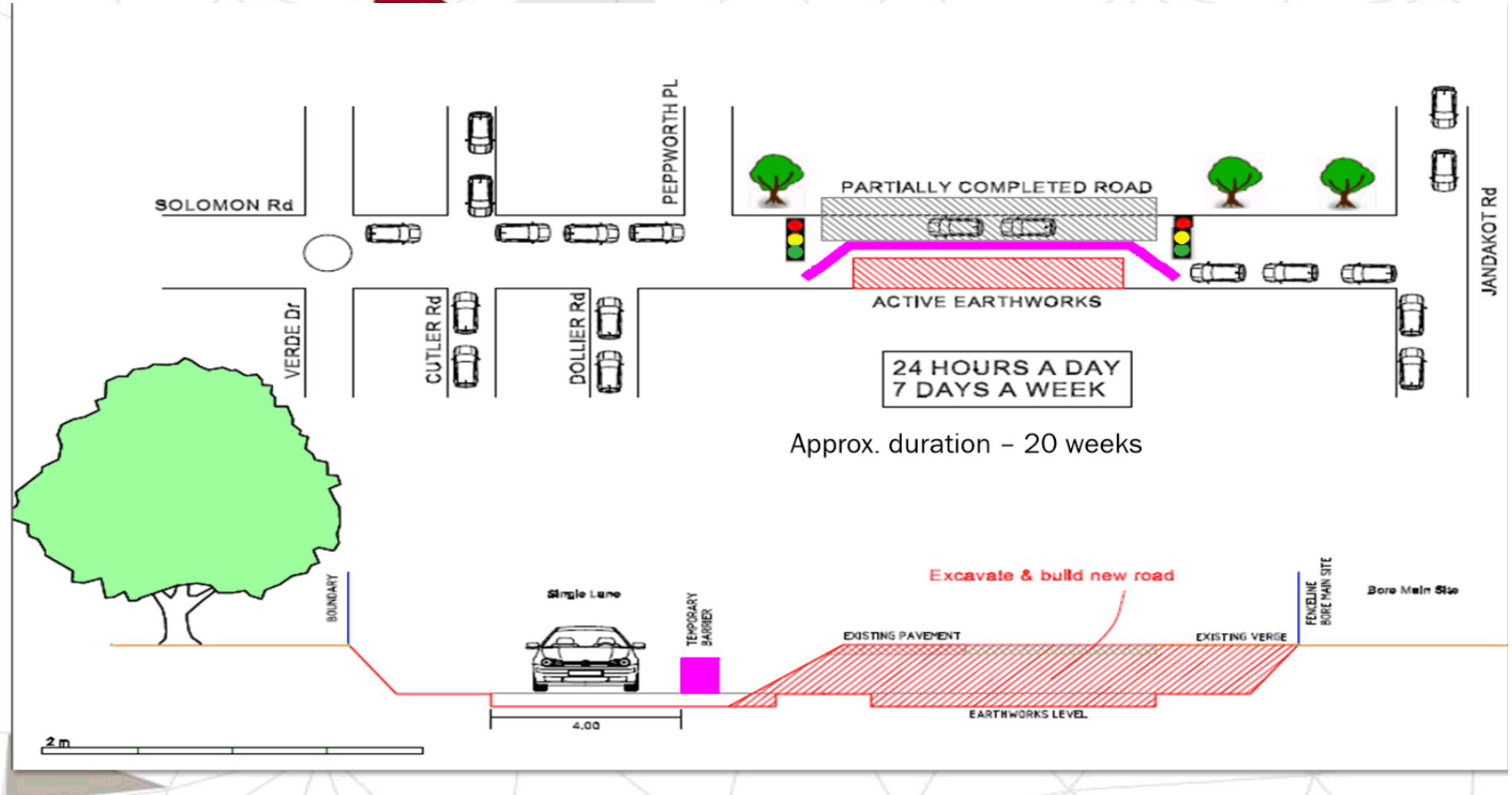
Option A - Stage 1



Option A - Stage 2

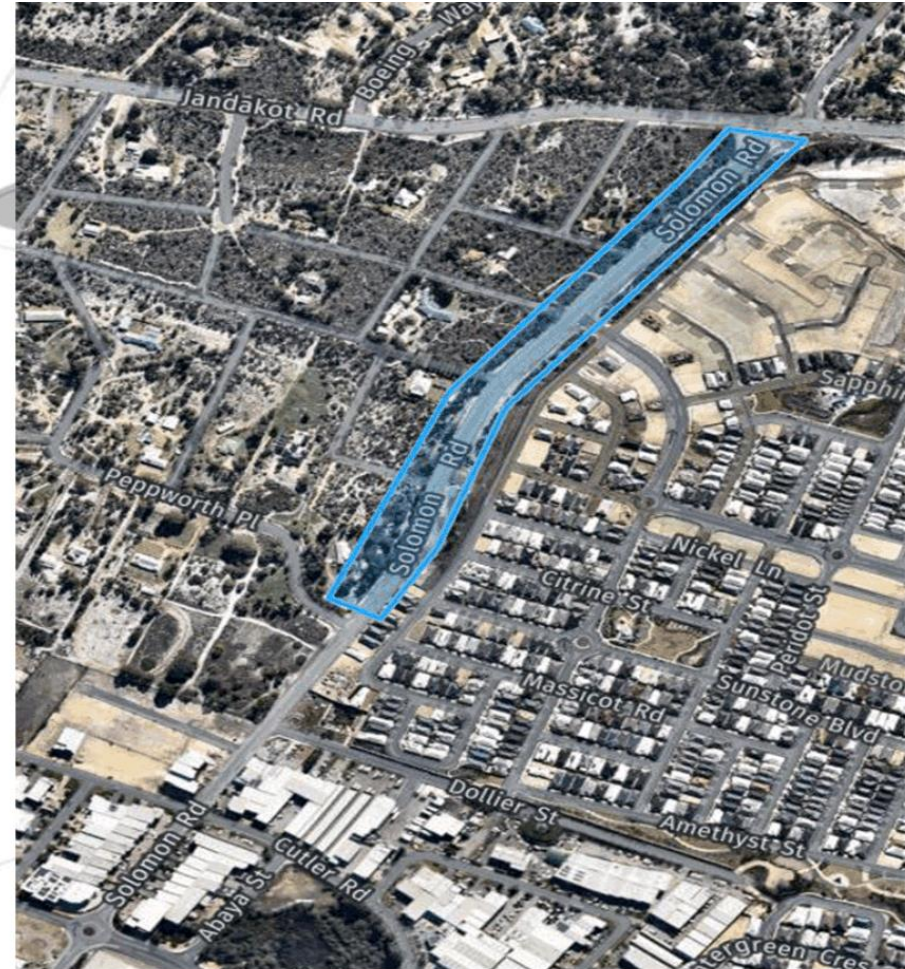


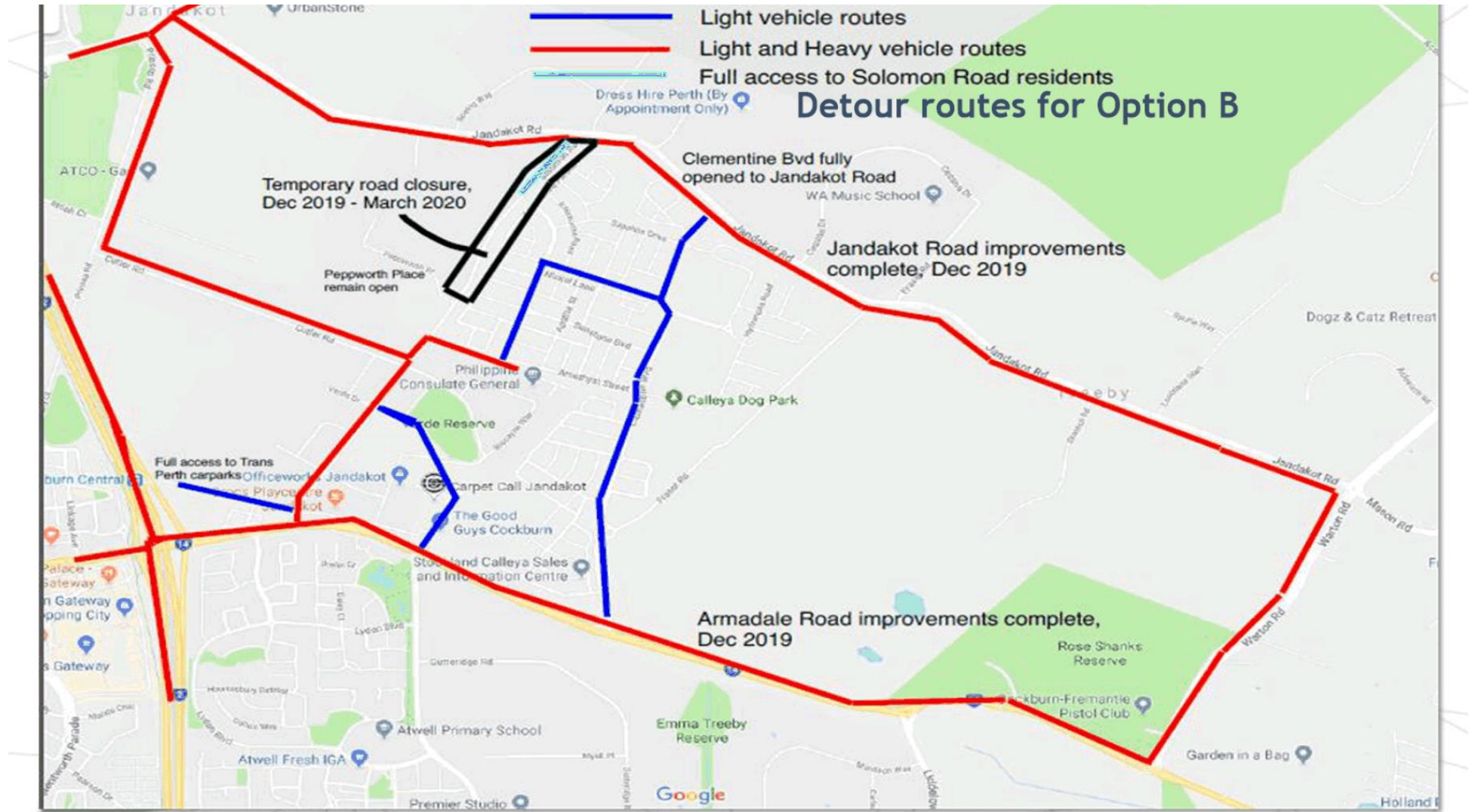
Option A – Stage 3



Option B - Temporary Road closure

- Temporarily close Solomon Road from Jandakot Road to immediately north of Peppworth Place (approx. 800m)
- Road to be closed from Dec 2019 - March 2020
- Provide various alternatives via the existing local road network
- Allow all works to take place during the temporary closure

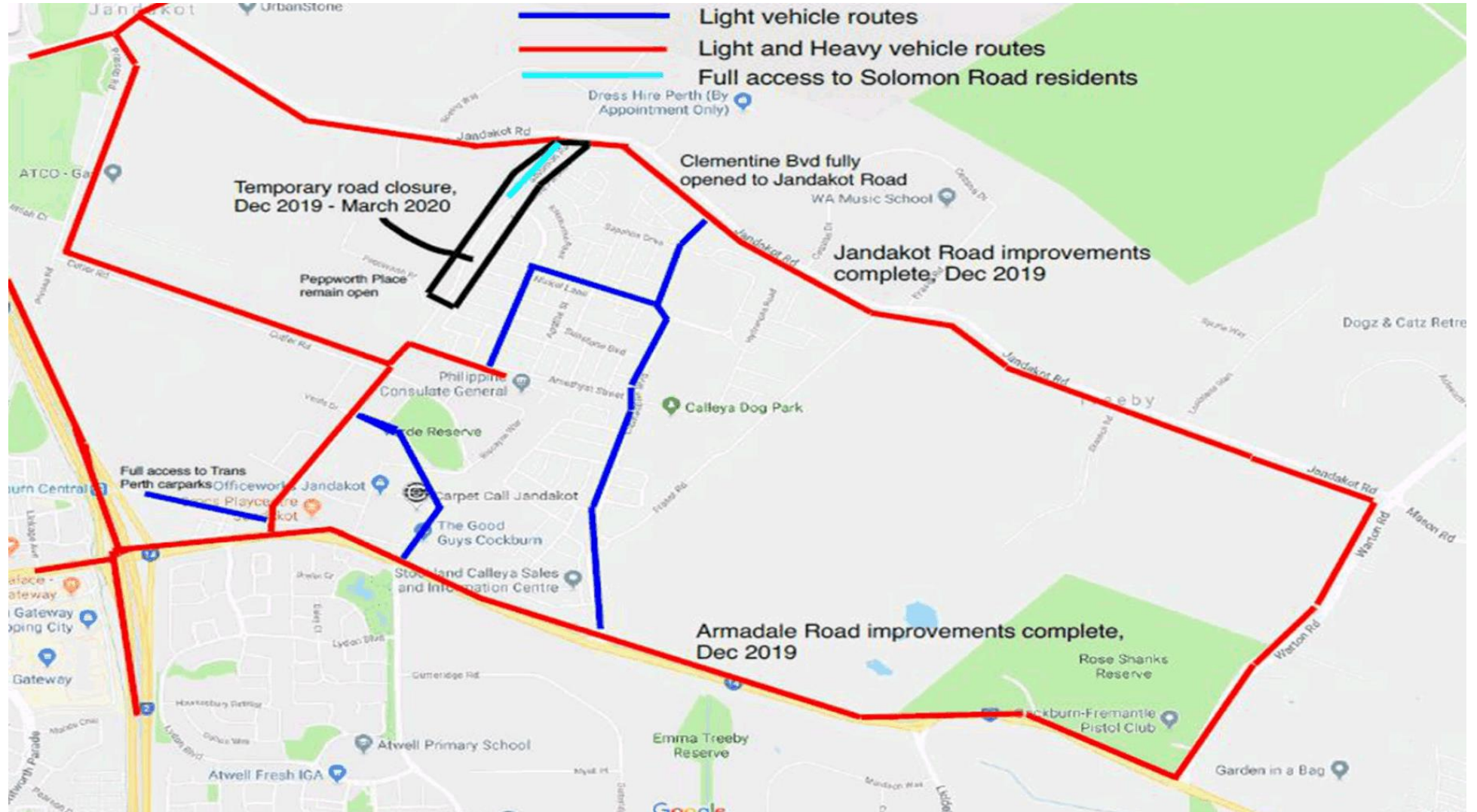




Option comparison

Item	Option A – phased construction	Option B – temporary road closure
Timing	November 2019 – September 2020 (10 months)	December 2019 – March 2020 (4 months)
Journey times	6-8 minutes (with 3-5 minutes stop signal)	Approximate journey time via detour – 5-6 minutes
End of Queue	Anticipated 600m southbound (onto Jandakot Road) and 500m northbound (to Verde Drive roundabout)	Additional traffic on Detour routes requiring traffic control modifications
Safety	Speeding traffic through roadworks	
	Deep excavations adjacent to live traffic	
	Heavy construction plant v live traffic / public	

Georgiou proposes Option B, being the temporary closure of Solomon Road. This is to ensure that the works are completed as quickly as possible, thus minimising disruption to local business and residents and removing the considerable the safety risks of other options



CONCLUSION

- Next steps
- Questions on notice to be responded
- Thank you for attending



Q & A

Q. Will the new Clementine Boulevard connection to Jandakot Road allow left and right turns?

A. Yes, the intersection will be a full movement roundabout.

Q. What is being done to ensure any unnecessary clearing on Solomon Road does not take place?

A. As with any project, Contractors will be required to adhere to strict clearing permits.

Q. Trucks operating at the work site will mean more vehicles on the road network. How will this be managed?

A. To minimise impact, trucks will deliver sand (cut) to a stockpile located within the adjacent Estate. This will enable truck movements to occur in a controlled manner.

Q. Will trucks use the freeway? This area is quite congested already.

A. Sand will be transported to a stockpile in the Estate. We would expect any truck movements to head east, as opposed to the freeway.



Q & A

Q. Can KEEP CLEAR line-markings be added on Berrigan Drive westbound, at intersections between Glen Iris Golf Course and the Freeway . It is hard to exit these side streets due to traffic volumes.

A. The City and Main Roads WA are investigating options to assist with peak hour traffic flow on main routes during the closure, such as adjustments to traffic signal phasing. Main Roads WA have undertaken trials on line-marking in the past and have found that KEEP CLEAR type markings are not always successful in the long term (i.e. motorists tend to ignore them after three or four months).

Q. Will Solomon Road upgrades between Dollier Street and Cutler Road be undertaken separately?

A. Yes, this will form part of a separate project.

Q. Can the closure be scheduled to take place after Christmas, instead of starting and then having a two week site shutdown?

A. The delivery time frame is very tight and the work achieved before Christmas will be essential to timely delivery. The sooner works start, the better.



Q & A

Q. Can full turning movements be added to the intersection of Prinsep Road and Berrigan Drive?

A. There are constraints in the existing road reserve that would not allow this configuration.

Q. Which closure option will be chosen for Solomon Road, A or B?

A. To minimise impact on road users, the City is proposing to use Option B, a full temporary closure of Solomon Road.

Q. It is difficult to cross Prinsep Road due to traffic volumes, particularly for children. Can we use the underpass near the golf course? What more can be done?

A. The underpass can be used by anyone if it is on public land. The City will be looking at what other traffic control measures will be required during the temporary closure.



Q & A

Q. Do we know the anticipated traffic volumes that will be using the detour routes during the closure?

A. On an average week day, approximately 6500 vehicles travel on Solomon Road at the northern end. We would imagine the traffic would split between the detour routes, with possibly two thirds to the western detour and one third to the eastern. The upgrade works to the freeway should also take some traffic away from the area.

Q. What will be done to prevent construction vehicles parking on the detour route ?

A. Restrictions will be in place with regards to where Georgiou park their vehicles. The City is looking at traffic controls to divert traffic away from local roads as much as possible. An important aspect of this is the visibility of detour signage, which is part of the Traffic Management Plan being considered.

Q. Can a study be undertaken into the amount of vehicles using the Estate before the closure and during the closure?

A. Yes, this is something we would normally do with major diversions.



Q & A

- Q. The last traffic volume records are from 2015. It should be noted that volumes are more than what they would have been four years ago.
- A. The City is aware that with population growth comes an increased number of vehicles on the road. The basis for the City's Verde Drive and Princep extensions with the first package of the Verde Drive works expected to be completed around the end of January, will further assist traffic in the area by providing the link to the west.



Solomon Road, Jandakot: Proposed Temporary Closure

26 September 2019

Public Comment Period Feedback

1. Executive Summary

The City of Cockburn has invited public comment (closing 26 September 2019) on a proposal to temporarily close Solomon Road for approximately 15 weeks to facilitate road improvement works.

A summary of the comments is provided below.

2. Background

As part of the conditions of the development of the Calleya Estate in Treeby, approximately 800 metres of Solomon Road from Jandakot to Dollier Street will be upgraded to a higher standard.

To allow the works to be completed as quickly and safely as possible, the City is considering a proposal from the works contractor, Georgiou, to temporarily close this section of Solomon Road from late November 2019 until early March 2020.

The proposal will be put to Councillors for consideration at the October 2019 Ordinary Council Meeting.

3. Methodology

Advertising of the proposed closure commenced on 22 August 2019. The City used the following advertising platforms:

- Local newspaper - Cockburn Gazette
- Letters to residents and businesses in the area (x2)
- Email to community groups (Jandakot Rural Landowners and Treeby Community Association)
- Comment on Cockburn
- City of Cockburn website
- Media release
- Facebook

The City also invited community members to an Information Session chaired by MP Yaz Mubarakai and with presentations by the City of Cockburn and Georgiou.

The session was held at Cockburn ARC Function Room on Tuesday 10 September 2019, between 6:30pm and 7:30pm. The information session covered:

- Current status of Solomon Road
- Requirements of the upgrade
- Other major road projects in the area
- Process for a temporary road closure
- The scope of works

- Construction challenges
- Road closure options (A and B)
- A question and answer session

Please refer to *Attachment A – Community Information Session* for the presentation slides, community questions and responses provided.

4. Feedback Summary

- a) Comment on Cockburn
- The project page was visited 420 times.
 - The most popular visits to the page by channel include direct access (294 visits), social media (57 visits) and email link (44).
 - Six (6) respondents completed the “have your say” survey on Comment on Cockburn
 - Four (4) respondents indicated they did not support the closure
 - Two (2) respondents indicated they did support the closure
 - The comments provided in the responses are shown below

I support the temporary closure of Solomon Road	Reason	Respondent's Street/Suburb
Yes	Thank you for the details on this link , I am supporting this because it's for a greater good for our future , but please think about us as a residents , this is the main road we use to go to Cockburn station and by blocking this will have further delays and inconvenience, also I am not too sure how this was planned as the Armadale Road is also under construction? So from both end we are stuck ? But it's ok I can completely understand and I know you will make plans for cause less inconvenience. However may I please bring your attention to something really urgent . Please ask one of your inspector to observe Keane Road every morning, people who take Solomon Road to get to Cockburn station they need to turn right I. Keane Road and because baby traffic is coming from Armadale Road this turn is very risk and cause lots of traffic jam . Please look into this as it will be a great help . Keane Road is a very risky turn and time consuming, I hope your will consider my request and take some action. Many thanks in advance for this opportunity	Nikon Road, Harrisdale
Yes	Two Comments: 1) would like to see the option of delaying the	Marble Street, Treeby

	<p>closure and work until after the christmas construction break and if that would result in a shorter closure length of Solomon Road itself?</p> <p>2) would like the city to investigate the intersection of Prinsep and Berrigan roads, specifically the option of dedicated left and right turning lanes from Prinsep onto Berrigan. currently there is a large number of heavy vehicles using Prinsep from the Commercial zone to get to Roe Hwy this can block Prinsep for periods of time due to heavy traffic on Berrigan by having dedicated turning lanes traffic could still turn left and keep moving.</p> <p>At a minimum removal of the bollards and relocation of the traffic sign that os too far back would be recommended.</p>	
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I support the temporary closure of Solomon Road	Reason	Respondent's Street/Suburb
No	I am a resident of Prinsep Rd which is already a major thoroughfare for traffic coming from Culter Rd, Solomon Rd, Caleala and Armadale Rd to name just a few. We regularly have issues getting out of our drive way during peak hours. Some of this traffic is also heavy vehicles. It has been a major issue for years with nothing being done. When we brought the block we were told that the road was to be closed at a later stage which has never happened although you did close Imlah Court. Now you are planning on worsening the situation. Why is this????	Prinsep Road, Jandakot
No	As a small business located on Solomon road I feel this will damage our income dramatically. With the only way to enter Solomon road via Armadale road, the build up on Armadale road will be extremely dangerous. Also there is numerous road works in the area. Closing Solomon road will effect all the businesses in the area. You need to work out another plan as I feel a lot of businesses will do it tough because of this.	Solomon Road, Jandakot
No	There is currently road works on the freeway and Armadale Road. Don't you think that maybe you should wait until at least one of these are finished. there is already traffic everywhere you go in this area. Now you want to close more roads. In my opinion this is a stupid move on behalf of the	[Street not specified], Atwell

	council. Maybe have a little think about things before putting them into motion and get the feedback from people who actually live in the area.	
No	<p>Concerned about the level of traffic coming onto Cutler Road and the bottleneck that will occur at intersection of Prinsep Road and Berrigan Drive.</p> <p>This is currently an issue as it is single lane, and cars wanting to turn right, let alone the increase number of vehicles trying to get back onto Berrigan Drive/Jandakot Road.</p>	Cutler Road, Jandakot

b) Letters

- The City received one written letter response from a resident who was unable to attend the information session.
- The sentiment of this letter was not supportive of the proposed closure.
- Key items raised that relate specifically to the proposed closure include:
 - Loss of quality of life due to potential increase in traffic volumes on resident's street, Prinsep Road, during the closure (i.e. health hazards, noise, etc.)
 - Travel inconvenience
 - Safety of pedestrians and road users on Prinsep Road during the closure due to driver behaviour and volume of vehicles.
 - An excerpt of the letter is provided below.

We are concerned about the notification we have received, that Prinsep Road is to once again be compromised by roadworks in the Jandakot area.

We had been assured that the problems with the speed plateau at the southern end of Prinsep would be addressed once the works on Berrigan were completed. This has not happened. We are now to suffer further by having four months of more increased traffic.

1. The speed plateau does not adjust the speed of traffic along Prinsep. The distance between the two plateaux merely provided a challenge course for hooners in trucks, cars and on motorbikes.
2. Trucks travelling south very often use noisy engine braking directly outside our home, as they approach the southern hump. Dumpsters etc do not slow but bounce noisy bins and often distribute rubbish from their loads as they negotiate this hump. Many cars it does not even slow.
3. Travelling north many cars do not slow, some use it as a launching pad (regular hooning), and others go into the dirt to avoid it. Many trucks come to a near stop, whilst others just bounce noisily over it.
 - a. this results in large amounts of diesel fumes being discharged right outside our home as trucks climb the hill. It is well documented that diesel fumes are not safe to inhale. One young member of our family has just been diagnosed with Interstitial Lung Disease with the aetiology pointing to pollution. Another member has developed a persistent night cough. We cannot open our bedroom windows at night for two reasons – noise of

- trucks / hoons and diesel fumes. We have been forced to double glaze the windows, install roller shutters and heavy drapes so we might sleep in a stuffy room.
- b. We are regularly put at risk by vehicles over taking trucks and cars which are slow moving after they come over the southern speed hump (travelling north) and then need to accelerate up hill. Faster moving vehicles go to the wrong side of the road and overtake where they are blind to on-coming traffic behind the hill. It is not a rare event for us to be returning home to be head on with a vehicle overtaking on the wrong side of the road. We recently witnessed a motorbike accident at night as the sign for the plateau had been knocked over by a rampant vehicle, the white markings on the road disguised by the tyre marks from hoons and the area is not lit.
4. Relatively recently we were affected by the roadworks on Berrigan. These have negatively impacted us in two ways.
 - a. You cut off our access to the freeway through Imlar/ Lakes Boulevard. We accept trucks could be an issue, but barriers could have prevented them and allowed cars to use these roads. This leaves us with one access to share with trucks to the freeway. We pay taxes for these roads, not just the residents around Imlar/Lakes. This issue has further developed as:
 - i. More traffic now uses Prinsep to access the freeway or Karel /airport/Jandakot Rd.
Because of the increase in development along Cutler and at ATCO gas and the takeaway food shops around station carpark (we are just the right distance to receive the discarded the used wrappers) there is even more traffic using Prinsep as a rat run.
 - ii. Many of the vehicles, especially trucks travelling north, turn right from Prinsep, at the same time many cars are travelling into Prinsep from Berrigan. Prinsep is a single lane road and during busy periods traffic is blocked down Prinsep Road. Not having access to the Lakes area means we have long waits to access the freeway. Despite the inconvenience this is the health issue as we are often stuck behind trucks belching diesel fumes. We also witness many dangerous dashes at the Berrigan/ Prinsep intersection as traffic comes quickly from the airport and Jandakot Road without much relief.
 5. Prinsep Road is a rat run to the freeway or western side of the freeway by cars coming from the train station. Due to a failure to have adequate access to Armadale road and at the same time allowing the business development along the train station car park the traffic problem has been exacerbated this. Large numbers of cars go in and out of ATCO gas. Surely a footpath along the eastern side of the freeway would encourage more people to use the trains and buses. Currently it is not accessible without walking the entire length of Prinsep north (whilst choking on diesel fumes), over the freeway and then south along the western side of the freeway- too far to make it feasible, hence they drive, yet very easy access if we could walk directly south along the eastern side of the freeway.
 6. Prinsep Road is not a special vehicle access road, yet it seems impossible for you to manage its use. We have numerous Long Vehicles use the road every day and night. They cannot use South St but they use can use Prinsep Road where they

are much closer to the the homes!

7. In many areas we see signs directed at trucks to control the noise of their vehicles as the are in a residential area. Why is the speed limit 60 KPH and not 50KPH and why are there no instructions regarding noise?

Prinsep Road is being managed in such a way it is an ever-increasing HEALTH HAZARD (diesel fumes and unsafe driving due to conditions) for which Cockburn City Council has taken no responsibility regardless of numerous complaints by residents.

The council plans to now have residents of Prinsep road further suffer by having more traffic due to the closure of Solomon road for a few months, is concerning. More trucks, more fumes, more bad driver behaviour due to frustration. When will something happen to improve the conditions of Prinsep Road? The houses in Treeby and South Lake (along freeway) are protected to some extent by large limestone walls. Prinsep Road residents had fence restrictions. When Solomon is complete with better roads and limestone walls, it would make sense to force the industrial traffic that direction by closing off Prinsep before Cutler.

This has been ongoing for a decade for us and longer for some neighbours, many who have been fortunate enough to be able to relocate. Despite having quality homes along Prinsep Road, houses are becoming increasingly difficult to sell, being devalued by the deteriorating traffic conditions. Before buying here we went to the Cockburn City Council and asked questions about the area. We were assured that would be industrial impact would be minimal as the industrial area was being developed around the airport. Well what misinformation that has proved to be. Cockburn City council has a DUTY of CARE to the residents of Prinsep Road. You approved the housing subdivision and you accept significant council rates from very nice homes. You not only moved the speed plateau to the base of the hill, you have failed to address the problems that have resulted, despite promises to do so.

With these new plans for Solomon Road please take responsibility and ensure the only traffic utilising Prinsep Road is eligible to do so (not increasing road trains and long vehicles) and that the problem of the extra traffic leaving and entering Prinsep Road, especially during morning and evening busy periods be addressed. Please have also address the driver behaviour of both truckies and cars so we are not exposed to increased danger. Perhaps Imlar/Lakes Boulevard could share some of the load with the cars at least temporarily.

Please address this significant HEALTH HAZARDS for which you are legally liable before it results in a fatal vehicle accident or further pollution induced illness which may even result in death.

c) Other direct correspondence

- The City received email correspondence from one resident who lives and works in the City of Cockburn.
- The sentiment of the email was not supportive of a full temporary closure of Solomon Road, with the current layout of the local road network.
- The resident proposed the City undertake works to upgrade Prinsep Road prior to the Solomon Road closure, to minimise travel impacts

- Key items raised that relate specifically to the proposed closure include:
 - Travel inconvenience (added congestion at Berrigan Drive/Prinsep Road intersection during peak hours)
 - An excerpt of the email is provided below

The proposed road closure is most likely to cause significant delays to traffic trying to enter Berrigan Drive from Prinsep Road during peak periods. There are already delays at this intersection during peak periods. This is because vehicle attempting to turn left must wait for vehicles attempting to turn right and vice versa. 2 solutions are listed below.

A temporary solution would be to re-open the link between Ilmah Ct and The Lakes Blvd for vehicles needing to head west

A permanent solution would be to create left & right turning lanes by widening the end of Prinsep Road. This should be done prior to closing the 800m section outlined below.

I hope that you consider my concerns objectively and implement a plan for an already congested precinct. I am happy to discuss further if you would like to reply to this email, or you can call me on the mobile number listed below.

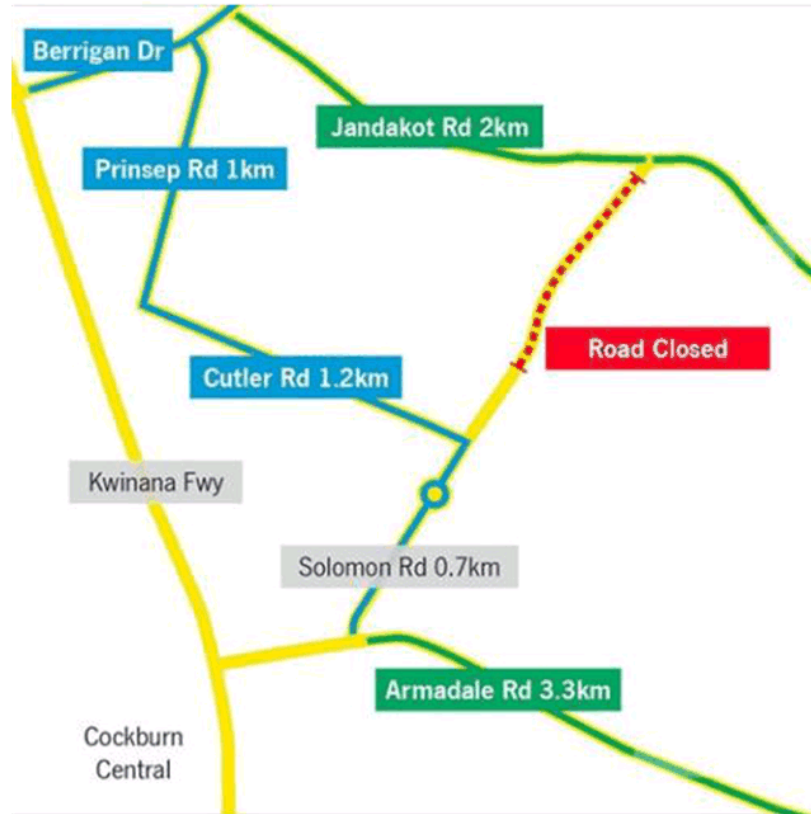
d) Community Information Session

- 21 community members attended the Community Information Session
- Following the presentation, the majority consensus of the room was support for road closure option B (full temporary closure of Solomon Road).
- Whilst there was strong support to temporarily close the road as opposed to a partial closure, the following concerns were raised:
 - Inconvenience to road users
 - Increased traffic volumes on surrounding local network (Prinsep Road, Clementine Boulevard, Treeby Estate)
 - Safety of pedestrians crossing Prinsep Road during road closure
 - Commencement of the closure before a full site shutdown over Christmas
 - Construction vehicles using detour routes or parking in residential estate

e) Facebook

- An organic Facebook post informing the community of the proposed closure was published on 4 September 2019
- Whilst Facebook was not communicated to be the formal comment or submission channel, the feedback on this forum provide insight into community sentiment and therefore have been included below
- The post reached 23,940 people, received 120 comments and was shared 38 times
- Many of the 'most engaged comments' highlighted concerns about the closure
- A snapshot of the most engaged comments is provided below.

A proposed temporary road closure for Solomon Road, Jandakot from late Nov 2019 to March 2020 will be considered at our Oct Council meeting. The road is set for an upgrade to improve safety. To find out more, attend an info session, Tues 10 Sept, 6.30-7.30pm at Cockburn ARC. More: <http://bit.ly/2ltv1kI>



23,940 People Reached 6,045 Engagements [Boost Post](#)

👍👎😂 Samantha Sanabria, Tanya Hamel and 44 others 120 Comments 38 Shares

I live in Caleeya and work on Biscayne , this will totally jam EVERY road in the area

Solomon carries allot of traffic to and from Cockburn station.. all this load will now be forced onto Armadale rd.. Best to open up the dual lane on Armadale all the way from Cockburn station to Warton before attempting this..

I'm hoping an upgrade includes a roundabout at the Jandakot/ Solomon Rd intersection which should have been included AGES ago for safety 😞😞 a second exit out of the top Cockburn Central car parking meeting cutler or something similar would of been beneficial years ago for safety and traffic congestion... Changes seems to occur years too late with no forward planning. Disappointed rate payer 😞

Let's hope all the other roadworks are completed before the closure of Solomon Rd. Have given up on Jandakot Rd as a route from Piara Waters to Murdoch due to the roadworks there and also Karel Ave and Farrington Rd. Used to cut through Solomon onto Armadale Rd on way home because of wait to get out of Jandakot onto Warton. One day it will all be finished 😊

The council already knows where new housing developments are. Bit have never seen roads being expanded before houses being built. They should have improved Jandakot Road before smacking down a few thousand new potential cars on the road in Calleeya. Lets watch the next new housing development repeat the same mistake!
Same story with the freeway and Roe Hwy- when they add new stretches, they continue to make it two lanes as it is obviously more fun to go back later at extra cost to add an extra lane

It is going to take me forever to get to work in South Perth. I avoid the freeway, because my job does not allow me any "late" time... I already allows extra time, and go down Karel to Leach Highway.

Should at least wait until the work on Armadale road is complete from Warton Rd to the Freeway.

Solomon Rd to Jandakot is a nightmare at peak times. The traffic can back up as far as the red line on their map. Forget trying to turn right out of Prinsep St at any time of day.

This will force the traffic onto Armadale or left at Prinsep and the already clogged freeway undergoing roadworks.

Whoever in the council thought this was a good idea needs a performance review asap.

This cannot be serious!!!

I work at Fremantle Steel and have to drive along Prinsep Rd onto the freeway all the way north to Burns Beach, Prinsep/Berrigan/Freeway is already a nightmare since traffic has been diverted to Berrigan, and the on ramp north is shocking.

These works need to wait until the freeway is sorted, otherwise madness will ensue, and even to think about doing this, I believe is totally inept.

I did notice the traffic counter, wondering what was next, after the through road closure of the side road.

DON'T BE RIDICULOUS !

Pedestrian overpass at Berrigan seems necessary to help bus users, especially children, cross if Prinsep is set to get MUCH busier.

Absolutely ridiculous while the Kwinana freeway roadworks are still in progress. It's near on impossible to get out from Prinsep onto Berrigan if you are trying to turn right now.... let alone when EVERYONE has to go that way. Are you going to put traffic lights there??? Are you going to have the intersection manned??? It's pretty much the ONLY way to get to Willetton, Bull Creek, Leach Hwy, etc without having to go on the freeway..... To close this for 6 months is insane.

Freeway is slow and all alternate roads are closed, why can't council hire capable people to plan and execute the work properly....they should think of the people who live there as they want to go home on time before kids go back to bed. Council should progress the work like they rates increase... it goes like rocket speed

This is a ludicrous idea without adding another way to leave Calleeya and get to Jandakot road. Have the councilors even stepped foot in the area during peak hour? Why don't you guys give that a try and then reconsider how viable this idea is

Terrible timing when the freeway is already a mess and there will also be concurrent roadworks to extend the Karel Ave bridge over the Roe. Too much all at the same time will create a gridlock. Not wise in my opinion.

5. Summary

- Those that attended the Information Session indicated majority support for the proposed closure methodology
- Those that received a letter from the City were most likely (compared to the wider community commenting on Facebook) to visit the Comment on Cockburn information page to read more
- Of the 413 visits to Comment on Cockburn, only six respondents left feedback (four objections, two supports)
- Those that commented on Facebook were less likely to visit Comment on Cockburn to read more (58 visits driven via Facebook)
- Taking into consideration the Comment on Cockburn responses and comments on Facebook, non-supportive feedback primarily related to the following themes:
 - Congestion and travel inconvenience
 - Timing with other road works in the area
 - Increased traffic on local roads specified to be the detour road
 - Loss of quality of life due to increased traffic in front of homes or streets
 - Loss of trade
 - Road user and pedestrian safety on detour routes due to heavy vehicles and increase traffic volumes
 - A perceived lack of understanding, planning and co-ordination by the City



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17. COMMUNITY SERVICES DIVISION ISSUES

17.1 MULTIPLE DOG APPLICATION – 72 BIBRA DRIVE, BIBRA LAKE WA 6163

Author(s) M Emery

Attachments 1. [Appendix 1 - Community Consultation](#) ↓

RECOMMENDATION

That Council reject the Multiple Dog Application dated 30 May 2019 by Ms Joan Vucic of 72 Bibra Drive, Bibra Lake

Background

The City has received an application from the owner of 72 Bibra Drive, Bibra Lake to approve the housing of three dogs.

Pursuant to the City's Consolidated Local Law 2000, Division 3 part 2.9 owners or occupants within the City of Cockburn require approval to keep more than two dogs over the age of three months.

Applicants must be able to demonstrate that there are no bona fide objections prior to the approval being granted.

According to the Council's Delegated Authority, LGACS11 –“ Applications to Keep More Than Two (2) Dogs at a Residential Property”, in the event that any objections are received, then an applicant may not keep more than two dogs without the specific approval of Council.

During the course of public consultation relating to this application, the City received four objections. As a consequence, the Application to keep more than two dogs at 72 Bibra Drive, Bibra Lake is presented to Council for consideration.

Submission

N/A

Report

In accordance with the City's Local Law, the owner of 72 Bibra Drive, Bibra Lake have sought retrospective approval to home three dogs on the property.

The dog breeds are;

Dog 1	Golden Retriever
Dog 2	Poodle

Dog 3	German Shepherd (mixed breed)
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The retrospective approval was only sought when the Rangers were alerted of the dogs residing at the address being unregistered following a community complaint.

Neighbouring properties were notified of the application, pursuant to the terms outlined within the City's Local Law. The City's Officers received four submissions (attached within Appendix 1) from neighbouring properties. All submissions were opposed to the approval of the Application.

The size of the property and the overall security of the backyard were investigated by the City's Rangers. The usable size of the backyard for the existing dogs is considered adequate for basic welfare of the dogs. The security and confinement of the dogs does show to be inadequate, with previous history of the dogs escaping.

During 2019, there have been two separate complaints for barking and one for dog nuisance.

In summary, as the three dogs have historical links to nuisance behaviour and barking, there appears to be little attempt by the owner to ensure three dogs would be appropriately confined to the property. Based on the previous history and neighbouring property's complaints, the Officer's recommendation is that this application be rejected.

It should be noted that should the matter be referred to the State Administrative Tribunal, the City's officers are able to act on behalf of Council to mediate an outcome throughout proceedings

Strategic Plans/Policy Implications

Community, Lifestyle & Security

Provide safe places and activities for residents and visitors to relax and socialise.

Leading & Listening

Deliver sustainable governance through transparent and robust policy and processes.

Budget/Financial Implications

N/A

Legal Implications

City of Cockburn Consolidated Local Law 2000, Division 3 part 2.9 refers.

Community Consultation

With the applicant's consent and as part of the application process, the City's Officers wrote to neighbouring homes within 50 metres of the applicants address.

The City received four submissions in relation to the application to keep three dogs at 72 Bibra Drive, Bibra Lake.

Submissions are hereto attached as Appendix 1. Identifiable details of the Submissions have been redacted.

Risk Management Implications

If approval is given there may be adverse community reaction for all future instances of nuisance dog behaviour from the property, there is a "Substantial" level of possible "Brand / Reputation" risk to the Council associated with this item.

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 10 October 2019 Ordinary Council Meeting.

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

Nil

Appendix 1

Objection 1

To whom it may concern,

We recently received a letter notifying us that the local neighbouring property of 72 Bibra Drive, Bibra Lake has put forth an application to keep more than two at the above mentioned property.

I am emailing today to voice my objection to the approval of this application by the above stated address.

I along with several surrounding residents have had several issues with the above mentioned dogs for a number of years now. They constantly bark on and off during the day for hours. I suspect this is when their owners are at work. But they also bark when their owners are home without a peep from the owners telling them to stop.

We have had issues with their incessant barking triggering not only our dog but the surrounding neighbouring dogs.

The aggression shown by these three above mentioned dogs towards not only our neighbours dog but also their children have caused a great deal of concern and stress between my partner and I for our neighbours dog's safety but also their children.

The dogs will bark so aggressively while jumping at the fence they cause the neighbours children to scream so much that we have on a number of occasions run out into our backyard and raced over to the fence thinking that these dogs have broken through the fence and are attacking the kids or the neighbours dog.

These dogs have been so aggressive that their constant jumping at my neighbours fence and aggressiveness has caused that boundary fence to collapse inwards into my neighbours property. Fortunately neither of the kids were in the backyard and their one dog was contained to the inside of their house. Had they not of been I would say it would have been a potentially devastating outcome for all involved.

These residents at the above mentioned property have appeared to show no remorse nor responsibility to the stress their dogs behaviour is causing and have taken no responsibility for their dogs barking or aggressiveness nor any action to make them cease. Not to mention their lack of respect or honesty to the ranger when the fence did come down by blatantly denying they had that many dogs on the property or that there was any damage to the fence.

While this application has been processing the owners have been keeping their dogs else where for roughly the past 3 or so weeks and all the neighbours I have talked to have just been so relieved on how peaceful the street has become. We are all worried that if this application is approved that the dogs will keep exhibiting their constant barking and aggressiveness that it will cause a great deal of stress to return to not only the homeowners but towards my neighbours kids too.

I understand this is a hard decision for the council and ranger services to make in regards to this situation. There are many emotions involved as most of us have dogs we understand the attachment people have to their animals.

So the potential decision of not allowing them to keep the dog would be a hard one to make. In saying all of that the above mentioned property has made no attempt to control their dogs nor have they done the right thing by following local laws regarding not only the amount of dogs allowed on a residential property but also the laws on having them registered with their local council. Based on this I do not find that they would make the right decisions in being able to control their dogs should their application be successful

They have shown no consideration for their neighbours and many residents are fed up with these dogs and the noise they make and the aggressiveness and damage they have exhibited/caused.

We own our house/property and we do not want potentially 10 more years of this barking. We sometimes cannot even walk out into our own backyard and talk or weed our garden without these dogs barking at us.

Should you wish to discuss my objection further I would be more than happy to respond to any emails or questions that you may have.

I would like this email to stay confidential.

Kindest regards

██████████

Objection 2

To whom it may concern

Recently i received a letter in the mail concerning the property 72 Bibra drive requesting to keep more than 2 dogs on their property.

I ██████████ Bibra drive, and have done since ██████████. During my tenancy my partner and I as well as our other neighbors have had many issues with the property in question regarding the incessant barking of the dogs that reside on the aforementioned property. On many occasions we have asked the residents at 72 Bibra drive to take measures that will mitigate the incessant barking however each request has been futile. I've even heard one of the males (mid 20's) that lives at the house verbally abuse an elderly man a few blocks down which was relating to one of their dogs escaping. For this reason I am personally apprehensive to take the matter further myself.

I really cannot understate how bad the barking is for frequent and extended periods throughout the day. I work from home whenever i get the chance however this possibility has been rendered

virtually impossible due to the noise.

From what I've gathered the 2 dogs are severely neglected. The backyard is tiny and fully exposed to the sun of which there is almost no grass or shade whatsoever and in my time I have not once seen any of them walked.

On occasions when friends with dogs have stayed at my house or have been doing work [REDACTED] [REDACTED] along side the neighbors fence, the dogs from 72 Bibra drive go absolutely ballistic and try and jump and attack the fence. There's a very real chance that the fence could potentially collapse in time (old asbestos fencing). It appears to me they are very un-socialized dogs.

On that note I would like to formally appeal the application in question and lodge an official noise complaint regarding the dogs at 72 Bibra drive. May I also ask that this appeal remains anonymous.

Feel free to call for further information [REDACTED]

Thank you

[REDACTED]

Objection 3

I live at [REDACTED] windmill drive, I have left writing this to the last minute trying to work out how to answer the question politely. but I can't. my answer is HELL NO.

I have been more aware of lack of barking, during the last 12 months. I sit outside a lot during surgery recovery time.

When I received the notice of the application, the dogs stopped barking during the hours 8-5, Mon-Fri. during this weekend I have been aware of two dogs, a large deep bark, and a small yappy bark.

We are about to have a new born in the house, and I don't want the barking dogs to be a problem for the baby, although my daughter had been troubled by the dogs, during her pregnancy, as the barking, disturb her napping.

Let alone the studying that needs to be done by the uni student who is doing a double major.

Thank you for your time in reading the above.

[REDACTED]

Objection 4

To whom it concerns,

We recently received notification from Cockburn Ranger Services that the owners/tenants at 72 Bibra drive have applied to keep 3 x dogs at the property.

As our property shares [REDACTED] fence with this property we would like to strongly request that the application to retain x 3 dogs at this property is rejected by Ranger Services. Please keep our correspondence with you CONFIDENTIAL.

The common fence [REDACTED] of 2 of the dogs at 72 knocking it over into our yard after continually jumping against it, not once in the 2 years we've been here have the residents at 72 attempted to prevent the dogs from getting near this section of fence or from damaging it. Leading up to the fence being replaced & during it being replaced at no time did the residents make any attempt to have the fence repaired or remove any materials that would assist in the fence being replaced. Given the fence was damaged enough that the 2 x dogs would have been able to access our property, at no time did their owners contact us with a view to restrain their animals that posed a heavy safety risk to my children or dog that spend a lot of time in our backyard. We rent at this property & informed the managing agent who visited the residents at No: 72 with a view to having the fence replaced. At no time were the residents proactive in replacing the section of damaged fence. Ironically the larger undamaged part of their fence was replaced, whilst the panels adjoining our property were not. It was only at the insistence of our rental agent that the damaged section was replaced.

Since the fence being replaced the 2 x dogs at this property still charge at the new fence in an attempt to get at our dog & children when they are in our backyard. As far as I know there has still been no attempt by the animals owners to prevent them accessing this section of fence as I continually hear them colliding with it.

We know for a fact that 2 of the animals at this property were unregistered for a number of years & have only just recently been registered as a result of Rangers visiting the property [REDACTED]. This happened when the fence was knocked over into our yard. Upon the rangers first attendance the residents at No: 72 lied & stated that there was only a small house dog at the residence. We know this because the ranger concerned phoned us & told us so. We informed him that he needed to go back to the property & check again.

The animals concerned are regularly left unattended in the backyard of the property & as a result are continually noisy & cause the aggravation of all the other dogs at surrounding houses to continually bark & jump at their respective fences. Whenever our children or ourselves are in the backyard the attention we are afforded by the 2 dogs increases. To say it is annoying is an extreme understatement. Even without anyone in our yard these dogs are always barking/jumping against the fence. I am sure that my immediate neighbours are sick of hearing me shout at my dog also. It would also be nice if I could reclaim some of my backyard by removing the obstructions I have in place preventing my pet from getting close to the fence.

Not long after the fence being knocked over & the ranger visiting at 72 Bibra Drive the occupiers have been removing the animals for periods of time from the property. It appears this still happens. It is extremely evident as I'm sure most neighbours would agree, that the surrounds are much, much quieter when the animals are not there. Rarely do any of the neighbouring dogs bark throughout the day or in the evening, this is not to say that it does not happen, it does, though nowhere near as frequently. As soon as these 2 animals return the peace is shattered. Unfortunately it appears that these 2 dogs are the catalyst for the animals in surrounding yards. I am 100% sure that if approval is granted for these 2 animals to reside at the property that the owners will cease removing them for periods of time & they will stay in their back yard day in and out, as they had in the past.

Given that I work [REDACTED] my wife is a stay at home mother we are home

enough to know what goes on. We also have 1 dog who has someone home with him the vast majority of the time. I am sick & tired of having to continually discipline my dog for wanting to protecting my children in his own yard when without the 2 dogs behind us he would be pretty much silent most of the time. Not once in 2 & a half years have I heard anyone attempting to silence or control the animals at 72 Bibra Drive when they are being continually disruptive.

We fully understand that this is not a matter to be taken lightly as the occupiers at this property will be unable to retain all of their family pets.

Unfortunately based on past complaints & past dealings with the council concerning dogs in the area we have found that they have not been logged or recorded by the council, as a result this inefficiency leads me to believe the application will not be rejected.

I believe that the amount of disruption to the neighbourhood the animals create is reason enough to reject the application. As a dog owner I wholeheartedly believe that dogs in particular should not be left unattended for extended periods of time, they require constant companionship & space, 30 metres square of bricked court yard is not enough room for 2 x relatively large animals to be left to their own devices. It is only natural that they will get bored & become disruptive. Ultimately if a pet owner does not have the time to spend with their animals then they should not be allowed to have them, it is not fair on the animal. A residential property is no place for 3 dogs, even 2 dogs is a stretch.

If you could please kindly acknowledge receipt of my email and inform us of the outcome.

Regards

[Redacted signature]

Bibra Lake.
6163

[Redacted contact information]

17.2 MULTIPLE DOG APPLICATION - 39A EDELINE STREET, SPEARWOOD

Author(s) M Emery

Attachments 1. Appendix 1 - Community Consultation [↓](#)

RECOMMENDATION

That Council reject the Multiple Dog Application dated 26 June 2019 by Josefa Pagdanganan of 39A Edeline Street, Spearwood.

Background

The City has received an application from the owner of 39A Edeline Street, Spearwood to approve the housing of five dogs.

Pursuant to the City's Consolidated Local Law 2000 Division 3 part 2.9, owners or occupants within the City of Cockburn require approval to keep more than two dogs over the age of three months.

Applicants must be able to demonstrate that there are no bona fide objections prior to the approval being granted.

According to the Council's Delegated Authority, LGACS11 – "Applications to Keep More Than Two (2) Dogs at a Residential Property", in the event that any objections are received, then an applicant may not keep more than two dogs without the specific approval of Council.

During the course of public consultation relating to this application, the City received five objections. As a consequence, the Application to keep more than two dogs at 39A Edeline Street, Spearwood is presented to Council for consideration.

Submission

N/A

Report

In accordance with the City's Local Law, the owner of 39A Edeline Street, Spearwood has sought retrospective approval to home five dogs on the property.

The dog breeds are:

Dog 1	Shitzu Maltese
Dog 2	Labrador (mixed breed)
Dog 3	Shitzu Maltese

Dog 4	Shitzu Maltese
Dog 5	Shitzu Maltese

Neighbouring properties were notified of the application, pursuant to the terms outlined within the City's Local Law. The City's Officers received five submissions from neighbouring properties. All submissions were opposed to the approval of the Application.

The size of the property is a concern for the safe keeping of five dogs. Due to the subdivided style of the property, the backyard has approximately 200sqm of open space.

Further research has shown there have been historical complaints that support the submissions within this report. Common community concerns including barking, howling and the dogs becoming agitated when neighbours are utilising their own backyards.

In summary, due to the number of objections by nearby residents, possible animal welfare concerns and a high probability of neighbour complaints due to the number of dogs, it is the Officer's recommendation that this application be rejected.

It should be noted that should the matter be referred to the State Administrative Tribunal, the City's officers are able to act on behalf of Council to mediate an outcome throughout proceedings.

Strategic Plans/Policy Implications

Community, Lifestyle & Security

Provide safe places and activities for residents and visitors to relax and socialise.

Leading & Listening

Deliver sustainable governance through transparent and robust policy and processes.

Budget/Financial Implications

N/A

Legal Implications

City of Cockburn Consolidated Local Law 2000, Division 3 part 2.9, refers.

Community Consultation

With the applicant's consent and as part of the application process, the City's Officers wrote to neighbouring homes within 50 metres of the applicants address.

The City received five submissions in relation to the Application to keep three additional dogs at 39A Edeline Street, Spearwood.

Submissions are hereto attached as Appendix 1. Identifiable details of the Submissions have been redacted.

Risk Management Implications

If approval is given there may be adverse community reaction for all future instances of nuisance dog behaviour from the property, leading to a "Substantial" level of possible "Brand / Reputation" risk to the Council

Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 10 October 2019 Ordinary Council Meeting.

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

Nil

Appendix 1**Objection 1**

Thank you for inviting me to comment on the application by 39A Edeline St for keeping 5 dogs.

Of the 4 dogs I have seen there, two white miniature poodles stand out. They make an excessive amount of noise day and night, particularly around full moon, when they can be heard howling throughout the night. I have never heard their owner reprimand them, or take them inside when they are barking excessively. The other two larger black dogs also bark a lot once the miniatures get started.

They particularly make a lot of noise when I go to sit in my garden. One of my garden chairs is only a metre from the dividing fence, so this can be very disturbing.

As a disabled person, I appreciate the little time I can get in my garden, and would like it to be more peaceful.

When guests have stayed overnight they have commented on the noisy dogs, saying how unusually loud they are.

I don't think it is a good idea for the applicant to attempt to look after 5 dogs when he doesn't seem to be looking after two of them terribly well.

Yours in confidence

██████████

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██████████

Objection 2

Dear Tamara,

thank you for the opportunity to respond to this request for approval of 5 dogs at 39A Edeline Street, Spearwood.

I wish to advise that I DO NOT support the application.

I think 5 dogs is too many for a suburban property. In addition, I have looked at the property for this particular application and I note that it is a duplex with a very small back yard and very close to neighbours. This property is not appropriate as a 5 dog household.

Many thanks

██████████

██████████

██

Objection 3

Dear Ranger,

In response to your letter Ref no as above R19/01878.

We have lived at ██████████, which backs onto ██████ Edeline St, for over 40 years and in

this time have endured barking dogs from time to time and have managed to live in peace. We understand that two dogs can usually work not so badly together but we feel that 5 dogs is excessive.

We are not ante dogs as we have owned a dog ourselves.

Kind regards,

[REDACTED]

Sent from my iPad

Objection 4

Your Reference R1901878 **STRICTLY CONFIDENTIAL**

Application for the keeping of more than two (2) dogs 39A Edeline Street Spearwood

We wish to express our opposition to the above application.

Our main concern is the noise, the number of bored dogs barking during the day has increased dramatically over recent years. Two of the barking dogs are already at 39 Edeline St.

We believe approving five (5) dogs in such a small yard is very likely to increase the barking, creating a chain reaction across the local neighbourhood with a number of other dogs responding in kind.

The space available for five (5) dogs seems completely inappropriate in an area where housing density has increased dramatically.

We would urge you to consider the impact this has on us while trying to enjoy time out in our garden.

Thank you for the opportunity to confirm our strong opposition to this application.

Yours sincerely

[REDACTED]

Objection 5

Dear Sir/Madam

In regard to the above mentioned reference, we feel that housing five dogs in relation to our neighbours is quite excessive, given that we are a residential area and not rural.

We have no grievances with our current neighbour, however a past neighbour, had a noisy barking dog, which would quite often bark, growl and bang up against the fence whenever it heard me pottering in my yard, so my main concern in this situation is having to put up with noisy barking dogs.

Should the application be accepted, please consider our situation in this matter.

Thank you for this opportunity to reply and we wish to remain anonymous.

Kind regards

[REDACTED]

Sent from my iPad

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

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

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

23. CONFIDENTIAL BUSINESS

Nil

24. RESOLUTION OF COMPLIANCE

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.

25. CLOSURE OF MEETING