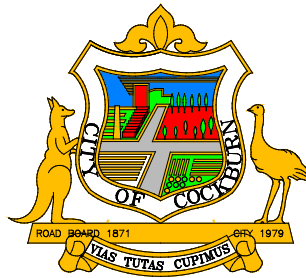


# **CITY OF COCKBURN**



## **ORDINARY COUNCIL**

## **AGENDA PAPER**

### **FOR**

**THURSDAY, 11 DECEMBER 2014**

# CITY OF COCKBURN

## SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 11 DECEMBER 2014 AT 7:00 PM

	Page
1. DECLARATION OF MEETING.....	1
2. APPOINTMENT OF PRESIDING MEMBER (IF REQUIRED) .....	1
3. DISCLAIMER (TO BE READ ALOUD BY PRESIDING MEMBER).....	1
4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER).....	1
5. APOLOGIES AND LEAVE OF ABSENCE .....	1
6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE .....	1
7. PUBLIC QUESTION TIME .....	1
8. CONFIRMATION OF MINUTES.....	1
8.1 (OCM 11/12/2014) - ORDINARY COUNCIL MEETING - 13/11/2014.....	1
9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE.....	2
10. DEPUTATIONS AND PETITIONS .....	2
11. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (IF ADJOURNED) .....	2
12. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER .....	2
13. COUNCIL MATTERS.....	2
13.1 (OCM 11/12/2014) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 20/11/2014 (026/007) (S DOWNING) (ATTACH).....	2
13.2 (OCM 11/12/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 27/11/2014 (086/003; 182/001; 182/002) (D GREEN) (ATTACH).....	4
13.3 (OCM 11/12/2014) - 2013/14 ANNUAL REPORT (S SEYMOUR- EYLES) (022/002) (ATTACH).....	5
14. PLANNING AND DEVELOPMENT DIVISION ISSUES .....	7
14.1 (OCM 11/12/2014) - PROPOSED NAMING FOR PUBLIC OPEN SPACE RESERVE 51315 (RESERVE FOR PUBLIC USE & RECREATION) - LOT 8029 MEDINA PARADE, NORTH COOGEE - OWNER: PORT CATHERINE DEVELOPMENTS PTY LTD (6013930) (R CREEVEY/ A TROSIC) (ATTACH).....	7



14.2	(OCM 11/12/2014) - STATE GOVERNMENT AGENCIES LOCATED IN COCKBURN - UPDATE LOCATION: CITY OF COCKBURN - OWNER: N/A (089/003) (R PLEASANT) .....	13
14.3	(OCM 11/12/2014) - SALE OF LAND - LOT 65 ERPINGHAM ROAD & LOT 702 BELLIER PLACE, HAMILTON HILL - OWNER: CITY OF COCKBURN - SUBJECT CODE (2200882 & 2201061) (L GATT) (ATTACH) .....	18
14.4	(OCM 11/12/2014) - PROPOSED MODIFICATION TO CELL 6 YANGETUP LOCAL STRUCTURE PLAN - LOCATION: LOT 9007 SCALA GARDENS, YANGETUP - OWNER: MULTIPLE LANDOWNERS - APPLICANT: CITY OF COCKBURN (110/101) (M CAIN) (ATTACH).....	21
14.5	(OCM 11/12/2014) - PROPOSED STRUCTURE PLAN - LOCATION: 83 MELL ROAD, SPEARWOOD - OWNER: MULTIPLE LANDOWNERS - APPLICANT: CITY OF COCKBURN - (110/101) (M CAIN) (ATTACH).....	25
14.6	(OCM 11/12/2014) - INITIATION OF AMENDMENT 108 - EXTENSION OF DEVELOPMENT AREA 33 TO INCLUDE THE POWER STATION (109/044) (C CATHERWOOD) (ATTACH) .....	29
14.7	(OCM 11/12/2014) - PROPOSED LOCAL STRUCTURE PLAN - LOTS 1, 810 & 111 WATTLEUP ROAD, HAMMOND PARK - OWNER: VARIOUS - APPLICANT: ROBERTS DAY (110/107) (C HOSSEN) (ATTACH) .....	33
14.8	(OCM 11/12/2014) - ECONOMIC DEVELOPMENT DIRECTIONS STRATEGY LOCATION: CITY OF COCKBURN OWNER: N/A (059/003) (R PLEASANT) (ATTACH) .....	39
14.9	(OCM 11/12/2014) - SALE OF LAND - PART OF LOT 9003 YANGETUP ROAD, BEELIAR - APPLICANT: CCI GROUP - OWNER: CITY OF COCKBURN (6015949) (K SIM) (ATTACH) .....	47
14.10	(OCM 11/12/2014) - PROPOSED VARIATION TO ROBB JETTY LOCAL STRUCTURE PLAN: VARIOUS LOTS, NORTH COOGEE APPLICANT: LANDCORP (110/063) (C CATHERWOOD) (ATTACH) .....	50
15.	FINANCE AND CORPORATE SERVICES DIVISION ISSUES .....	57
15.1	(OCM 11/12/2014) - LIST OF CREDITORS PAID - OCTOBER 2014 (076/001) (N MAURICIO) (ATTACH) .....	57
15.2	(OCM 11/12/2014) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - OCTOBER 2014 (071/001) (N MAURICIO) (ATTACH) .....	58
16.	ENGINEERING AND WORKS DIVISION ISSUES.....	66
16.1	(OCM 11/12/2014) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE - GRAFFITI (038/004;013/004) (J KIURSKI) (ATTACH) .....	66
16.2	(OCM 11/12/2014) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE - BUS SERVICES IN COOLBELLUP (164/001) (J MCDONALD).....	69

16.3	(OCM 11/12/2014) - TENDER NO. RFT14/2014 - STREET LIGHTING - SUPPLY AND INSTALLATION ON NORTH LAKE ROAD (FROM HAMMOND ROAD TO KENTUCKY COURT), COCKBURN CENTRAL (RFT14/2014) (C MACMILLAN, J KIURSKI) (ATTACH).....	73
16.4	(OCM 11/12/2014) - OPERATIONS CENTRE REDEVELOPMENT (045/001) (A LEES) (ATTACH).....	82
17.	COMMUNITY SERVICES DIVISION ISSUES.....	87
17.1	(OCM 11/12/2014) - WESTERN SUBURBS SKATE PARK CONSTRUCTION (016/011) (G BOWMAN) (ATTACH).....	87
18.	EXECUTIVE DIVISION ISSUES .....	92
18.1	(OCM 11/12/2014) - MINUTES OF THE CHIEF EXECUTIVE OFFICER PERFORMANCE & SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE - 20 NOVEMBER 2014 .....	92
19.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN.....	93
20.	NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING.....	93
21.	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS .....	93
22.	MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE.....	93
23.	CONFIDENTIAL BUSINESS.....	93
24	(OCM 11/12/2014) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995).....	94
25.	CLOSURE OF MEETING.....	94

**CITY OF COCKBURN****AGENDA TO BE PRESENTED TO THE ORDINARY  
COUNCIL MEETING TO BE HELD ON  
THURSDAY, 11 DECEMBER 2014 AT 7:00 PM**

---

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

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

- 4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)**
- 5. APOLOGIES AND LEAVE OF ABSENCE**
- 6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**
- 7. PUBLIC QUESTION TIME**
- 8. CONFIRMATION OF MINUTES**
  - 8.1 (OCM 11/12/2014) - ORDINARY COUNCIL MEETING - 13/11/2014**

**RECOMMENDATION**

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday 13 November 2014, as a true and accurate record.

**COUNCIL DECISION**

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

**10. DEPUTATIONS AND PETITIONS**

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

Nil

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

**13. COUNCIL MATTERS**

**13.1 (OCM 11/12/2014) - MINUTES OF THE AUDIT AND STRATEGIC FINANCE COMMITTEE MEETING - 20/11/2014 (026/007) (S DOWNING) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 20 November 2014, and adopt the recommendations contained therein.

**COUNCIL DECISION**

**Background**

A meeting of the Audit and Strategic Finance Committee was conducted on 20 November 2014.

## **Submission**

N/A

## **Report**

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

1. Business Continuity Plan 2014 – Policy & Framework
2. Draft 2014 Organisational Risk Registers & Enterprise Risk Management Strategy 2013-2015
3. Legal Proceedings between Council and Other Parties
4. Annual Financial Statements 2013/14

## **Strategic Plan/Policy Implications**

### **Leading & Listening**

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

## **Budget/Financial Implications**

As contained in the Minutes.

## **Legal Implications**

As contained in the Minutes.

## **Community Consultation**

N/A

## **Attachment(s)**

Minutes of the Audit & Strategic Finance Committee Meeting – 20 November 2014.

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

N/A

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

Nil.

**13.2 (OCM 11/12/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 27/11/2014 (086/003; 182/001; 182/002) (D GREEN) (ATTACH)**

**RECOMMENDATION**

That Council receive the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 27 November 2014, and adopt the recommendation contained therein.

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

**COUNCIL DECISION**

**Background**

The Delegated Authorities, Policies and Position Statements Committee conducted a meeting on 20 November 2014. The Minutes of the meeting are required to be presented.

**Submission**

N/A

**Report**

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

The primary focus of this meeting was to review Policies and Position Statements and associated Delegated Authorities relevant to Finance and Corporate Services, including those DAPPS which were required to be reviewed on an as needs basis.

## **Strategic Plan/Policy Implications**

### **Leading & Listening**

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

### **Budget/Financial Implications**

As contained in the Minutes.

### **Legal Implications**

N/A

### **Community Consultation**

As contained in the Minutes.

### **Attachment(s)**

Minutes of the Delegated Authorities, Policies & Position Statements Committee Meeting – 27 November 2014.

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

N/A

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

Nil.

## **13.3 (OCM 11/12/2014) - 2013/14 ANNUAL REPORT (S SEYMOUR-EYLES) (022/002) (ATTACH)**

### **RECOMMENDATION**

That Council accepts the 2013/14 Annual Report, in accordance with Section 5.54(1) of the Local Government Act, 1995, as shown in the attachment to the Agenda.

## COUNCIL DECISION

### Background

Council is required to accept the 2013/14 Annual Report to enable it to be available for the Annual Electors Meeting, scheduled to be held on Tuesday, 3 February 2015. The Local Government Act 1995 ('the Act') requires Council to accept the Report no later than 31 December each year. Elected Members were provided with the Financial Report and Auditor's Report at the Audit and Strategic Finance Committee meeting 20 November 2014, the Minutes of which are presented at this Council Meeting. This report now being presented to Council will be consolidated with the concise financial report in time for the Annual Electors Meeting. The full financial report will be available on the City's website.

### Submission

N/A

### Report

The 2013/14 Annual Report is provided in conformity with the following requirements of the Act and contains:

1. Mayoral Report
2. Chief Executive Officer's Report
3. Measurement of performance data
4. Overview of the Plan for the Future of the District
5. Report in relation to the Complaints Register subject to Section 5.121 of the Act
6. Report required under Section 29(2) of the Disabilities Services Act 1993
7. Divisional Reports
8. Financial Statements (presented separately in the Minutes of the Audit and Strategic Finance Committee meeting, shown at Item 13 of this Council meeting)
9. Auditor's Report
10. Remuneration of Senior Employees



## **Strategic Plan/Policy Implications**

### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

### **Budget/Financial Implications**

The cost of producing 100 copies of the Report is provided for in Council's Municipal Budget.

### **Legal Implications**

Sec 5.54 of the Local Government Act 1995 refers.  
Other statutory information is provided in the Report.

### **Community Consultation**

The Report will be available for public access at the Annual Electors Meeting to be held on 3 February 2015.

### **Attachment(s)**

2013/14 Annual Report.

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

N/A

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

Nil.

## **14. PLANNING AND DEVELOPMENT DIVISION ISSUES**

### **14.1 (OCM 11/12/2014) - PROPOSED NAMING FOR PUBLIC OPEN SPACE RESERVE 51315 (RESERVE FOR PUBLIC USE & RECREATION) - LOT 8029 MEDINA PARADE, NORTH COOGEE - OWNER: PORT CATHERINE DEVELOPMENTS PTY LTD (6013930) (R CREEVEY/ A TROSIC) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) endorse the name 'Ngarkal' Beach' for Reserve 51315 (Lot 8029) Medina Parade, North Coogee and refer it to the Geographic Names Committee with a request for their approval of the name;

- (2) advise the developer, Port Catherine Developments Pty Ltd and submitters of Council's decision; and
- (3) requests officers to organise the erection of appropriate signage to interpret and explain the story of Ngarkal Beach.

## COUNCIL DECISION

### Background

The City previously received a request for the naming of public open space reserve 51315 (Lot 8029 Medina Parade), which is the beach area within the Port Coogee development. The area is shown in the attachment named Location Plan.

The reserve request was further to a submission received from a local Nyungar community member for the name 'Djenark Beach', which intended to capture and link to the local Nyungar history and their family's memories of the beach environment. However after further consultation with other local Nyungar community groups, it was discovered that the word 'Djenark' was not the best word to describe 'seagull' in the local Nyungar dialect. This version of the spelling actually had a negative meaning which was not desired to have associated with an iconic beach area.

To address this issue, the City via its Aboriginal Community Development Officer has been working with the local Nyungar communities to discover the most appropriate wording for the beach and seagull story. This is 'Ngarkal Beach'.

In accordance with Council policy and delegation, the request was considered according to Council Policy PSPD20 (Naming of Parks and Reserves) and the Geographic Names Committee ("GNC") Principles, Guidelines and Procedures document. It was deemed consistent with these.

The purpose of this report is to now consider this replacement name request.

## Submission

N/A.

## Report

At the Council meeting held on 12 December 2013, Council resolved to:

- (1) *endorse the name 'Djenark Cove' for Reserve 51315 (Lot 8029) Medina Parade, North Coogee and refer it to the Geographic Names Committee with a request for their approval of the name;*
- (2) *advise the developer of the Port Coogee subdivision and submitters of Council's decision.*

In accordance with Council's resolution, the name was referred to the Geographic Names Committee with request for their approval of the name. Following this, it was discovered that 'Djenark' was not the best word used to describe the 'seagull'. Following further liaison with the local Nyungar community, agreement was reached that the best word to describe the bird in the story was 'Ngarkal'.

To affect this change, GNC requested a new round of community consultation to be undertaken. This was done via newspaper advertisement in the 23 September 2014 edition of the Cockburn Gazette, seeking support for the beach name.

### Public Advertising

During advertising 6 submissions were received; 5 suggesting their own alternate name suggestions and 1 submission of support from the Aboriginal Reference Group together working with the local Nyungar community. The alternative suggested names included the likes of Marina Cove; Sunsets; Sunset Cove; Moonlight Cove; Robbs Bay Beach; Robbs Bay; Clarence Inlet.

Officers believe that maintaining an Aboriginal name for the beach is very important. The story associated with the Ngarkal Beach is considered very relevant and appropriate for the beach. This has been emphasised in the submission received from the City's Aboriginal Reference Group. The recap of the story follows:

Name	Submitted justification
Ngarkal Beach	Port Coogee area was a place where the local Nyungar people camped in the 70's and was named "Seagull Camp." Ngarkal is the local Nyungar name for the gull.

	<p>The gull is forced to fight a reputation for being a pest. To many people, gulls are dirty, pesky thieves that seem to appear from nowhere to steal our seaside fish and chips – but to the Nyungar they play an important spiritual role that dates back to the end of the Ice Age.</p> <p>Nyungar tradition tells of the time before the sea levels rose, some 7500 years ago, when Rottnest and Garden islands were coastal hills. The Nyungar believed that the spirits of unborn children waited for their mothers in special places such as lakes and outcrops so, as the sea rose, these "spirit children" were cut off from any chance of finding a mother and being born into the real world.</p> <p>Seabirds - particularly Ngarkal, the seagull - maintain the spiritual link between Nyungar country and the spirits trapped on the islands and beneath the sea, by flying between the coast and the islands.</p> <p>When a gull is seen washing its beak in the river's fresh water it is said to be releasing the spirits it has gathered at sea back into the landscape so that they can at last find a mother and fulfil their destinies as human beings.</p> <p>Perhaps the best known Australian sea bird, the silver gull has a strong pecking order – the "top gull" often seen making frantic efforts to chase all other gulls from a food source.</p> <p>An aggressive and hardy scavenger, it has adapted well to civilisation, and, given the chance, thrives around rubbish dumps and sewage outlets, picking up a variety of nasty diseases, including salmonella, earning them a reputation as "rats of the sky".</p> <p>It also enjoys a bath in our reservoirs and is attracted to fishing boats and insect-luring street lights.</p> <p>In its natural state it seeks out colonies of breeding terns, where it steals eggs and chicks.</p> <p>In the Perth area gulls are most numerous within 30km of Fremantle and become scarcer away from the islands it needs for breeding, which include not only Rottnest and Garden islands but just about every smaller island from Penguin Island in the south to Lancelin Island in the north.</p> <p>On Carnac Island their eggs and chicks are the main</p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<p>food source for tiger snakes, nearly all of which are blinded by attacking gulls at an early age but still manage to find and eat their favourite food using their keen senses of smell and heat sensitivity.</p> <p>Seen singly, in pairs or in flocks of up to 300 – sometimes up to 5000 when flying to their roosts – silver gulls breed from mid-March to mid-December, building a nest of seaweed, small sticks and feathers in a shallow scrape in the ground.</p> <p>In this the hen gull lays, one to three pale brown to dark olive-green eggs, blotched with dark brown or black</p> <p>I also believe given the current situation at Port Coogee and surrounding areas that the Seagull is something you relate the beach. And something our kids will relate to.</p>
--	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The City's Aboriginal Reference Group writes that:

*“since the decision to change the name to reflect the correct and most agreed upon Nyungar word for 'Seagull Beach', there has been widespread consultation with Aboriginal linguists, Elders, academics and community members. Agreement was achieved across a range of people with knowledge and understanding of Nyungar language, that the appropriate word to use for 'Seagull' is 'Ngarkal'.*

*The Aboriginal Reference Group has been fully involved in the change of name, from the previous one of 'Djenark' to the current one of 'Ngarkal', and is supportive of the new name being applied to Port Coogee beach.*

*At the Aboriginal Reference Group meeting on 18 August 2014, this change of name was discussed in some detail, and consensus was reached across all members present that the name 'Ngarkal' should be accepted. This agreement was minuted.*

*One of the Aboriginal Reference Group members had some involvement in the proposal of the 'Seagull' story for Port Coogee beach, as it was her elderly mother who had passed this story down. The Cox family were thrilled that this story was selected in the naming process for the beach. It is particularly significant to them now, as the grandmother has since passed away.*

*We hope that the name 'Ngarkal Beach' can now be the one adopted, and we can move forward with signage and displaying the story of the 'Seagulls'.”*

This is considered important justification as to why the City should support the name. While there was one submission not supporting the name, the reason given was for a potential word association. Hearing however the correct phonetic pronunciation of the name reveals that there shouldn't be such potential confusion. This in part explains the officer recommendation of having the phonetic pronunciation included in the signage.

In respect of Nyungar names, these are also particularly encouraged by the GNC guidelines under Section 4 as follows:

#### *4: Recognition and Use of Indigenous Names*

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

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

This is considered particularly important justification which elevates consideration of these names above those alternate suggestions received during consultation. It is also worth noting that Council's 2013-2016 Reconciliation Action Plan (under Action 12) seeks to encourage the use of Aboriginal names for, inter alia, Cockburn sites and reserves.

Specifically it states:

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

Adopting the replacement name of Ngarkal Beach would be an achievement of the above actions.

The justification provided in support of the naming amendment to Ngarkal Beach is considered very comprehensive and importantly provides the opportunity to tell a very meaningful story about the beach area. It is recommended that this be adopted by Council.

## **Strategic Plan/Policy Implications**

### **Lifestyle and Aspiration Achievement**

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

### **Budget/Financial Implications**

N/A.

### **Legal Implications**

N/A.

### **Community Consultation**

Public consultation was undertaken as per Council policy and the GNC guidelines.

### **Attachment(s)**

Location Plan

### **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 11 December Council Meeting.

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

Nil.

## **14.2 (OCM 11/12/2014) - STATE GOVERNMENT AGENCIES LOCATED IN COCKBURN - UPDATE LOCATION: CITY OF COCKBURN - OWNER: N/A (089/003) (R PLEASANT)**

### **RECOMMENDATION**

That Council

- (1) notes the number of state government agencies now located within the Cockburn Central precinct; and
- (2) continues to work with Landcorp to utilise Cockburn Central as a test case to implement the recommendations of the Economic Development Directions Strategy.

## COUNCIL DECISION

### Background

Council via notice of motion requested the preparation of a report to a future meeting of Council to address the opportunity of State Government department(s) being re-located to the City of Cockburn.

This report presents a response by providing an update on the State Government Departments that have located to Cockburn within this time period and specifically the work undertaken to attract development at Cockburn Central.

### Submission

N/A

### Report

Major services, including government agencies are generally attracted to town and City centres where good levels of accessibility exists for a wide catchment of the community, generally at a regional level. There is also a correlation between an attractive town centre environment being able to attract non-retail uses to it, such as professional office based uses like public sector services.

Historically State Government agencies have provided small regional branches within middle ring local government areas like Cockburn, with the majority of agencies residing in the City of Perth. The strong public sector agencies of state governments within Australia, compared for example with North American city counterparts where the public sector is comparably smaller, has seen the concentration of such agencies within city centres maintain the predominance of the central city in the Perth metropolitan context. Such predominance however has made the decentralisation of employment to sub-regional locations like Cockburn more difficult, due to the unwillingness of businesses to break away from clustered business environments like the city centre.

The strong growth of Cockburn's population in recent years does present opportunities to attract an increase in business and services to the area. Specifically, the continued expansion of Cockburn Central and the emerging plans for Cockburn Central West (CCW), presents an opportunity for Cockburn to attract services that will serve the wider region. This is a result of centres central location, provision of excellent



transport connections, high density development supported by a range of commercial and retail uses, and high amenity, characteristic of a regional activity centre. The associated objective of producing a mixed use town centre with a quality public realm also goes some way to helping attract future investment from non-retail investment, which is critical the ambitions held for an important regional centre like Cockburn Central.

### Current and emerging developments

Cockburn Central continues to attract several important State Agencies and services including:

- The Fire and Emergency Services Authority (FESA) headquarters relocated its Emergency Services Authority Headquarters to Cockburn Central town centre in 2013.
- Centrelink has relocated the Spearwood office to the Cockburn Integrated Health Facility.
- A Disability Services Commission is located on North Lake Road.
- The Australian Electoral Commission (AEC) and the Liberal Senator's office of Western Australia are also located in Cockburn Central.
- The Cockburn Central Police Station is due for completion in 2016.

### Attracting development

Various offices listed above initiated their own move to the emerging regional centre; however, it is understood LandCorp facilitated the land sale and worked closely with these agencies to select a suitable location and achieve a suitable outcome for the town centre.

It is also understood 4 or 5 years ago the State Government put out an Expression of Interest (EOI), seeking opportunities for the relocation of government agencies. LandCorp responded with several options within an extensive submission relating to land at Cockburn Central however the State Government did not complete the process and it is assumed the EOI did not result in any relocations.

In an attempt to attract diversity to the town centre, Landcorp also approached the Department of Housing (DoH), working through a process that has resulted in diverse housing options within the town centre.

### The future

The emerging plans for Cockburn Central West will further contribute to the success of Cockburn Central Town Centre and the ability for the regional centre to continue to attract strategic employment. This is a result of the inclusion of the regional sporting facilities, the aquatic centre, commercial/office uses. Some retail uses within Cockburn Central West will provide additional employment opportunities within Cockburn Central and have the potential to attract further important services that will support local residents and businesses.

Importantly, the strategic work and infrastructure plans are in place to support these uses however further support is likely to be needed to support the attraction of strategic employment and further state agencies if so desired. While there are certainly no planning barriers to the relocation of further public sector agencies (like DFES) to Cockburn Central, this is a decision that rests within the mechanisms of State Government. As the development of Perth can attest, it is a significant challenge to entice major public sector agencies and private businesses alike out of central areas like Perth CBD, who must perceive some advantage in maintaining their clustered relationship. Promoting sub-regional centres like Cockburn Central as a competitor to the Perth central area is arguably impossible. It is therefore through investigating ways in which we can differentiate Cockburn Central from Perth (and other locations) to be able to attract and retain higher value employment orientated uses.

The draft City of Cockburn Economic Development Directions Strategy (draft EDDS) and the Local and Commercial Activity Centres Strategy (LCACS) identifies Cockburn Central has the potential to offer knowledge intensive consumer services such as education, healthcare, and strategic services to a regional, state, national or international economy.

Undertaking a coordinated approach in attracting these services will only add further support in attracting strategic employment and State level agencies. With this in mind there are two elements that may serve to attract and keep the right employment mix in Cockburn Central and Cockburn Central West. Firstly providing support to existing businesses and services to ensure successful retention of businesses, and secondly to work with LandCorp to attract suitable, new development opportunities to the Centre.

### Recommendations

The draft EDDS provides an example approach of how the City might start to address the economic activation of Cockburn's activity centres, including Cockburn Central by assisting land and business owners to

prepare such things as long term business plans, develop relationships, strengthen communication lines, provide businesses with relevant data, and assist with skills development and business expansion plans.

With regard to attracting future services and agencies to CCW it is suggested the City continue to work closely with LandCorp developing an innovative land sales process. This may involve an EOI, or Request for Proposal that can be developed with specific criteria to attract certain land uses, tenants and built form outcomes.

Furthermore, the development of design guidelines can provide additional support for high quality design outcomes. Such a process has in part been undertaken for Cockburn Central and includes development guidelines, design reviews (with the city and Government Architect). This process allows for innovation, discussions around land use and promotes excellence in design.

It is therefore recommended the City continue to work with LandCorp as CCW emerges and utilise Cockburn Central as a test case to implement the recommendations of the draft EDDS. This can be achieved by a designated City officer approaching and working with the Melville and Cockburn Chamber of Commerce (MCCC) to identify opportunities to support businesses such as those detailed.

## **Strategic Plan/Policy Implications**

### **Growing City**

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

### **A Prosperous City**

- Sustainable development that ensures Cockburn Central becomes a Strategic Regional Centre.
- Investment in the local economy to achieve a broad base of services and activities.

## **Budget/Financial Implications**

Undertaking a strategic approach to attract the right mix of services, businesses and agencies to Cockburn Central and the emerging Cockburn Central West will have far reaching financial advantages to the wider sub-region.

## **Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

N/A

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

N/A

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

Nil.

**14.3 (OCM 11/12/2014) - SALE OF LAND - LOT 65 ERPINGHAM ROAD & LOT 702 BELLIER PLACE, HAMILTON HILL - OWNER: CITY OF COCKBURN - SUBJECT CODE (2200882 & 2201061) (L GATT) (ATTACH)**

**RECOMMENDATION**

That Council subject to the Minister for Housing consenting to the purchase of Lot 702 Bellier Place, Hamilton Hill, Council:

- (1) consent to the sale of the land parcel made up of the two adjoining lots known as Lot 65 Erpingham Road and Lot 702 Bellier Place, Hamilton Hill for a consideration of \$2,500,000 incl. GST to Bellier 702 Pty Ltd; and
- (2) amend the 2013/14 adopted municipal budget by transferring \$2,500,000 incl. GST to the Land Development and Investment Reserve for the commercial real estate activities of the Cockburn Regional Aquatic and Recreation Centre.

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

**COUNCIL DECISION**

## Background

Lot 65 Erpingham Road, Hamilton Hill has been in the ownership of the City of Cockburn since 1981. As part of the Phoenix Rise Master Plan, Lot 65 was designated for residential development and sale by the City of Cockburn. This was subsequently programmed by the 2011-2016 version of the City's Land Management Strategy.

Lot 65 was landlocked and required legal access and the ability to connect to services. This required the City to consider what opportunities could there be to secure such legal access. As part of this strategy, opportunities arose to acquire Lot 702 Bellier Place, which was decided by Council at its October 2014 Council meeting (Item 14.5 Minute No. 5381).

The contract for the purchase of Lot 702 Bellier Place has been executed by the Department of Housing and has received Ministerial approval. Accordingly, the opportunity to consider sale of the overall land parcel, being the quantum of Lot 65 and 702, has now arrived; and this report deals with that matter.

In light of the valuation and the offer received by the City, it is recommended that Council proceed with the sale of the land.

## Submission

An offer to purchase the land has been received from Bellier 702 Pty Ltd for a total amount of \$2,500,000 incl. GST for the land parcel made up of the two adjoining lots being Lot 65 and Lot 702.

## Report

The Land Management Strategy 2011-2016 draws upon an analysis of all of the City of Cockburn's freehold land. This analysis identified Lot 65 as being recommended for sale, consistent with the strategic direction decided through the Phoenix Rise Master Plan. The Phoenix Rise Master Plan was a joint initiative between the City of Cockburn and Department of Housing, with participation also by Satterley Property Group. This had an objective for revitalisation and renewal of the Phoenix Rise precinct, and included important outcomes to rationalise undeveloped parcels of land like Lot 65 to aid the overall renewal process. Such was also seen as an important opportunity to increase safety and passive surveillance within the area. The rezoning to affect the Master Plan resulted in Lot 65 being zoned Residential R30.

Complicating its development however has been its lack of a direct legal access to a public road. The City has investigated a variety of options to unlock the potential of Lot 65, including purchasing a portion

of the pedestrian access way alongside Lot 65. These investigations however proved unsuccessful, due to nearby resident concerns as well as services and rubbish collection considerations. Access across the adjoining land owned by BP and comprising its pipeline corridor also proved difficult in light of concerns about how the crossing may affect the pipeline. This resulted in the City agreeing to the purchase of adjoining Lot 702, in order to ultimately achieve the legal street access needed.

In accordance with provisions of the Local Government Act 1995, the proposed disposition was advertised in the West Australian newspaper. At the conclusion of the statutory advertising period there were no objections.

The purchase price of \$2,500,000 incl. GST for the combined land parcel is acceptable given the comparison to the market appraisal from the local real estate agent which indicated a marketing range of \$2,400,000 to \$2,500,000 including GST. It is therefore recommended that Council accept the offer from Bellier 702 Pty Ltd for \$2,500,000 incl. GST.

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

#### **Demographic Planning**

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

#### **Governance Excellence**

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

### **Budget/Financial Implications**

Proceeds of the sale totalling \$2,500,000 incl. GST is to be transferred to the Land Development and Investment Reserve for the specific purpose of funding the commercial real estate activities at Cockburn Central West.

### **Legal Implications**

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

## Community Consultation

As required by Section 3.58 of the *Local Government Act 1995* details of the sale were advertised in a newspaper for state wide publication on Friday 14 November 2014 giving 15 days for comment.

## Attachment(s)

Location Plan

## Advice to Proponent(s)/Submitters

The Proponent(s) have been advised that this matter is to be considered at the 11 December 2014 Ordinary Council Meeting.

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

Nil.

### 14.4 (OCM 11/12/2014) - PROPOSED MODIFICATION TO CELL 6 YANGEBUP LOCAL STRUCTURE PLAN - LOCATION: LOT 9007 SCALA GARDENS, YANGEBUP - OWNER: MULTIPLE LANDOWNERS - APPLICANT: CITY OF COCKBURN (110/101) (M CAIN) (ATTACH)

#### RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.14 of the City of Cockburn Town Planning Scheme No. 3, adopt the proposed variations to Cell 6 Yangebup Structure Plan subject to the following modification:
  1. The Structure Plan map to be modified in accordance with the modified Structure Plan map as shown in Attachment 2.
- (2) pursuant to Clause 6.2.14.2 of City of Cockburn Town Planning Scheme No. 3, refer the Structure Plan to the Western Australian Planning Commission with a request for endorsement; and
- (3) advise the proponent and the affected landowners of Council's decision.

## COUNCIL DECISION

### Background

This proposal relates to Cell 6 Yangebup Local Structure Plan, and seeks to modify the road alignment for Scala Gardens, resulting in the modification of the Public Open Space ("POS") allocation and the configuration of the future residential subdivision. The proposal has been advertised, and this report now seeks to consider the proposed variation to the Structure Plan for adoption. The variation is recommended for adoption, on the basis that it produces an appropriately structured road, residential and public open space layout, while also assisting in the implementation of the Structure Plan.

### Submission

N/A

### Report

#### Planning Background

The subject land is located within the suburb of Yangebup and comprises an area of 1.8225ha. The subject site is located east of Shallcross Street, south of Erceg Road and west of Simper Road. The subject land is zoned 'Urban' under the Metropolitan Region Scheme and 'Development' under City of Cockburn Town Planning Scheme No. 3. The subject site is located within Development Area 4 and is also subject to Development Contribution Areas No. 4 ("DCA4") and No. 13 ("DCA13") pursuant to Clause 6.2.6.3 of the Scheme.

Pursuant to Clause 6.2.14, the Local Government may vary a Structure Plan by one of two ways; by resolution or by the procedures set out in Clause 6.2.6 of the Scheme. In this respect, as the proposal included structural changes which impacted adjoining landowners, it was required to be advertised and dealt with under Clause 6.2.6.

The Cell 6 Yangebup Structure Plan was developed in 2004 to guide future subdivision and development, including the appropriate allocation of public open space, densities, roads and the like. The Cell 6 Structure Plan was designed to include four areas of POS being carefully incorporated into the site so to allow landowners the ability to cede the



required area of POS at the time of subdivision. The Structure Plan was previously modified in 2013, with the intent to recode a portion of the south west corner of the Structure Plan from a density of R20 to R30 and R40.

#### Proposed Modification to Structure Plan

The proposed changes to the Cell 6 Structure Plan have been reviewed by the City and advertised to the affected landowner. The modification to the Structure Plan was undertaken to alter the alignment of Scala Gardens road, which would see the removal of the 'dog leg' configuration proposed in the original Structure Plan (refer to Attachment 2). The City believes that this realignment would create a more regular road configuration and would improve movement around the central POS area.

The modification to the road layout does require reconfiguration of the central POS allocation to ensure that the minimum 10% requirement is still achieved. The change to the road alignment will also help to facilitate a better traffic flow outcome for the future R40 residential development.

The proposed changes to the Structure Plan will also reconfigure the layout of the R40 residential site on this lot, slightly increasing the developable area. The modification of the Structure Plan does not materially alter the intent of the intent; rather, it provides a more regular lot shape for the POS and the residential site.

The proposed modification does alter the adjoining landowners proposed land on the Structure Plan, requiring a different lot layout. The City has undertaken discussions with the landowner regarding this realignment of the road and the changes to the landowner's site. Importantly, the modifications do not prevent this landowner from achieving a residential development outcome and also provides opportunity for this landowner to likewise consider modifications to the Structure Plan that covers their land particularly in respect of density interface with future public open space.

#### Community Consultation

The proposed modifications were advertised to the affected landowner for a period of 14 days from 3 October to 17 October 2014. During this period a submission was received objecting to the proposed modifications to the Structure Plan.

The submission noted its opposition to the proposed modifications. The landowner's main concern however was that the existing Structure Plan did not conform to the subdivision plan that was created back in

early 2000. The landowner was unaware that the Cell 6 Structure Plan had been adopted in 2004 and was the City's guide for future development within this area. After receiving the landowner's submission, the City organised a meeting to discuss the issues raised within the objection and to outline the City's position on the matter. This meeting was very productive in outlining that the modifications did not prejudice the adjoining landowner's development options, and would help to create a more implementable form of structure plan.

What was agreed as part of this meeting was that there was some unnecessarily wide road reserve at the future intersection of Scala Gardens and the north south road. This has been agreed to be modified, to remove this unnecessary wastage. This forms part of the officer recommendation.

The landowner has been notified that the matter will go to the December Council Meeting, with recommendation for approval.

### Conclusion

The City's officers have reviewed the proposed modifications to the Cell 6 Yangebup Structure Plan and found that they are consistent with the principles of orderly and proper planning. It is recommended that Council approve the modifications to the Local Structure Plan.

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

#### **Growing City**

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

#### **Community & Lifestyle**

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

### **Budget/Financial Implications**

Nil.

### **Legal Implications**

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

## Community Consultation

In accordance with Clause 6.2.14 of the City's Scheme, the proposed modifications to the Cell 6 Structure Plan were advertised to the affected landowner for a period of 14 days from 3 October 2014 to 17 October 2014.

## Attachment(s)

1. Location Plan
2. Existing and proposed modification to Structure Plan
3. Objection from adjoining landowner

## 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 11 December 2014 Ordinary Council Meeting.

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

Nil.

### 14.5 (OCM 11/12/2014) - PROPOSED STRUCTURE PLAN - LOCATION: 83 MELL ROAD, SPEARWOOD - OWNER: MULTIPLE LANDOWNERS - APPLICANT: CITY OF COCKBURN - (110/101) (M CAIN) (ATTACH)

#### RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the Proposed Structure Plan for 83 Mell Road, Spearwood (as shown in Attachment 2);
- (2) endorse the Schedule of Submissions prepared in respect of the Structure Plan; and
- (3) advise all affected landowners and those persons who made a submission of Council's decision.

#### COUNCIL DECISION

## **Background**

This Structure Plan provides the framework for the control of development for 83 Mell Road, Spearwood. The subject land has been developed for 12 office/showroom units and 33 warehouse units, in accordance with the previous zoning that applied to the land. Since that took place however a Development zone and Development Area has been created, as part of the overall Watsons project. This necessitates the need for a Structure Plan to appropriately zone the land, in order to guide how future applications for changes of use are assessed. This is the purpose of this report.

It is recommended that Council adopt the Structure Plan as recommended.

## **Submission**

N/A

## **Report**

### Planning Background

The subject site is located within the suburb of Spearwood and comprises an area of 0.8475ha. The site is bordered by Mell Road to the east, Rockingham Road to the west and the freight rail line to the north. A location plan is shown in Attachment 1.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme and Development Area under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is located within Development Area 31 (Packham North) and, pursuant to Clause 6.2.6.3 of the Scheme, is subject to Development Contribution Areas No. 12 and No. 13.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme, a Structure Plan is required to be prepared and adopted prior to any subdivision and development of land within a Development Area. As mentioned above, this land was previously granted planning approval for development for office and warehouse uses, according to its previous Light and Service Industry zoning.

The purpose of this Structure Plan is to effectively reintroduce a zoning for the land, to ensure that future applications that may be received for changes of use, have an appropriate statutory context by which to assess such applications.

The Structure Plan seeks to zone this site 'Mixed Business' under the Scheme, with restriction on residential land uses within the site. In accordance with the above, a Structure Plan has been developed for this site by the City's Strategic Planning department. This site is owned by multiple landowners, all of whom have been consulted on the development of this Structure Plan.

### Proposed Structure Plan

The Proposed Structure Plan seeks to provide a 'Mixed Business' zoning over this site, with restrictions on residential dwellings within the complex. When development approval was granted for this site, it was approved as a 'Light Service and Industry' zone, which restricts most residential land uses, but allows for general commercial and light industrial land uses. Residential uses have been restricted at this site due to the close proximity to the freight rail line and key development elements identified in the Packham North District Structure Plan. However in light of the changes in land use that have occurred surrounding, it is appropriate that a Mixed Business zone be introduced, rather than the previous Light and Service Industry zone. This is consistent with the District Structure Plan for the area also.

The Proposed Structure Plan is essential for the City to manage future land uses within the site, and also to ensure the principles of orderly and proper planning are adhered to. During the initial phase of structure plan development, an audit was undertaken to ensure that owners and occupiers of the site understood the importance of the new Structure Plan and also to ensure that all landowners were operating in compliance with the appropriate land uses under the Scheme.

The objective of the Mixed Business zone is to *"provide for a wide range of light and service industrial, wholesaling, showrooms, trade and professional services, which, by reason of their scale, character, operation or land requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within the Centre or Industry zone"*.

The Proposed Structure Plan allows for a range of land uses that are applicable for this site. To ensure that landowners/occupiers are aware of what land uses are not permitted for this site, the Structure Plan notes all excluded land uses to ensure the future compliance of landowners/occupiers (refer to Attachment 2).

### Community Consultation

The Proposed Structure Plan was advertised for a period of 21 days from 22 September 2014 to 13 October 2014. During this period a total of 7 submissions were received by Council from landowners and

servicing/government authorities. The Proposed Structure Plan was advertised to affected landowners and also referred to relevant Government authorities.

Three out of the seven respondents had no objections. Four submissions were received by landowners/occupiers objecting to the proposed Structure Plan. All of the submissions received are set out and addressed in the Schedule of Submission (Attachment 3).

The key issue of objection relates to admission from landowners who have indicated that units are currently being resided within – that is, some of the office/showroom and warehouse units are being used as dwellings. This has not, and was not, approved as part of the original Development Application, and represents a serious breach of the Scheme. It also represents a potentially serious health and building breach given that the units have not been constructed to allow such occupancy for habitable purposes.

It is highly inappropriate for a commercial/industrial development of this nature to have any residential occupancy taking place, and accordingly this issue will be pursued separately by the City.

### Conclusion

The proposed structure plan has been developed by the City and will help to facilitate the control of this site in the future. Providing future landowners/occupiers with a detailed understanding of what land uses are appropriate for this site and what land uses cannot be undertaken in the mixed business zone, the Structure Plan will help to facilitate development in accordance with the City's Town Planning Scheme.

It is recommended that Council adopt the proposed structure plan.

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

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

### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.

### **Budget/Financial Implications**

N/A

## Legal Implications

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

## Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme the proposed local structure plan public consultation was undertaken from 22 September 2014 to 13 October 2014. This included a notice in the Cockburn Gazette, advertising on social media sites and letters to nearby and affected landowners.

## Attachment(s)

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

## Advice to Proponent(s)/Submitters

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 December 2014 Ordinary Council Meeting.

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

Nil.

### 14.6 (OCM 11/12/2014) - INITIATION OF AMENDMENT 108 - EXTENSION OF DEVELOPMENT AREA 33 TO INCLUDE THE POWER STATION (109/044) (C CATHERWOOD) (ATTACH)

#### RECOMMENDATION

That Council

- (1) subject to the lifting of 'Urban Deferred' and in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No. 3 ("Scheme") by:
  1. Including Lot 2 and a portion of Lot 3 Robb Road, North Coogee, as shown on the 'proposed zoning' plan within the boundaries of Development Area No. 33.
  2. Amending the scheme map accordingly.
- (2) upon preparation of amending documents in support of

resolution (1) above and the lifting of 'Urban Deferred' taking effect, determine that the amendment is consistent with Regulation 25(2) of the Regulations and the amendment be referred to the Environmental Protection Authority ("EPA") as required by Section 81 of the Act, and on receipt of a response from the EPA indicating that the amendment is not subject to formal environmental assessment, be advertised for a period of 42 days in accordance with the Regulations. In the event that the EPA determines that the amendment is to be subject to formal environmental assessment, this assessment is to be prepared by the proponent prior to advertising of the amendment.

## **COUNCIL DECISION**

### **Background**

For a number of years the State Government has been working toward realising the vision for the Cockburn Coast development. The project is intended to see the redevelopment of the former Robb Jetty industrial area and the South Fremantle Power Station.

The Cockburn Coast District Structure Plan 2009 ("CCDSP 2009") was prepared to guide future land use and transport initiatives within the area stretching between South Beach and the Port Coogee marina.

In 2012, this was supplemented and in part refined by the Cockburn Coast District Structure Plan Part 2 ("CCDSP Part 2") prepared on behalf of LandCorp.

The Metropolitan Region Scheme ("MRS") Amendment No. 1180/41 was made effective on 16 August 2011 to rezone the majority of the Cockburn Coast industrial area from 'Industry' to 'Urban' to reflect the outcomes of the CCDSP Part 2. The South Fremantle Power Station site was rezoned to 'Urban Deferred'.

The Western Australian Planning Commission ("WAPC") identified that this site has a number of unique characteristics that would require further consideration prior to being rezoned to 'Urban'. The WAPC identified that for the Urban Deferment to be lifted a detailed Master



Plan would need to be prepared for Lots 2, 3 and 2167 Robb Road, North Coogee.

To progress the planning for the Power Station site Landcorp engaged HASSELL to prepare a Master Plan on behalf of Synergy, the landowners of Lot 2 and 3 Robb Road, North Coogee. Following a public comment period, and subject to modifications to the Master Plan, Council have supported the lifting of Urban Deferred. A request to include the land within the 'Development' zone concurrent with the MRS amendment was also made.

Under Part 9 of the Planning and Development Act 2005, there are obligations on the local government to bring their town planning scheme into line with the MRS. The next amendment needed to the City's Town Planning Scheme No. 3 ("TPS3") is to extend the existing Development Area 33 ("DA33") over the power station lots.

### **Submission**

N/A

### **Report**

The purpose of this report is to initiate the amendment to extend the existing Development Area 33 over the power station lots.

Lots 2 and 3 Robb Road are owned by Synergy and include the Power Station structure. DA33 would relate to the whole of Lot 2 and a portion of Lot 3, that is only the portion to have the 'Urban Deferred' lifted, not the 'Parks and Recreation' reserved portion.

Including the land within the development area will enable Part 6 of TPS3 to be evoked, setting out the need and process for structure planning. It is the local structure plan that will guide subdivision and development of the land.

The recommendation has been carefully worded to acknowledge the MRS lifting of 'Urban Deferred' must be finalised before the amendment is referred to the Environmental Protection Authority for consent to advertise.

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

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

### **Community & Lifestyle**

- Conservation of our heritage and areas of cultural significance.

### **A Prosperous City**

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

### **Environment & Sustainability**

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

### **Moving Around**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

Planning and Development Act 2005

### **Community Consultation**

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

### **Attachment(s)**

1. Existing zoning plan (indicating surrounding zonings)
2. Proposed zoning plan (only shows land subject to rezoning)

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

N/A

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

Nil.

**14.7 (OCM 11/12/2014) - PROPOSED LOCAL STRUCTURE PLAN - LOTS 1, 810 & 111 WATTLEUP ROAD, HAMMOND PARK - OWNER: VARIOUS - APPLICANT: ROBERTS DAY (110/107) (C HOSSEN) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme") and subject to the gazettal of Scheme Amendment No. 28, adopts the Proposed Structure Plan for Lots 1, 810 and 111 Wattleup Road, Hammond Park, subject to the following modifications:
  1. Modify Plan 1: Structure Plan Map to rezone the western most laneway where it adjoins Lot 110 Wattleup Road, Hammond Park and the adjoining land zoned Residential R40 to Residential R30.
  2. Update the Traffic Assessment in line with the comments of Main Roads WA.
- (2) subject to compliance with (1) above, pursuant to Clause 6.2.10.1 of the Scheme, send the Structure Plan once modified to the Western Australian Planning Commission for endorsement;
- (3) endorse the Schedule of Submissions prepared in respect to the Structure Plan;
- (3) advise the landowners within the Structure Plan area and those who made a submission of Council's decision accordingly; and
- (4) advise the proponent that the site is subject to Development Contribution Area No. 13 and draft Development Contribution Area No. 10.

**COUNCIL DECISION**

## **Background**

The subject land area is 11.43 hectares in size; it is bound by the Harry Waring Marsupial Reserve to the north, the future extension of Hammond Road to the east and undeveloped urban zone land on the remainder. See attachment 1.

7.3 hectares of the landholding is currently utilised for market garden purposes, primarily the growing of leeks, the remaining land is undeveloped and vegetated to varying degrees.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme (MRS). The subject site is adjoined on its eastern boundary by the former Baldivis Tram Parks and Recreation Reserve and the future Hammond Road extension Other Regional Road Reservation.

The subject area is zoned 'Development' under the City of Cockburn Town Planning Scheme No.3 (Scheme). The subject land is located within the proposed Development Area 27 (DA 27), Development Contribution Area No. 13 (DCA 13) and the proposed Development Contribution Area No. 10 (DCA 10). While proposed, these are about to be introduced within the Scheme following endorsement of Scheme Amendment No. 28 by the WAPC.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme; a Structure Plan is required to be prepared and adopted to guide future subdivision and development. The purpose of this report is to consider the Structure Plan for adoption.

## **Submission**

Roberts Day on behalf of the prospective purchaser has lodged a structure plan for the subject land.

## **Report**

The Proposed Structure Plan as shown within Attachment 2 provides for residential development, with public open space (POS) and an associated road network; it is anticipated that the Proposed Structure Plan will yield approximately 200 lots and the same number of dwellings. An expected residential population of 560 persons can be expected on completion of the subject area.

The Proposed Structure Plan satisfies the density objectives, POS requirements and provides a suitable road network. There is however a number of minor matter that will require modification of the Proposed Structure Plan, these are discussed following. Subject to these modifications, the Proposed Structure Plan is recommended for adoption.

### Residential Density

Proposed densities allow for the provision of variety in lot sizes and are conducive to the densities outlined in the Southern Suburbs District Structure Plan Stage 3 (SSDSP3).

The projected density of the subject site is 17.5 dwellings per gross hectare or 30 dwellings per site hectare. This exceeds the requirements of Liveable Neighbourhoods and is generally consistent with the SSDSP3.

### Public Open Space

The proposed Structure Plan allocated 1.38 hectares of the subject site for the purposes of Public Open Space ('POS'). The POS is divided into two distinct cells with varying functions. In the north of the subject area is a linear area of POS adjoining the Harry Waring Marsupial Reserve. This area of POS will feature native planting (consistent with the Bushfire Management Plan), drainage functions and grassed areas. This area of POS also forms an important beginning of an east west walking and cycling route along the Harry Waring Marsupial Reserve where the need for bushfire separation creates an environment where a long lineal area of POS interspaced with wider road reserves will exist along the entirety of the development area. This east-west link could potentially extend up to 1.2km to the western edge of the Hammond Park locality.

Located centrally and on the northern side of the realigned Wattleup Road is a 3,748 m<sup>2</sup> area of POS that forms a number of uses including: vegetation retention, grassed areas and drainage functions. Direct lot frontage is proposed on the northern boundary, with direct road frontage to the three remaining sided. Opportunities exist for play equipment and on-street parking; it is expected that this park will form an important central meeting place for future residents.

### Traffic

The applicant has undertaken a Traffic Assessment as part of the supporting documentation for the Structure Plan. This plan has been reviewed by the City's Traffic Engineer and found to be sound and broadly consistent with relevant standards and based on sound assumptions.

The realigned Wattleup Road runs through the Subject Site and this proposed road forms an important link through the developing Hammond Park locality. The realigned Wattleup Road will provide east-west movements for private vehicles, cyclists and pedestrians, and is

likely to carry public transport services once the area develops. The realigned Wattleup Road also directly connects the future primary School, future Hammond Park Town Centre and the future Hammond Park High School. Due to the importance of this road the City has developed a preferred road cross section to guide developers in the delivery of the road. The proposed width of the realigned Wattleup Road through the subject area is consistent with this plan and will provide adequate road reservation to facilitate the intended use of the street.

### Bushfire Management

The subject site adjoins the Harry Waring Marsupial Reserve and is also in close proximity to Franklin Reserve, both of which are heavily vegetated; therefore the proposed Structure Plan is supported by a Bushfire Management Plan (BMP). The BMP has been undertaken in line with the relevant State Government State Planning Policy and the Planning for Bushfire Protection Guidelines.

Importantly, the design of the Structure Plan is done in such a way that there is no expectation placed on the aforementioned reserves to be cleared or impacted on by the recommendations of the BMP. Adequate setbacks have been incorporated into the Structure Plan design. Lots within 100m of identified vegetation will be required to build to the standards outlined in AS3959-2009 and all proposed Bushfire Attack Levels are within those acceptable to the City.

The Baldivis Tramway runs north-south along the eastern boundary of the subject area; this land is in the ownership of the Western Australian Planning Commission. Currently the land is utilised as part of the market garden operations. Long term the entirety of the Historic Baldivis Tramway is to form an important link as part of the City's Greening Plan. It is likely that the Baldivis Tramway will be revegetated over the medium term to provide for an ecological linkage. It is important that the development of residential land within the proximity of the Tramway does not prejudice the revegetation of the same. Currently residential zoned land is approved to the east of the Tramway as part of the Hammond Park Town Centre Structure Plan, the proposed Structure Plan indicates that future lots will directly back onto the Tramway.

Considering the width of the tramway, being 20m, it is unlikely that future vegetation will be classifiable under the State Bushfire Prone Area Map due to its width. As such the direct frontage of lots onto the Tramway Reserve is unlikely to create a situation where the revegetation of this portion of the green link is significantly hindered.

## Scheme Amendment 28

Scheme Amendment No. 28 to the City's Scheme establishes DA27 over the subject area, amongst other things. In accordance with Part 6 of the Scheme a Structure Plan is required to be prepared on land zoned 'Development' prior to the undertaking of development or subdivision. As a 'Development Area' as found in Schedule 11 of the Scheme is not in place the City is unable to adopt the proposed Structure Plan until the gazettal of Scheme Amendment No. 28. The Minister has requested modifications to Scheme Amendment No. 28; these have been completed by the City and returned to the WAPC. As Ministerial endorsement of Scheme Amendment No. 28 is expected in short it is deemed appropriate for Council to conditionally adopt the Structure Plan subject to the gazettal of Scheme Amendment No. 28.

## Community Consultation

The proposed Structure Plan was advertised for public comment from 28 October 2014 and 18 November 2014. All submissions that were received are set out and addressed in the Schedule of Submissions (Attachment 3). A total of 12 submissions were received

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

Comments from Main Roads WA made recommendations regarding minor technical changes to the Transport Assessment. These form part of the Officers' recommendations.

Two submissions were received from adjoining landowners and their representatives, neither objected to the proposal. The submission from the representative of the owners of Lots 110 and 109 Wattleup Road, Hammond Park requested minor changes to the Structure Plan Map noting the requirements of the Water Corporation in servicing the area via gravity fed sewer. This minor change went to removing a laneway that interfaces with Lot 109 Wattleup Road; requiring the continuation of the laneway through lot 109 would have had implications on the finished lot levels and the aforementioned issue with the sewer as well as drainage. The applicant has been consulted on this change and supports the removal of the laneway on their land. This change forms part of the Officers' recommendation.

## Conclusion

It is recommended that Council adopt the Local Structure Plan, subject to the gazettal of Scheme Amendment No. 28, for lots 1, 810 and 111

Wattleup Road, Hammond Park with modification and pursuant to clause 6.2.10 of the Scheme refer it to the Western Australian Planning Commission for their endorsement.

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

#### **Growing City**

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

#### **Community & Lifestyle**

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

### **Budget/Financial Implications**

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

### **Legal Implications**

Clause 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period of such longer period as may be agreed by the applicant. The advertising period concluded on November 18, 2014.

### **Community Consultation**

Public consultation was undertaken between 28 October 2014 and 18 November 2014. This included a notice in the Cockburn Gazette, letters to landowners within the Structure Plan area, adjoining landowners and State Government agencies.

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

### **Attachment(s)**

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



### Advice to Proponent(s)/Submitters

The proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 December Ordinary Council Meeting.

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

Nil.

#### 14.8 (OCM 11/12/2014) - ECONOMIC DEVELOPMENT DIRECTIONS STRATEGY LOCATION: CITY OF COCKBURN OWNER: N/A (059/003) (R PLEASANT) (ATTACH)

##### RECOMMENDATION

That Council

- (1) adopt the Economic Development Directions Strategy for final approval as included at Attachment 1; and
- (2) advise those who have made a submission of Council's decision.

##### COUNCIL DECISION

### Background

The purpose of this report is to present the draft Economic Development Directions Strategy (Directions Strategy) for final adoption.

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

The City has responded to this desire by identifying the need to undertake a strategic approach towards economic development

(Corporate Business Plan 2012/13-2016/17). As a result, this Directions Strategy is the first step in identifying an integrated approach towards planning for the future economy of the sub region and to provide direction for the preparation of an Economic Development Strategy.

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

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

Further, emerging amalgamations with the City of Kwinana demonstrate the need to undertake a regional collaborative role and a shared, coordinated approach beyond the City's current boundaries. Now is an opportune time for the City to consider in practical terms where it sits in terms of achieving the community's vision for the future, confirm where we want to be, and decide collectively how we will get there. This will importantly seek to guide and promote the economic potential of the Southwest sub-region, cognisant of growth imperatives set through State Government planning policy.

Council at its meeting of 12 June 2014 endorsed the draft Strategy for community consultation.

The Draft Strategy was subsequently advertised for public comment for a period of 40 days ending on 5 September 2014.

The purpose of this report is for Council to consider the submissions received and make a decision regarding the final approval of the Strategy.

### **Submission**

N/A

## Report

### Aim of the Directions Strategy

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

The Directions Strategy is a preliminary report which documents:

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

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

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

A successful local economy is a key driver of the wellbeing of a community. As a result, Council has an important role to play in promoting and facilitating economic development for local businesses and supporting the City's residents through the provision of jobs and services.

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

### Economic trends and challenges

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

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

A wide range of economic development focused actions can be undertaken and the City already performs some of these activities in its current processes. A key objective in developing an Economic Development Strategy will be to analyse and refine the greatest opportunities for job generation by managing the region's strengths and trends as they occur in the National and Global environment.

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

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

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

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

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

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

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

### Emerging sector – tourism

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

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

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

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

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

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

### Activity centres

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

development in Cockburn should include planning to ensure the continued maturing of Cockburn's activity centres.

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

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

#### Community and stakeholder consultation

A Discussion paper, *Setting the Direction for Cockburns Economy* (Attachment 2), was developed for the advertising period. Both the Discussion Paper and the draft Directions Strategy were advertised for a period of 40 days. During this time a total of three submissions were received. All submissions are set out and addressed in the Schedule of Submissions found at Attachment 3.

Two submissions wholly supported the Directions Strategy. This included submissions from the Department of Training and Workforce Development (DTWD) and Tourism Western Australia. In particular DTWD was pleased to note that workforce planning and skills development feature prominently along with the social and economic implications arising from an ageing population, emerging industries and new technologies. Furthermore would be interested in any further work undertaken by the City in relation to workforce and skills development.

Tourism Western Australia commended the City on the Directions Strategy and for the acknowledgement of tourism as an emerging trend toward economic development. The submission agreed there is real potential for tourism to become a significant contributor to the economy of the area.

The third submission was from MGA Town Planners on behalf of Schaffer Corporation, the landowner of Lots 101, 103 and 104 Jandakot Road, Jandakot. The submission relates to several points of which are set out in detail within Attachment 3. However all points generally relate to the desire for the subject lots to be included within the Jandakot Specialised Activity Centre in addition to the view the subject land is constrained by the need to protect groundwater resources, specifically its designation under State Planning Policy 2.3 Jandakot Groundwater Protection Policy (SPP2.3).

While industrial developments, such as the land at Jandakot Road, relate to the overall theme of economic development, it is nonetheless not the intent, nor the role of the Directions Strategy to address issues relating to individual lots. As a result, subsequent to receiving the submission, the City met with the landowners at which time it was suggested:

- A submission be made to the draft SPP2.3 of which during the advertising period was open for community and stakeholder consultation;
- That in addition to the outcomes of the SPP2.3 review, the emerging sub-regional structure plan should also provide the long term direction for the wider Jandakot and Banjup area, including the subject land, and;
- Above all it is also now recognised that Jandakot airport will fall under the control of the City of Melville as a result of Local Government Reform and therefore the applicant was also advised to further consult with the Strategic Planners at Melville.

Further consultation on the Directions Strategy occurred with internal managers and as a result minor modifications were made relating mostly additions to the SWOT analysis for Cockburn. The comments received as a result have been incorporated.

### Local Government Reform

At the time the Directions Strategy was prepared and advertised, the outcomes of Local Government Reform were not yet known. However it was highlighted the emerging Council amalgamations will have an obvious influence on the scope of the recommendations of the Directions Strategy and the finalisation of the future Economic Development Strategy. It was identified the Directions Strategy sets out a clear framework and approach that can be adapted to incorporate a wider area. In fact the process presents a good opportunity to integrate the needs and aspirations of more than one LGA, work off established frameworks, and seek to identify an approach that draws together the various needs of several communities.

As a result, the approach identified within this Directions Strategy can be adopted for the City of Cockburn and in the future, at the appropriate time, a similar review and gathering of information can be undertaken for the City of Kwinana. Once this research is undertaken, both documents can inform the overall Economic Development Strategy for the wider sub-region.

### Recommendations

Stage 1 of the Directions Strategy relating to stakeholder engagement is now complete. Therefore upon adoption of the Directions Strategy, the next step is to undertake the recommendations set out within Stage 2 – Prepare an Economic Development Strategy.

Given the current status of local government reform it is recommended the City first undertake the associated recommendations set out relating to the preparation of a Digital Strategy and a Tourism Feasibility Study. These are opportune to be actioned by a cross function type arrangement within the City of Cockburn organisation, with participation from the Information Services Team, Communications Team and Strategic Planning.

As the City and the City of Kwinana work through new structures and mechanisms relating to economic development, this Directions Strategy provides direction for informed decision making.

### Conclusion

It is recommended that Council adopt the Strategy for final approval as found at Attachment 1.

## **Strategic Plan/Policy Implications**

### **Infrastructure**

- Partnerships that help provide community infrastructure.

### **Community & Lifestyle**

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

### **Leading & Listening**

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

### **A Prosperous City**

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



**Budget/Financial Implications**

There are wide ranging budget implications to consider with regard to the Economic Development Strategy. However the initial costs at this stage will be largely staff costs in firstly considering both the digital and tourism strategy components.

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. Economic Development Directions Strategy
2. Discussion Paper – Setting the Direction for Cockburn's Economy
3. Schedule of Submissions

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

N/A

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

Nil.

**14.9 (OCM 11/12/2014) - SALE OF LAND - PART OF LOT 9003 YANGETUP ROAD, BEELIAR - APPLICANT: CCI GROUP - OWNER: CITY OF COCKBURN (6015949) (K SIM) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) prepare an offer to sell part of Lot 9003 Yangebup Road Beeliar, being identified as that parcel bound by Yangebup Road, Durnin Avenue, Beeliar Drive and the Railway Reservation and being 2.9999 ha (on the attached map) for a consideration of \$9.6m (inc GST) to CCI Group nominated Special Purpose Pty Ltd entity; and
- (2) allocate proceeds of the sale to the Major Buildings Reserve Fund.

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

## COUNCIL DECISION

### Background

Lot 9003 is a freehold lot created as a balance lot following the sale by the City of Cockburn of Lots 801 and 802 Ivankovich Avenue to the Coles Group in 2013. Lot 9003, as a balance certificate of title, consists of three discrete land parcels. The land portion the subject of this report has an area of 2.9999 ha.

### Submission

CCI Group has submitted a terms sheet outlining their proposal to acquire the subject land. Terms include the purchase at \$9.6 million inclusive of GST, utilising the margin scheme. The offer is conditional on the City providing a fully serviced lot. CCI Group intend to undertake a planned development incorporating a high quality food and beverage premise, together with a mixture of residential uses.

### Report

The City has in the past received approaches from several sources interested in the purchase of this land parcel. A valuation report was obtained from Licensed Valuer Wayne Shroy in January 2014. The value of the land was determined to be \$9,900,000 ex GST.

Two parties have registered an interest in the subject land, with both parties expressing similar development goals for the land. Purchase prices and settlement conditions were very close to each other. These two proposals were received in November 2014.

Section 3.58 of the Local Government Act 1995 requires that a Local Authority advertise any proposal to sell land by private treaty. The advertisement must be in a newspaper with state-wide circulation, giving details of the property and the proposed disposition. The advertisement is to give notice inviting submissions to be made on the proposal and allowing such submissions for a period not less than 2 weeks from the date of the advertisement.

Notice concerning the proposed received from CCI Group was placed in the West Australian newspaper, and at the conclusion of the two week period no submissions were received.

Although the purchase price is slightly less than that determined by the City's Licensed Valuer, recent discussion with the valuer has indicated that the offer represents market value in today's market. It was particularly noted in line with the recent November 2014 statement from the Reserve Bank, that public (consumer) spending was scheduled to continue to be subdued, with expected growth still below trend for the next several quarters in Australia. Noting the indifferent consumer sentiment, affecting things such as property investment to undertake consumer orientated development, means that the \$9.9M valuation received in January 2014 has likely waned. The proposed from CCI Group of \$9.6M is considered optimal, and is more than the other unsolicited offer that was received.

The City will have to lodge a subdivision application for this proposal to go forward. Subdivision estimated costs, which will include the provision of all services, have been provided by a consulting Engineer. The costs of the services required by the subdivision are estimated at \$1,000,000, but importantly cover all three lots being the subject of the subdivision.

The provision of power and acoustic walls adjacent to the Railway reservation are the main costs. The remaining two lots are also generating interest and following the subdivision, will be able to be marketed as fully serviced lots. Funds generated by the sale will be placed in the CCW Land Development Reserve Fund.

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

#### **Demographic Planning**

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

#### **Governance Excellence**

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

### **Budget/Financial Implications**

Proceeds of the sale will be transferred to the Major Buildings Reserve Fund for the specific purpose of funding the redevelopment of the Council Depot located at Wellard Road Bibra Lake.

### **Legal Implications**

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

### **Community Consultation**

Details of the proposal have been advertised in a newspaper for State wide publication, as required by Section 3.58 of the *Local Government Act 1995*.

### **Attachment(s)**

Map showing subject lot.

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

The Proponents have been advised that this matter is to be considered at the 11 December 2014 Ordinary Council Meeting.

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

Nil.

#### **14.10 (OCM 11/12/2014) - PROPOSED VARIATION TO ROBB JETTY LOCAL STRUCTURE PLAN: VARIOUS LOTS, NORTH COOGEE APPLICANT: LANDCORP (110/063) (C CATHERWOOD) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) adopt the Schedule of Submissions prepared in respect to the proposed variation to the Robb Jetty Local Structure Plan;
- (2) pursuant to Section 6.2.14.1(a) of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the proposed variation to the Robb Jetty Local Structure Plan, subject to the following modifications being undertaken:
  1. Update the reservation of 'Lakes and Drainage' to accord with the existing boundaries of Reserve 42489.
- (3) advise the proponent that in adopting the proposed variation, Council is not willing to accept at this stage the future Management Order for the land indicated as 'Public Purpose (Civic)' on the proposed plan;
- (4) advise the proponent that it may be willing to reconsider its position under (3) subject to the following:
  1. A Site Management Plan being submitted which details the maintenance responsibilities which would be

- associated with this site, including a breakdown of costs each year for a minimum time horizon of 30 years.
2. An independent analysis to determine whether these maintenance responsibilities exceed (by way of cost) the normal responsibilities associated with an area of public open space which is not contaminated, for a time horizon of 30 years.
  3. Agreement from the proponent to meet the additional cost gap, if one such exists, for the 30 year time horizon.
  4. Advice on the type of geotextile membrane proposed to be used, its likely lifespan, and the practicalities of replacement.
  5. A Landscape Management Plan for the site.
- (5) in pursuance of Clause 6.2.14.3 of the Scheme, forward the local structure plan to the Western Australian Planning Commission;
- (6) advise the proponent and submitters of the above decision; and
- (7) in light of local government reform, provide a copy of the above decision to the City of Fremantle for their information.

## COUNCIL DECISION

### Background

The original Robb Jetty Local Structure Plan was adopted by Council on 8 May 2013 and endorsed by the WAPC on 16 July 2014. Since then, more detailed subdivisional design and contaminated sites investigation has led the proponent (Landcorp) to seek variations to the endorsed plan.

Detail of the variations is set out in the Report section of this item. In brief, these variations involve:

- Changing two areas of land currently zoned for 'Residential' and reserved as 'Road' to land reserved as 'Public Purpose (Civic)'. This land is proposed to retain contaminants (primarily lead) on site.

- Changing two areas currently zoned for 'Residential' to reserves for 'Lakes and Drainage'. This land is currently used for drainage purposes and is now proposed to be retained for this purpose. The associated Local Water Management Strategy has also been updated and forms an attachment to the Local Structure Plan.

### **Submission**

The proponent submits the proposed variations are requested to manage contaminants (enabling retention and management in situ rather than removal off site). Retention of the contaminants also impacts the proposed drainage strategy as basins can no longer be located on the affected land without compromising the management plan.

The variation to the Robb Jetty Local Structure Plan has been submitted by HASSELL on behalf of Landcorp.

### **Report**

The purpose of this report is for Council to consider whether it is prepared to adopt the variation to the Robb Jetty Local Structure Plan.

### Planning Background

The Robb Jetty Local Structure Plan applies to the Cockburn Coast project area bounded by Rollinson, Cockburn and McTaggart Cove Roads and the foreshore reserve and freight railway line as shown in the Precinct Plan (Attachment 1).

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The subject land is also located within Development Area 33 ("DA 33"), Development Contribution Area No. 13 ("DCA 13") and proposed Development Contribution Area No. 14 ("DCA 14").

### Proposed Variation to Local Structure Plan

#### *Proposed retention of drainage reserves*

An updated Local Water Management Strategy ("LWMS") has been prepared to accompany the proposed variation to the Robb Jetty Local Structure Plan. Since the original LWMS was endorsed, further site investigations and stakeholder discussions have been undertaken. This resulted in the notification that additional portions of the development area are subject to contaminated material including part of the area where the proposed basin (N2) was to be located.

As a result of this contaminated lands site investigation, it was advised that the area previously identified for stormwater infiltration is no longer suitable for retaining and infiltrating stormwater due to the underlying contamination and as a consequence its potential for movement and the associated impact on surrounding areas. As such, the stormwater strategy originally proposed for Robb Jetty requires amendment to reflect the revised site conditions.

The change in the LWMS is reflected in the proposed variation to the Local Structure Plan map by reserving dedicated drainage lots as 'Lakes and Drainage'. There are associated textual and minor mapping updates within the structure plan text to reflect this change. There is a mapping error which needs correcting of the advertised version of the plan. The error is an area of private landholding shown to be reserved 'Lakes and Drainage'. A modification to correct this error and keep to the existing drainage reserve boundary is included in the officer recommendation.

#### *Proposed Public Purpose (Civic) reserve*

A contaminated site investigation of the former marshalling yards site has indicated contaminants (primarily lead) present on the property. The suggested management plan is to retain these on site and manage in situ, covering in geotextile and fill. This approach is discussed further below under the subheading 'Land Management Issues'.

This land would be in addition to the minimum 10% public open space already provided for, and is situated directly adjacent to one of these areas. The land has been proposed to be removed from the Residential zone and reserved as 'Public Purposes (Civic)'. Selection of this reserve under the Scheme is important as land reserved for Public Open Space forms part of the proposed DCP14 (and DCP13 in the case of the oval site). Other landowners should not be expected to fund the management solution for this contaminated land. Reservation as 'Public Purpose (Civic)' assists in reinforcing that position.

The proposed variation to the Local Structure Plan map is shown by reserving the affected land as 'Public Purpose (Civic)'. There are associated textual and minor mapping updates within the structure plan text to reflect this change.

#### Land Management Issues

The practice of containing contaminated soil on site does not occur regularly. City staff have discussed the concept with the City's Contaminated Sites Auditor who has confirmed it is acceptable in similar circumstances, both nationally and internationally. The concept

has also been discussed with the Manager of Health at the City of Fremantle (cognisant this land would transfer to Fremantle under local government reform). They have indicated they are also comfortable with the proposal.

The alternative option to management on site is to excavate, transfer to trucks, and transport to a landfill for burial. This raises concerns with potential for dust emissions.

The contaminated material is largely lead which is not especially toxic and doesn't leach to ground water. It would be buried at a depth that removes any likelihood of disturbance by excavation in the future. It would be covered by a strong geotextile sheet plus a visible warning layer to alert any future excavator.

The geotextile material would be guaranteed to last for a period of time that would be similar to the design life of a typical building and would be commonly accepted by jurisdictions around the world. Advice has been sought from Landcorp on the lifespan of the proposed geotextile. A Landscape Management Plan (also requested) would be needed to show the presence of any tall trees which may have deep roots and any structures needing deep footings and these areas will need special treatment to ensure they don't impact the geotextile layer. This would be included in the various Management Plans and any Management Order should not be accepted until complete satisfaction is achieved with these plans. There would be an ongoing need for the managing local government to ensure that they have records systems that alert their operations workforce and planners about the presence of the material. It is noted the City of Fremantle have a number of contaminated sites with similar restrictions including in North Fremantle and around the old South Fremantle Landfill and quite possibly already manage the necessary alert systems.

This suggests that it may be viable for the local government to accept future management of this contaminated land. In saying this, there are still uncertainties pertaining to financial risks. To address such uncertainties, it is recommended that Council appropriate caveat its position by not agreeing to accept management of the site, and that further information is needed to reconsider this position. This information being:

- A Site Management Plan, which details the maintenance responsibilities which would be associated with this site, including a breakdown of costs each year for a minimum time horizon of 30 years.
- An independent analysis to determine whether these maintenance responsibilities exceed (by way of cost) the normal responsibilities associated with an area of public open space which is not contaminated, for a time horizon of 30 years.



- Agreement from the proponent to meet the additional cost gap, if one such exists, for the 30 year time horizon.
- Advice on the type of geotextile membrane proposed to be used; its likely lifespan and the practicalities of replacement.
- A Landscape Management Plan for the site.

This information once received would assist the local government in determining whether it is or is not willing to accept the ultimate management of this contaminated site. Note that in the absence of the local government accepting such, it would fall to the State Government's Department of Land to manage.

In summary, it is appropriate for Council to adopt the structure plan variation, but to clearly advise the proponent that at this time, it is not in a position to accept future management of the 'Public Purpose (Civic)' land shown on the proposed plan. Further advice should also be provided this position may be reconsidered by submission of additional information, as outlined above.

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

#### **Growing City**

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

#### **Leading & Listening**

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

#### **Environment & Sustainability**

- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.
- Identification and minimisation of impacts to human health risk.

### **Budget/Financial Implications**

#### **Proposed Public Purpose (Civic) reserve**

Should this land be vested with the City (or any entity) there would be an ongoing need for maintenance and renewal attributed to the site. The proposed management of contaminants would see a geotextile layer secured over the contaminants and a design response for the embellishment of the land planned and installed accordingly by Landcorp.

Maintenance and renewal costs are likely to be akin to management of the adjacent public open space. This land will be in addition to the minimum 10% public open space requirement. Should the City look to take on management of this land, a contribution should be made by Landcorp to offset any additional maintenance and renewal costs incurred in managing this site, above that of ordinary POS areas. A thirty year period should be considered appropriate. This is reflected in the officer recommendation. This time period accords with the average life span of some of the hard infrastructure items (for example footpaths).

#### Proposed retention of drainage reserves

Previously these basins were proposed to be 'designed out'. With their retention there may come an expectation they be visually improved by surrounding landowners. A requirement has been included that the adjoining developers, should they choose to drain into these drainage reserves, will need to contribute (proportionally) to their upgrading. This is not likely to be sufficient to cover the entire costs of upgrading the basins for aesthetic purposes. Although, the Local Water Management Strategy outlines the City has no intention to carry out further upgrades on these basins, there may be a requirement to complete the upgrade works and undertake ongoing maintenance.

#### **Legal Implications**

N/A.

#### **Community Consultation**

The proposal was advertised for a period of 21 days, ending 11 November 2014. Advertising consisted of a newspaper advertisement in the Cockburn Gazette and letters to all landowners within the Robb Jetty local structure plan area.

A total of six submissions were received. Only two submissions raised concerns with the proposal. One has been resolved via modification to the plan to correct a mapping error. The other raised issues not appropriate to annotate on a structure plan, did not limit comments to the modification proposed and appeared more directed to the applicant at the subdivision stage. This submitter has been put in touch with the applicant to discuss their concerns and ensure they are being considered at the appropriate stages, mindful that Landcorp already has their Stage One subdivision approval.

**Attachment(s)**

1. Cockburn Coast Precinct Plan
2. Proposed variation to Robb Jetty Local Structure Plan with areas of variations marked up.
3. Schedule of Submissions

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 December 2014 Ordinary Council Meeting.

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

Nil.

**15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES****15.1 (OCM 11/12/2014) - LIST OF CREDITORS PAID - OCTOBER 2014 (076/001) (N MAURICIO) (ATTACH)****RECOMMENDATION**

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

**COUNCIL DECISION****Background**

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

**Submission**

N/A

## **Report**

The List of Accounts for October 2014 is attached to the Agenda for consideration. The list contains details of payments made by the City in relation to goods and services received by the City.

## **Strategic Plan/Policy Implications**

### **Leading & Listening**

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

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

N/A

## **Attachment(s)**

List of Creditors Paid – October 2014.

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

N/A

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

Nil.

## **15.2 (OCM 11/12/2014) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - OCTOBER 2014 (071/001) (N MAURICIO) (ATTACH)**

### **RECOMMENDATION**

That Council

- (1) adopt the Statements of Financial Activity and associated reports for October 2014, as attached to the Agenda; and
- (2) amend the 2014/15 Municipal Budget by reducing

accommodation charges recovered from the grant funded Family Services budgets (under GL activities 310, 350 and 375) by a net \$15,482 to reflect the relocation of staff to the Cockburn GP Super Clinic facility.

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

## COUNCIL DECISION

### Background

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

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

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

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

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

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

- (5) *Each financial year, a local government is to adopt a percentage or value, calculated in accordance with the*

*AAS, to be used in statements of financial activity for reporting material variances.*

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

## **Submission**

N/A

## **Report**

### Opening Funds

The current figure of \$13.2M represents the closing municipal position for 2013/14 and this has now been audited. This amount covers the \$3M surplus forecast in the adopted budget, \$8.9M of municipal funding attached to carried forward works & projects and a residual balance of \$1.3M in uncommitted funds that was applied to the CCW Development Fund Reserve in accordance with Council's budget policy.

### Closing Funds

The City's closing funds of \$86.8M are \$8.6M higher than the YTD budget target. This comprises net favourable cash flow variances across the operating and capital programs as detailed later in this report and the impact of the opening funds variance described earlier.

The revised budget shows end of year closing funds of \$6,443. The previous month's position of \$21,925 has been reduced due to extra accommodation costs associated with Financial Counselling staff relocating to the GP Super Clinic. The budgeted closing funds fluctuate throughout the year, due to the impact of Council decisions and budget recognition of additional revenue. Details on the composition of the budgeted closing funds are outlined in Note 3 to the financial summaries attached to this report

### Operating Revenue

Consolidated operating revenue of \$99.6M was ahead of the YTD budget forecast by \$1.6M. Significant variances in this result were:

- Rates revenue is \$0.2M ahead of YTD budget due to higher part year rating adjustments.

- Fees & charges were \$1.1M ahead of YTD budget due to the receipt of \$1.0M in lease revenue for the GP super clinic. This represents 20 years of lease revenue belonging to the GP super clinic and will be addressed from an accounting and budgeting perspective in November.
- Operating grants & subsidies were also over YTD budget by \$0.3M comprising \$0.2M in additional child day care subsidies received.

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

### Operating Expenditure

Reported operating expenditure (including asset depreciation) of \$35.5M was under the YTD budget by \$1.6M and comprised the following significant items:

- Material and Contracts were \$1.6M under YTD budget with most business units contributing. The Engineering directorate contributed \$0.8M towards the variance, Community Services \$0.4M and Executive Services \$0.3M.

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

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

Nature or Type Classification	Actual Expenses \$M	YTD Revised Budget \$M	Variance to YTD Budget \$	FY Revised Budget \$M
Employee Costs - Direct	13.34	13.18	(0.16)	43.40
Employee Costs - Indirect	0.22	0.21	(0.01)	0.96
Materials and Contracts	10.14	11.75	1.61	35.37
Utilities	1.39	1.55	0.16	4.58
Interest Expenses	0.00	0.00	0.00	0.12
Insurances	1.15	1.13	(0.02)	2.34
Other Expenses	2.11	2.05	(0.06)	7.58
Depreciation (non-cash)	8.16	8.30	0.15	24.91

### Capital Expenditure

The City's actual capital spend for the month of October was \$8.6M, representing an under spend of \$5.9M on the YTD budget of \$14.5M.

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

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	Annual Budget \$M	Commit Orders \$M
Roads Infrastructure	1.68	2.16	0.48	16.42	0.82
Drainage	0.17	0.13	(0.04)	1.60	0.03
Footpaths	0.41	0.59	0.18	1.29	0.03
Parks Hard Infrastructure	0.86	1.37	0.52	8.23	1.11
Parks Soft Infrastructure	0.25	0.21	(0.04)	0.92	0.09
Landfill Infrastructure	0.08	0.32	0.24	1.49	0.01
Freehold Land	0.04	0.26	0.22	1.38	0.00
Buildings	3.89	7.00	3.12	31.73	4.03
Furniture & Equipment	0.01	0.01	0.00	0.01	0.00
Computers	0.42	0.68	0.26	1.19	0.07
Plant & Machinery	0.77	1.77	0.99	5.58	2.17
<b>Total</b>	<b>8.57</b>	<b>14.50</b>	<b>5.93</b>	<b>69.86</b>	<b>8.36</b>

The major variances occur in the buildings, plant and machinery asset classes. Further details on the significant spending variances by project are disclosed in the attached CW Variance analysis report.

#### Capital Funding

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

Significant variances for October include:

- Transfers from financial reserves were \$4.4M behind budget, consistent with the capital under spend.
- Developer contributions received under the Community Infrastructure plan are \$1.3M ahead of the YTD budget.
- Developer contributions totalling \$0.45M received for Success North, Munster and Yangebup East DCP areas.
- Fremantle Football Club contributions to the CCW Cockburn Regional Physical Activity and Education Centre were ahead of the budget setting by \$0.44M
- Road project grant funding of \$1.6M has been received ahead of the set YTD budget. The budget will be modified to reflect this next month.
- Proceeds from the sale of land (\$1.1M) and plant assets (\$0.2M) were collectively \$1.3M behind YTD budget settings.



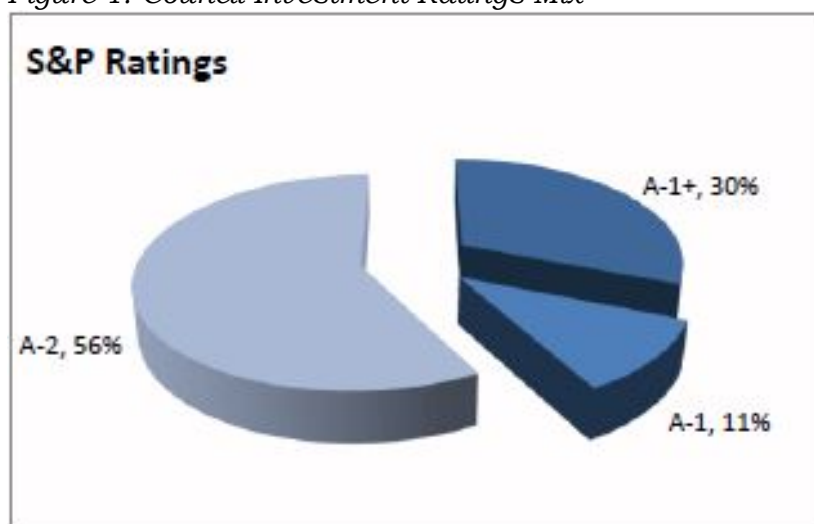
## Cash & Investments

Council's cash and financial investment holding at October month end totalled \$149.3M, up from \$145.4M the previous month. \$82.7M represented the balance held in the City's cash backed financial reserves. Another \$3.9M represented funds held for other restricted purposes such as deposit and bond liabilities. The remaining \$62.7M represented the cash and financial investment component of the City's working capital, available to fund current operations, capital projects, financial liabilities and other financial commitments.

The City's investment portfolio made a weighted annualised return of 3.65% in October, down from 3.67% the previous month. Whilst this compares favourably against the BBSW 6 month annualised rate of 2.78%, the return is trending downwards due to the low official Australian cash rate of 2.50% and a general tightening of margins within the term deposit market. Regulatory changes being introduced on 1 January 2015 by APRA for all Australian Authorised Deposit-taking Institutions (ADIs), is also likely to have a negative impact on the performance of term deposit investments, particular short dated investments.

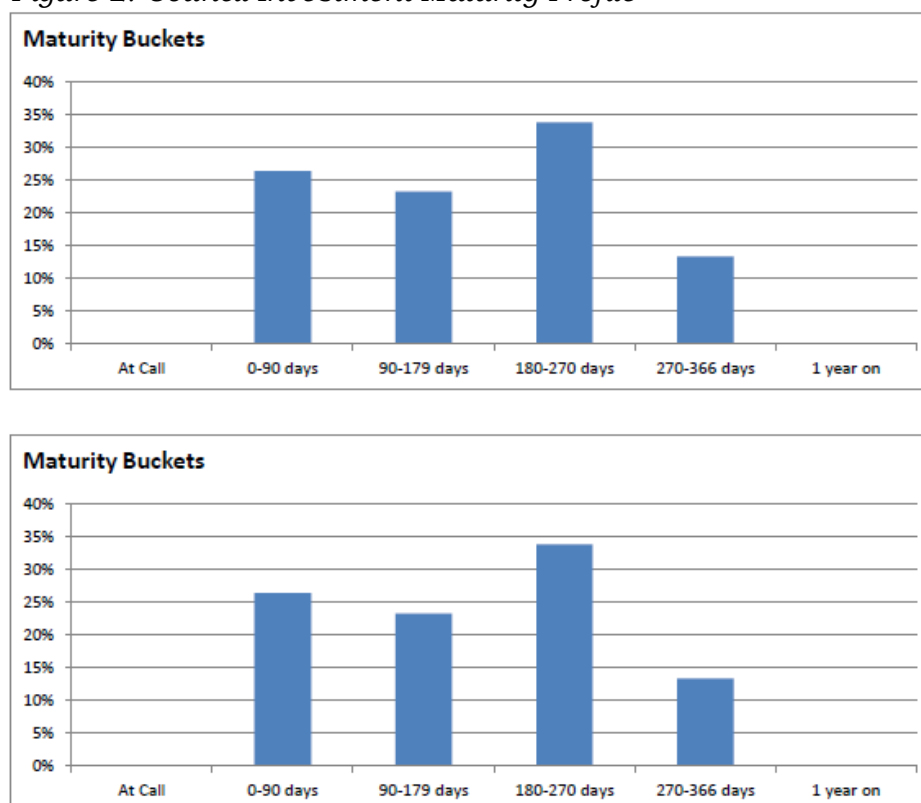
The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian banks. These are invested for terms ranging between three and twelve months in order to lock in the most beneficial rate and meet the City's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

*Figure 1: Council Investment Ratings Mix*



Given we are now at the bottom of the current interest rate cutting cycle (consensus view of the market) the investment strategy now aims to shorten the average duration for the investment portfolio. TD investments offering value over short to medium terms (3 to 6 months) are preferred, subject to cash flow planning requirements. This will reduce risks associated with a potential increase in interest rates over the medium term. The City's investment portfolio currently has an average duration of 168 days, graphically depicted below:

*Figure 2: Council Investment Maturity Profile*



### Budget Revisions

Budget adjustments are necessary within the Family Services unit to account for the net cost of reallocating staff in financial counselling and support services to the Cockburn GP Super Clinic facility.

These adjustments will impact the 2014/15 Municipal Budget by decreasing the City's forecast closing funds from \$21,925 to \$6,443.

### Description of Graphs and Charts

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

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

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

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

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

#### **Leading & Listening**

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

### **Budget/Financial Implications**

Budget amendments included in the recommendation will decrease the City's closing Municipal Budget position for 30 June 2015 by \$21,925 to \$6,443.

### **Legal Implications**

N/A

### **Community Consultation**

N/A

### **Attachment(s)**

Statement of Financial Position and associated reports – October 2014.

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

N/A

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

Nil.

**16. ENGINEERING AND WORKS DIVISION ISSUES**

**16.1 (OCM 11/12/2014) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE - GRAFFITI (038/004;013/004) (J KIURSKI) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) notes the number of graffiti removal cases; and
- (2) notes the Graffiti Removal Policies PSEW20 'Non-City Owned Property' and PSEW10 'Council Property'.

**COUNCIL DECISION**

**Background**

At the Ordinary Council Meeting 9 October 2014, Cllr Phil Eva requested:

*"that a report be prepared on Graffiti. The report should outline the number of cases of graffiti in 2014 and what policies are in place in relation to graffiti."*

**Submission**

N/A

**Report**

The City undertakes removal of graffiti from "Non-City Owned Property" and "Council Owned Property". "Non-City Owned Property" refers to all

property which is owned or managed by any other public or Government authority, or private owner is located within the City. It only refers to structures or equipment located on a property, which is clearly visible from a public area and where the aesthetic of the area is compromised. "Council Owned Property" refers to structures or equipment which is owned and is the exclusive responsibility of Council to maintain.

To provide a process by which removal of graffiti can be adequately and uniformly addressed in order for the City to demonstrate its commitment to creating an attractive environment, Council developed PSEW10 'Graffiti & Vandalism Response – Council Property' and PSEW20 'Graffiti Response – Non-City Owned Property'.

PSEW10 'Graffiti & Vandalism Response – Council Property'; all graffiti of an offensive nature will be removed within one (1) working day of notification being received by the City. Whilst graffiti of a non-offensive nature is removed within three (3) working days of notice being provided to Council, subject to available resources.

PSEW20 'Graffiti Response – Non-City Owned Property'; all graffiti of an offensive nature will be removed within two (2) working day of notice being provided to Council. Graffiti of a non-offensive nature will be removed within five (5) working days of notice being provided to Council, subject to available resources.

All cases of graffiti and property damage made known to Council are reported to the WA Police Department, through an established administrative process. This enables Police records to be continually updated and susceptible areas targeted for Police response. The reporting process involves the photography of all graffiti prior to its removal, as evidence for the Police and to facilitate potential claims.

Graffiti removal on Non-City Owned Property and City owned property other than road reserve, footpath, bus shelters and playgrounds has been contracted to Kleenit Graffiti Removal Services with the current contract in place until October 2015. The City's Engineering team of three officers manage the removal of the graffiti within road reserve, footpath, bus shelters and playgrounds.

### Statistics

There were 697 customer requests for graffiti removal between January - October 2014, with a total graffiti area of 73,041m<sup>2</sup> removed from the City and Non-City properties. Total cost of graffiti removal for the period January - October 2014 was \$306,596 with the contractor cost totalling \$120,261 and \$186,335 being internal operational cost. A monthly breakdown of statistics is presented in the attachment. Comparative

statistics for the same period, January - October 2013, show 1058 customer requests were received with an expenditure of \$448,163 of which \$249,865 assigned to contractor costs. The reduction in events and cost is a positive outcome and reflects the City's commitment to managing this issue.

#### Community Perceptions Survey

The 2014 Community Perceptions Survey identifies an 80% satisfaction rating for Graffiti removal services which is a marginal increase on 2013 figures. Ratings are highest amongst seniors with single and couples in the lower ranges. The 2014 Industry Standard score of 50 is slightly below the industry average of 56 however is 11 points higher than 2013 score of 39. The positive trend relates to improved management processes and attendance response times.

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

#### **Community & Lifestyle**

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

#### **Environment & Sustainability**

- To protect, manage and enhance our natural environment, open spaces and coastal landscapes.
- Identification and minimisation of impacts to human health risk.

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

N/A

#### **Legal Implications**

N/A

#### **Community Consultation**

#### Community Perceptions Survey

The 2014 Community Perceptions Survey identifies an 80% satisfaction rating for Graffiti removal services which is a marginal increase on 2013 figures. Ratings are highest amongst seniors with single and couples in the lower ranges. The 2014 Industry Standard score of 50 is slightly below the industry average of 56; however, it is

11 points higher than 2013 score of 39. The positive trend relates to improved management processes and attendance response times.

**Attachment(s)**

Graffiti removal schedule.

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

N/A

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

Nil.

**16.2 (OCM 11/12/2014) - MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE - BUS SERVICES IN COOLBELLUP (164/001) (J MCDONALD)**

**RECOMMENDATION**

That Council notes the bus routes, frequency and recent changes to the bus services in Coolbellup.

**COUNCIL DECISION**

**Background**

At the Ordinary Council Meeting held on 11 September 2014, Cr Stephen Pratt requested:

*“that a report be prepared for the November 2014 Ordinary Council Meeting outlining the current bus service and frequency through Coolbellup and any recent changes to the bus service.”*

**Submission**

N/A

**Report**

Bus routes

The suburb of Coolbellup is well serviced by four bus routes that either travel directly through the suburb or pass by on a major road. These

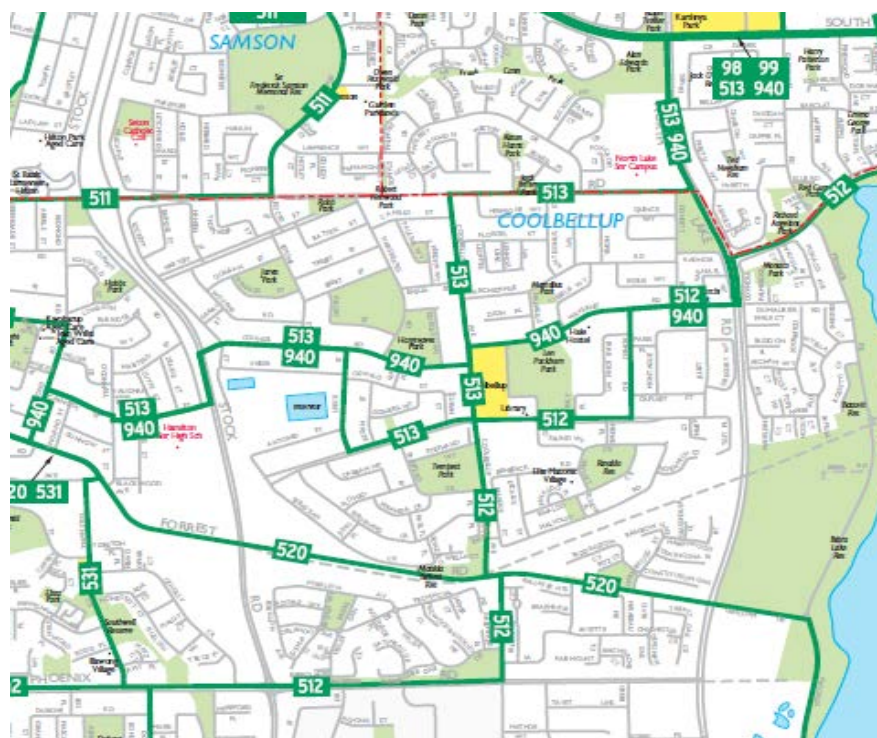
bus routes link Coolbellup to a number of destinations including train stations, district shopping centres, educational facilities, the Murdoch Activity Centre, Cockburn Central, Fremantle and the Perth CBD.

The four bus services, their starting and end points, and their route through Coolbellup are listed in Table 1, and show graphically in Figure 1, which is an extract from Transperth's Network Map Sheet 5, dated September 2014.

Table 1: Coolbellup bus services

Route	From	To	Route through Coolbellup
512	Murdoch Station	Spearwood	North Lake Road, Waverley Road, Romeo Road, Cordelia Avenue, Coolbellup Avenue, Forrest Road
513	Murdoch Station	Fremantle Station	Winterfold Road, Coolbellup Avenue, Cordelia Avenue, Leece Street, Counsel Road, Stock Road
520	Cockburn Central	Fremantle Station	Forrest Road
940	Hamilton Hill	Perth (via Booragoon)	Stock Road, Counsel Road, Coolbellup Avenue, Waverley Road, North Lake Road

Figure 1: Extract from Transperth Network Map Sheet 5 (Sept. 2014)





Bus service frequency

Coolbellup is serviced by a total of 336 buses service each weekday and 307 on weekend days. The time that each bus service starts and finishes; the frequency during both peak hours and inter peaks; and, the number of daily services is listed in Table 2.

Table 2: Bus service frequency

Route	First service	Last service	Frequency		No. of services <sup>1</sup>	
			Peak hour	Inter peak	W'day	W'end
512	To Spearwood Mon-Fri 7:04am Sat 7:35am Sun 8:35  To Murdoch 5:59am Sat 6:11am Sun 8:12am	To Spearwood Mon-Fri 9:04pm Sat 8:35pm Sun 7:35pm  To Murdoch 9:29pm Sat 6:13pm Sun 6:14pm	15min	30 & 60 min	64	50
513	To Fremantle Mon-Fri 5:36am (Hamilton SHS start) Sat 6:20am Sun 6:36am (Hamilton SHS start)  To Murdoch Mon-Fri 6:11am Sat 6:22am Sun 6:22am	To Fremantle Mon-Fri 9:34pm Sat 9:09pm Sun 7:20pm  To Murdoch Mon-Fri 10:21pm Sat 10:51pm Sun 9:15pm	15min	30 & 60 min	70	59
520	To CC Mon-Fri 5:18am Sat 6:38am Sun 7:16am  To Fremantle Mon-Fri 5:40am Sat 6:54am Sun 7:48am	To CC Mon-Fri 11:16pm Sat 11:30pm Sun 10:16pm  To Fremantle Mon-Fri 10:43pm Sat 10:38pm Sun 9:38pm	15min	30 & 60 min	82	64
940	To Perth Mon-Fri 5:36am Sat 6:24am Sun 6:54am	To Perth Mon-Fri 10:53pm Sat 10:54pm Sun 10:54pm	15min	30 & 60 min	120	134

Route	First service	Last service	Frequency		No. of services <sup>1</sup>	
			Peak hour	Inter peak	W'day	W'end
	To Hamilton Hill Mon-Fri 6:55am Sat 7:25am Sun 7:55am	To Hamilton Hill Mon-Fri 11:55pm Sat 11:55pm Sun 11:55pm				

1. Buses in both directions per day.

### Recent changes to bus services

Route 512, introduced earlier this year, is the most recent route added to Coolbellup. The 513 bus route (Fremantle to Murdoch Station) has been realigned to Coolbellup Road and Winterfold Road, and no longer travels along Cordelia Avenue (east of Coolbellup Avenue), Romeo Road or Waverly Road, except for a small number of week day services that deviate via Romeo Road to provide a service to Hale House, a retirement village on Waverly Road.

Service changes to the 520 bus route occurred as of 12 October 2014 but do not include changes to the route taken through Coolbellup. The 520 bus has had time changes, a permanent route change seeing the bus travel via North Lake Road instead of Poletti Rd and Beeliar Drive for a faster journey to and from Cockburn Central Station where it now terminates. The 940 bus route had a change to the stand it departs from at the Esplanade Busport only.

### Future bus services

Advice from the Public Transport Authority is that although Transperth has no short, medium or long-term plans for additional routes within Coolbellup, the following route and frequency changes are being considered or are planned:

- Route 512 is planned to extend to Fremantle via Cockburn Coast, in the long-term;
- Routes 511, 512, 513 will be upgraded to 10 min peak, 30 min interpeak over time, subject to resources and patronage performance;
- Route 940 may undergo a route change outside of Coolbellup in the long-term; however, this is a number of years away and would be subject to community consultation.

## **Strategic Plan/Policy Implications**

### **Moving Around**

- An integrated transport system which balances environmental impacts and community needs.
- Facilitate and promote healthy transport opportunities.
- A safe and efficient transport system.
- Infrastructure that supports the uptake of public transport and pedestrian movement.

### **Budget/Financial Implications**

N/A.

### **Legal Implications**

N/A.

### **Community Consultation**

N/A.

### **Attachment(s)**

N/A.

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

N/A.

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

Nil.

## **16.3 (OCM 11/12/2014) - TENDER NO. RFT14/2014 - STREET LIGHTING - SUPPLY AND INSTALLATION ON NORTH LAKE ROAD (FROM HAMMOND ROAD TO KENTUCKY COURT), COCKBURN CENTRAL (RFT14/2014) (C MACMILLAN, J KIURSKI) (ATTACH)**

### **RECOMMENDATION**

That Council accepts the Tender submission from Interlec (WA) Pty Ltd for RFT14/2014 Street Lighting – Supply and Installation North Lake Road (from Hammond Road to Kentucky Court), Cockburn Central WA for the estimated total lump sum of (\$897,207.41 Inc. GST)

(\$815,643.10 Ex GST) based on the submitted schedule of rates and additional services.

## COUNCIL DECISION

### Background

The City is currently constructing the second carriageway of North Lake Road between Hammond Road and Midgegooroo Avenue in Cockburn Central. The duplication is a dual funded project with Main Roads WA to improve the transport network for local and wider community.

The duplication works include relocation of Western Power assets and new street light installations. Under Western Power categories for works of this size, the City was required to execute the Option "B" model. Option "B" requires the procurement of an electrical contractor to complete the designs to Western Power specifications followed by the procurement of a competent electrical installer. The City engaged Underground Power Developments to complete the design drawings which form the basis of the tender documents.

Tender Number RFT14/2014 Street Lighting – Supply And Installation North Lake Road (From Hammond Road to Kentucky Court), Cockburn Central was advertised on Saturday 20th September 2014 in the Local Government Tender Section of "The West Australian" newspaper. The Tender was also displayed on the City of Cockburn's E-tendering website from 20th September 2014 to Tuesday 7th October 2014.

### Submission

Tenders closed at 2:00 p.m. (AWST) on Tuesday, 7 October 2014 with tender submissions received from the following seven (7) companies:

	<b>Tenderer Name</b>	<b>Trading Name</b>
<b>1</b>	Densford Civil	Densford Civil
<b>2</b>	Electcraft Power	Electcraft Power
<b>3</b>	Future Power WA	Future Power WA
<b>4</b>	Interlec WA Pty Ltd	Interlec WA Pty Ltd
<b>5</b>	Mainswest Pty Ltd	Mainswest Pty Ltd

<b>6</b>	Power On Cabling	Power On Cabling
<b>7</b>	Stiles Electrical	Stiles Electrical

## Report

### Compliance Criteria

The following index was used to determine whether the submissions received were compliant.

	<b>Compliance Criteria</b>
(a)	Compliance with the Conditions of Tendering – <b>Part 1</b> of this Request.
(b)	Compliance with the Specification – <b>Part 2</b> contained in the Request.
(c)	Completion and submission of Form of Tender – <b>Clause 3.1</b> .
(d)	Compliance with Insurance Requirements and completion of <b>Clause 3.2.7</b> .
(e)	Compliance with Electrical Licence requirement. ( <b>Clause 1.10.14</b> ) and completion of <b>Clauses 3.4</b> and <b>3.10</b> .
(f)	Compliance with Approved Western Power Contractor and Sub-Contractors requirements ( <b>Clause 1.10.14</b> ) and completion of <b>Clause 3.5</b> .
(g)	Compliance with Fixed Price and completion of Section 3.8.2.
(h)	Compliance with Sub-Contractors Requirements and completion of <b>Clause 3.9</b>
(i)	Compliance with and completion of the Price Schedule – <b>Part 4</b> , in the format provided in this Request.
(j)	Compliance with OSH Requirements and completion of <b>Appendix A</b> .
(k)	Compliance with ACCC Requirements and completion of <b>Appendix B</b> .
(l)	Acknowledgement of any Addenda issued.

### Tender Compliance

Procurements Services deemed Power On Cabling as non-compliant due to not providing the fixed price criteria G. The Evaluation Chairman was advised of this non-compliance, however in consultation with the panel, determined it was a minor event and decided to evaluate their submission.

<b>Tenderers Name</b>	<b>Compliance Assessment</b>
Densford Civil	Compliant
Electcraft Power	Compliant
Future Power WA	Compliant
Interlec WA Pty Ltd	Compliant
Mainswest Pty Ltd	Compliant
Power On Cabling	Compliant
Stiles Electrical	Compliant

### Tender Evaluation Criteria

Tenders were assessed against the following criteria:

<b>Evaluation Criteria</b>	<b>Weighting Percentage</b>
Demonstrated Experience	20%
Key Personnel Skills and Experience	15%
Tenderers Resources	10%
Methodology	10%
Sustainability Experience	5%
Tendered Price – Lump Sum	40%
<b>TOTAL</b>	<b>100%</b>

### Tender Intent/Requirements

The purpose of this tender was to select an experienced, competent and reliable electrical contractor to install new street lighting, provide service connections to businesses and private properties and relocate existing Western Power Assets to facilitate the duplication of North Lake Road.

### Evaluation Panel

Tender submissions were evaluated by the following City of Cockburn staff:

1. Colin MacMillan – Works Coordinator – Roads (Chairman);

2. Jadranka Kiurski – Manager, Engineering Services (SBMG Representative); and
3. Roan Barrett – Accounting Services Coordinator - Finance

### Scoring Table

Tenderer's Name	Percentage Scores		
	Cost Evaluation	Non - Cost Evaluation	Total
	40%	60%	100%
<b><i>Interlec (WA) Pty Ltd**</i></b>	<b>37.33</b>	<b>31.27</b>	<b>68.61</b>
Densford Civil	35.77	29.08	64.85
Stiles Electrical	34.45	29.92	64.37
Electcraft Power	40.00	24.26	64.26
Future Power WA	30.64	32.83	63.48
Power On Cabling	33.51	28.73	62.23
Mainswest Pty Ltd	27.08	29.51	56.59

**\*\*Recommended Submission**

### Evaluation Criteria Assessment

#### Demonstrated Experience

Interlec (WA) Pty Ltd experience includes street lighting projects for various local governments including Joondalup, Armadale, Rockingham, Mandurah, Cambridge, Vic Park and Cockburn. They listed 28 street lighting projects completed of similar or greater value in the last 4 years. Interlec (WA) has delivered 4 electrical projects for the City of Cockburn since 2010 and demonstrated professional quality work. Interlec (WA) is a Western Power approved contractor for cable laying. Two referees were contacted and advised they were very reliable and would utilise their services in the future.

Densford Civil experience includes street lighting projects for a number of local governments and two through consultants for commercial developments. They have delivered projects of similar or higher value in the past including one for Cockburn in 2012. Densford are a Western Power approved contractor for cable laying. Three referees were contacted describing their services as professional and would contract them again.

Electcraft Power has not completed any electrical works for local government authorities. However they have delivered a number of electrical projects for other entities including underground power scheme and Temporary power supply. Two referees were consulted and advised that they would use them again.

Future Power WA Pty Ltd has completed street lighting and sports lighting projects for various councils including Gosnell's, Canning and Rockingham. They listed one road lighting project and one cycle path lighting project completed in last 4 years of similar or greater value.

Mainswest experience includes State Underground Power Projects (SUPP) North Attadale, six sub division projects and 3 sub-station upgrades, NBN Projects, Elizabeth Quay and Perth Airport projects. Two referees were consulted with high praise for underground projects completed and would definitely use them again.

Power On Cabling Pty Ltd has completed High Pressure gas, 11Kv power, NBN and water main projects for various councils through private companies. Two referees were contacted both indicating their ability to deliver the project on time and budget

Stiles Electrical indicated they are not a Western Power approved contractor but listed seven projects of similar value recently completed. They have not completed any local government work; however have been engaged by private contractors, consultants and developers. The seven projects listed outlining the types of electrical works undertaken and management issues which arose and actioned

#### Key Personnel Skills and Experience

Interlec (WA) Pty Ltd provided 7 licenced electricians and CV's for 11 key personnel. They submitted brief summaries of work history, including detailed spread sheet showing qualifications. Two referees were consulted both expressing personal were excellent, very professional, no issues, minimum fuss, communication very good, great personnel, and would engage them again given the opportunity.

Densford Civil provided electrician details including contractor number and subcontractors for various tasks. Outlined key personnel roles and experience of project staff and detailed CV's for project management staff. Referees responses were positive, staff were approachable, communicate very well and worked effectively with client.

Electcraft Power has submitted names of key personnel however did not list experience or qualifications in selection criteria. There was minor mention of key personnel in their competency statement.



Future Power WA Pty Ltd provided CV's for 5 key personnel. Two referees were consulted with responses positive, staff accommodating and flexible on complex project. One referee quoted "Oval lighting very efficient".

Mainswest provided Electrical contractor numbers and Western Power approved contractor status. Submitted list of staff including relevant experience and detailed list of sub contractor's for specific tasks. Referees recommend their services.

Power on Cabling Pty Ltd electrician details sound with reasonable experience. Two referees were consulted advising site supervisor very good, kept client informed and very well resourced new equipment. One referee quoted "Fast and efficient, would use them again".

Stiles Electrical provided management and supervisory staff CV's with relevant experience likely to oversee the project.

#### Tenderers Resources

Interlec (WA) Pty Ltd provided company profile, organisation chart, quality assurance, complete plant inventory, insurances and listed no sub-contractors. Sufficient resources were nominated to deliver the project. Also listed is a contingency plan if staff became unavailable.

Densford Civil provided a detailed list of equipment and subcontractors to complete the project, with many contingencies available.

Electcraft Power all earthworks to be completed by subcontractors with subcontractor providing the plant and equipment also through Kennards hire if required.

Future Power WA Pty Ltd provided company profile, organisation chart, plant and equipment list, quality assurance, listed 3 sub-contractors to be confirmed, road crossing boring and traffic management. Sufficient resources nominated to deliver the project.

Mainswest provided detailed list of plant and equipment. Submitted resources planned for North Lake Road project.

Power on Cabling Pty Ltd provided company profile, organisation chart, asset list for equipment, quality assurance information and listed 2 sub-contractors for traffic management and electrical. Sufficient resources nominated to deliver the project.

Stiles Electrical provided limited equipment listed and contingency plan utilising labour hire companies.

### Methodology

Interlec (WA) Pty Ltd provided brief methodology with delivery timeframe 12 weeks and they are available from November 2014.

Densford Civil provided brief methodology with delivery timeframe of 10 weeks to complete the project and were available from January 2015 to April 2015.

Electcraft Power provided limited process and a paragraph describing sequence of events.

Future Power WA Pty Ltd provided limited methodology and estimated 10 weeks project delivery timeframe.

Mainswest submitted a detailed process of the proposed construction works and have indicated 14 weeks for project delivery. They provided construction plan incidents and action on similar projects of this type.

Power On Cabling Pty Ltd detailed methodology and estimated 4 weeks project delivery timeframe.

Stiles Electrical outlined detailed methodology and sequence of works with the proposed project delivery time 6-8 weeks.

### Sustainability Experience

Interlec provided a sustainability statement.

Densford submitted dust, noise and vibration management plans. Health and safety plan and site classification chart (materials on site) all addressing sustainability.

Electcraft submitted detailed environmental management plan with sustainability addressed in the document.

Future power provided environmental sustainability policy statement with environmental management plan.

Mainswest submitted and environmental policy, initiatives and a detailed environmental plan.

Power on Cabling provide environmental management plan.

Stiles Electrical provided environmental policy applied to the North Lake road project.

### Summation

Taking in consideration all of the submitted response criteria, the evaluation panel recommends to Council that the submission received from Interlec (WA) Pty Ltd as being the most advantageous for the Supply and Installation of Street Lighting and associated works along North Lake Road (from Hammond Road to Kentucky Court), for the estimated total lump sum of (\$897,207.41 Inc GST) (\$815,643.10 Ex GST) based on the submitted schedule of rates and additional services. The successful tender is based on the following:

- Significant demonstrated experience in performing works of similar size.
- A range of personnel that have the experience to undertake these works.
- Appropriate resources to conduct works as required.
- A robust methodology to deliver the works.
- Suitably sustainability experience.
- The price submitted is considered fair and reasonable for the scope of works to be performed.

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

#### **Transport Optimisation**

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

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

Tender prices submitted are within original estimates for new street light installations and relocation overhead power lines. The requirement to relocate the existing Western Power assets are above estimates due to the high volume services existing in road verge and amount of hand work required to install the additional services, however these costs are still within budget estimates.

The cost of the RFT14/2014 Street Lighting – Supply and Installation North Lake Road (From Hammond Road to Kentucky Court), has been accommodated within the current 2014/15 (CW3544) adopted budget.

#### **Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

The following Confidential attachments are provided under a separate cover:

1. Lump Sum breakdown
2. Evaluation Score

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

N/A.

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

Nil.

**16.4 (OCM 11/12/2014) - OPERATIONS CENTRE REDEVELOPMENT  
(045/001) (A LEES) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) endorse the staged redevelopment of the Operations Centre;
- (2) provides an allocation of \$252,412 in the 2014/15 Mid-Year Budget Review to commence the Forward Stage Works and consider funding of the future stages at that time; and
- (3) proceed with finalising the detailed design, drawings and tender documentation for stage 1 (A), (B) and (C).

**COUNCIL DECISION**

## Background

The City's Operations Centre situated at Wellard Street, Bibra Lake was recognised for redevelopment in 2007/08 in accordance with the City's Plan for the District. The redevelopment included the construction of a new operations building and modifications to the associated depot facilities. A new building would provide a co-located Engineering Directorate delivering operations services with Rangers and CoSafe.

Funds have been provided in subsequent budgets to facilitate the detailed design, documentation and cost estimation for a staged development of the site including the new operations centre building. Concept designs were also prepared for a new animal pound should this also be located on the site.

Funding was provided in the 2013/14 budget to facilitate the commencement of the construction of the depot redevelopment including Operations Centre however with the potential repercussions of Local Government Reform the project was put on hold until the nature and consequences of the reform were better understood. A Operations Centre Location – Cockburn & Kwinana Report was prepared that explored the potential locations for a new Operations Centre meeting the new local government entity's needs, this confirming Wellard Street as being the most suitable location for the boundary scenarios contemplated. The recent announcement by the Western Australian Government for the Cities of Cockburn and Kwinana to amalgamate, delivers the opportunity to proceed with the Operation Centre Redevelopment.

## Submission

N/A

## Report

The City of Cockburn currently delivers all of its major capital and maintenance functions from its Operation Centre located on Wellard Street in the Bibra Lake Commercial Precinct. The centre predominately delivers services associated with the Engineering Directorate; Roads, Parks, Facilities & Plant, Environment and Waste Collection. In addition the centre provides a location for the Community Services Directorate's Rangers and CoSafe and is the site of the City's Disaster Recovery hub. The Operations Centre's current configuration has disconnected buildings housing individual service unit staff plus smaller structures storing general purpose materials and products. The workshop, a materials storage yard, nursery and animal pound are also located at the site in addition to fuel bowzers and hard stand parking for the City's vehicle fleet and other plant and machinery. Many of the

existing operations centre buildings have reached the end of their useful life and with their sporadic placement results in an inefficient service delivery framework.

Redevelopment of the site is primarily focused on a centralised operations centre building to house all service units and facilitate a more efficient and functional operations plus customer and administrative services functions. The building's design will also permit the relocation of a number of Engineering and Works Directorate staff from Road Design and/or Asset Services to allow for additional staff accommodation at the City's Administration Building. The design of the new building also provides for future expansion to allow for contingencies such as provision of new or expanded services negotiated with adjacent Local Government Authorities or otherwise. In addition the depot works incorporate the refurbishment of the workshop, a field staff amenity area, modified material storage areas, relocated fuel storage and bowzers and a sewerage connection for the whole site.

Arising from the Local Government Reform process the City needed to explore contingencies around the potential local government boundaries and resultant operations areas and logistics for its depot base(s). The impacts on the City's service delivery framework were explored and the optimal location of the operation centre and depot facilities otherwise were identified. A preliminary assessment, see attached, on the various opportunities was undertaken and refined, with the final version Report focusing on the amalgamation of the Cities of Cockburn and Kwinana. Four options were explored in detail to determine the optimal location of an Operations Centre and associated depot facilities to service the new Council. The four options analysed;

- Option 1 – Service from City of Cockburn's Wellard St centre;
- Option 2 – Service from City of Kwinana's Beacham Cres centre;
- Option 3 – Servicing from a combined Wellard St and Beacham Cres centre with a redevelopment of the Operations Centre at Wellard St; and
- Option 4 – Servicing from a new depot & operations building in a central location (nominally Russell Road, Henderson).

The analysis considered the merits of each option, impacts on the business, additional staff levels, capital cost and ongoing operational costs, with particular focus on the parks mowing, street sweeping and waste collection services as the mechanism to determine the comparative travel distance and travel times associated with each option. As a number of aspects of Kwinana's operations were unknown a series of assumptions were made in order to complete the assessment.

The assessment realised from a financial, operational and staff placement perspective that a combined Wellard St and Beacham Cres centre with a redevelopment of the Operations Centre at Wellard St was the most advantageous to the combined City. The key benefits of upgrading the Wellard Street site inclusive of the new operations centre building include:

- Freehold property
- Existing Infrastructure in place;
- Other sites left available for alternative development opportunities;
- Proximity to current City of Cockburn Administration complex;
- Proximity to existing service provisions, i.e. tyre outlets, service stations, fabrication business, hardware facilities, etc.;
- Comparable travel distances to parks and key activity nodes;
- Proximity to suburbs under transformation through revitalisation strategies;
- Reduced capital investment;
- Minimal impact on existing operational staff; and
- Continuity of services.

Initial designs and project costs for the upgraded depot and operation centre have been developed and a project delivery schedule set at three years. The new operations centre building will incorporate environmental sustainable design elements including; roof and ceiling insulation, solar panels, low energy power equipment, “smart” metering, rainwater harvesting, etc. The inclusion of the animal pound will provide an opportunity to discuss potential colocation of facilities with City of Melville and Fremantle. The proposed workshop and stores modifications will also improve functionality and service standards for the depot operations. Reconfiguration of the material storage yard will improve vehicle movement and product delivery throughout the site. Restructured staff and council vehicle parking layouts will make space for the new Operations Centre building and provide for future staff growth. The project delivery framework and cost structure for each stage of works is presented below:

Forward Works .....	\$251,412
Stage 1 (A) – Operations Centre Building.....	\$8,827,193
Stage 1 (B) – Animal Pound .....	\$1,500,000
Stage 1 (C) – Sewerage Connection .....	\$1,150,000
Stage 2 – Workshop & Stores Modification.....	\$2,002,904
Stage 3 – Carpark & Bulk Storage Modifications .....	<u>\$2,111,868</u>
<b>TOTAL.....</b>	<b>\$15,843,377</b>

It is proposed to commence the Forward Stage work in the second half of the 2014/15 financial with funding sourced through the mid-year review. Finalisation of the design and documentation of stages 1 (A), (B) & (C) will run parallel to the forward works with tenders being advertised in March 2015. It is envisaged a report to the June 2015 OCM will outline the preferred tender submission with a construction period over 18 months. The proposed staging will mitigate the requirement to relocate staff during the construction programme and reduce any impacts to service delivery. There will be minor disruption to the staff parking provisions in the Forward Stage works, however alternative parking arrangements will be made available onsite.

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

#### **Growing City**

- Reduction in energy dependency and greenhouse gas emissions within our City.

#### **Infrastructure**

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

#### **Leading & Listening**

- Manage our financial and infrastructure assets to provide a sustainable future.
- A skilled and engaged workforce.

### **Budget/Financial Implications**

To achieve the three year delivery period a provision of \$252,412 for the Forward Stage Works included in the 2014/15 Mid-Year Budget with funding for the remaining stages of the project in accordance with the schedule below:

- 2015/16 - \$9.0m Major Building Reserve
- 2016/17 - \$3.0m Major Building Reserve
- 2016/17 - \$3.55m Municipal Fund Contribution

### **Legal Implications**

N/A

### **Community Consultation**

N/A



**Attachment(s)**

Operations Centre Indicative Staging Plan

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

N/A

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

Nil.

**17. COMMUNITY SERVICES DIVISION ISSUES****17.1 (OCM 11/12/2014) - WESTERN SUBURBS SKATE PARK CONSTRUCTION (016/011) (G BOWMAN) (ATTACH)****RECOMMENDATION**

That Council amend the 2014/15 adopted Municipal Budget by transferring a total of \$344,000 from the following reserves to fund the Capital Works Project – Western Suburbs Skate Park Construction:

1. \$235,317 – Community Infrastructure Reserve.
2. \$108,683 – DCP13 Reserve.

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

**COUNCIL DECISION****Background**

At the Ordinary Council Meeting in October 2013 Council resolved to:

- (1) *approve the Market Garden Swamp North Reserve as the location for the Western Suburbs Skate Park; and*
- (2) *allocate \$20,000 from the community facilities reserve fund for the detailed design and costing of the 1000 sqm. Western Suburbs skate park facility and 12 bay car park.*
- (3) *amend the 2013/2014 adopted Municipal Budget by transferring \$20,000 from the Community Infrastructure*

*Reserve to Capital Works Expenditure – Western Suburbs  
Skate Park Design*

**Submission**

N/A

**Report**

Following the Council decision further consultation with young people was undertaken regarding revisions of the Concept Plan and an accurate cost estimate was contracted through a quantity surveyor. The Quantity Surveyor's report estimated the total cost for the skate park construction, perimeter concrete or rubber treatment, turf supply and placement, irrigation and construction of a 12 bay car park would cost \$324,070. The City noted that the car park estimate was well above the original internal estimate from the Roads Department, and the internal cost estimate for the treatment of the perimeter of the skate park was also significantly lower than the Quantity Surveyor estimate.

The City then undertook a Request for Tender process to seek a suitably qualified and experienced Contractor for the detailed design and construction of the sub-regional Western Suburbs Skate Park facility on the Market Garden Swamp (Northern Reserve) at 485 Rockingham Road, Spearwood.

Following the advertising and evaluation processes under Delegated Authority, Council accepted the tender submission for RFT06/2014 Design and Construction Services, Western Suburbs Skate Park, Market Garden Swamp, Spearwood WA, from Services Inc. Pty Ltd for the contract value of \$219,835.00 GST Inclusive (\$199,850.00 GST Exclusive) based on the priced schedule submitted.

The scope of works required under the RFT contract has two stages, Stage One being detailed design, technical specification and certification. Stage two will be the construction of the facility and shall only proceed on the provision that the project receives necessary funding from Council.

The concept plan has been refined and the detailed design and technical specification is now complete for the skate park, and the perimeter embankment treatment, and for the 12 bay car park.

The contractor has submitted a detailed design in accordance with the Skate Park Concept Plan and meets the Council requirements for a 1000 sqm skate park. The proposed skate park has been located appropriately on the site to ensure that it is compatible with other infrastructure such as the path and play ground. The upgraded skate

park will be in the same approximate location as the existing skate park to minimise noise impact on nearby residential properties.

The completion of the detailed design stage of the skate park has enabled the Parks and Engineering Departments to accurately quote the internal cost for treatment of the 840 square metre skate park perimeter which will need to have a mixture of concrete and turf to be functional and able to be maintained to a reasonable standard. The internal quotation from the Parks and Engineering Departments to purchase and install the required 600 square metres of turf and to install a new irrigation system is \$25,000. The Parks and Engineering Departments have also provided an internal quotation of \$35,000 for the supply and construction of the 240 square metres of perimeter concrete which could not be accurately estimated until the detailed design stage was complete.

The City also contracted the detailed design of the 12 bay car park and requested an internal quotation from the City's roads services department for the construction of the 12 bay car park. The quotation received was \$80,000 which was well above the original internal roads cost estimate of \$28,000, and it was also well above the Quantity Surveyor estimate of \$51,600. The roads department also indicated that they were not available to undertake the construction of the car park for over 12 months. Following this advice the City sought four external quotes for the construction of the 12 bay car park. The quotes ranged up to \$160,000 and the best value quotation was \$53,000 for the construction cost. This quotation was well above the original internal roads department estimate but it is comparable to the Quantity Surveyor Estimate of \$51,600 and less than the internal quotation from roads services. Until the detailed design stage was complete an accurate cost could not be determined. The construction of the car park is required at the same stage as the skate park because there is currently no parking located at the site or in the vicinity. The 12 bay car park will provide a suitable space for visitor's vehicles and will minimise the possibility of skate park visitor's parking on nearby residential verges.

The parks department has already received a budget allocation to install the drinking fountain at Market Garden Swamp North Reserve as part of their general parks budget, so there is no longer a need to request funds for this purpose.

The Budget allocation required for the Construction of the Skate Park and the 12 bay car park including contingency funds is:

Construction of 1000 square metre Skate Park .....	\$199,850
Construction of the 12 Bay Car Park.....	\$53,000
Perimeter Concrete 240sqm.....	\$35,000

Turf and Irrigation 600 sqm.....	\$25,000
Contingency 10%.....	\$31,150

**Total .....\$344,000**

Stage two of the design and construction tender for the Skate Park and the other components of the project such as the car park and the perimeter treatment requires a Council decision and a budget allocation of \$344,000 transferred from the Community Infrastructure Reserve Fund to proceed.

## **Strategic Plan/Policy Implications**

### **Infrastructure**

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

### **Community & Lifestyle**

- Communities that are connected, inclusive and promote intergenerational opportunities.
- Promotion of active and healthy communities.

### **Leading & Listening**

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

## **Budget/Financial Implications**

The Budget required for the Construction of the Skate Park and the 12 Bay car park including contingency funds is:

Construction of 1000 sqm Skate Park.....	\$199,850
Construction of the 12 Bay Car Park.....	\$53,000
Perimeter Concrete 240 sqm. ....	\$35,000
Turf and Irrigation 600 sqm.....	\$25,000
Contingency 10%.....	\$31,150

**Total .....\$344,000**

Stage two of the Design and Construction tender requires a Council decision to transfer funds from the Community Infrastructure Reserve

Fund and allocate a capital works budget of \$344,000 for the construction stage to proceed.

The proposal will be funded from both Council sources and DCP contributions. The DCP13 percentage contribution for the Western Suburbs Skate Park was 31.594% leaving the remainder to be funded from Council sources, through the Community Infrastructure Reserve Fund.

Council share (68.406%) = \$235,316.64  
DCP13 share (31.594%) = \$108,683.36

There are sufficient funds allocated to this project in the Community Infrastructure Reserve Fund, with the most recent estimate regarding the DCP contributions for the Western Suburbs Skate Park being \$350,000. The construction cost of the 1000 square metre skate park, the internal quotations for the hard and soft landscaping for the skate park perimeter, and the external quotation for the construction of the 12 Bay Car Park are comparable to the quantity surveyor estimate for the cost of the project of \$324,070 plus contingency funds.

### **Legal Implications**

N/A

### **Community Consultation**

Public consultation was previously conducted in accordance with Policy AEW4 'Installation of Playground / Recreation Equipment on Reserves' for the proposed location of the Western Suburbs Skate Park at Market Garden Swamp North Reserve. There were no objections received from residents living within 60 metres of the proposed skate park.

Consultation regarding the various concept plans was conducted with the Youth Advisory Collective and through a focus group with young people. A survey with young people and the broader public was previously conducted regarding the proposed location with the results supporting Market Garden Swamp North Reserve.

### **Attachment(s)**

1. Extract of Minutes of the Ordinary Council Meeting – 10 October 2013.
2. Detailed Concept Plan.

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

N/A

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

Nil.

### **18. EXECUTIVE DIVISION ISSUES**

#### **18.1 (OCM 11/12/2014) - MINUTES OF THE CHIEF EXECUTIVE OFFICER PERFORMANCE & SENIOR STAFF KEY PROJECTS APPRAISAL COMMITTEE - 20 NOVEMBER 2014**

##### **RECOMMENDATION**

That Council receive the Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee Meeting held 20 November 2014, as attached to the Agenda, and adopt the recommendations therein.

##### **COUNCIL DECISION**

### **Background**

The Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee met on 20 November 2014. The minutes of that meeting are required to be presented to Council and its recommendations considered by Council.

### **Submission**

N/A.

### **Report**

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

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

- A skilled and engaged workforce.

**Budget/Financial Implications**

Committee Minutes refer.

**Legal Implications**

Committee Minutes refer.

**Community Consultation**

N/A

**Attachment(s)**

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee 20 November 2014 are provided to the Elected Members as confidential attachments.

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

The CEO and Senior Staff have been advised that this item will be considered at the 11 December 2014 OCM.

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

Committee Minutes refer.

19. **MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
20. **NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING**
21. **NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY COUNCILLORS OR OFFICERS**
22. **MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE**
23. **CONFIDENTIAL BUSINESS**

**24 (OCM 11/12/2014) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)**

**RECOMMENDATION**

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

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

**COUNCIL DECISION**

**25. CLOSURE OF MEETING**



# CITY OF COCKBURN

## SUMMARY OF MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 27 NOVEMBER 2014 AT 6:00 PM

	Page
1. DECLARATION OF MEETING.....	1
2. APPOINTMENT OF PRESIDING MEMBER (IF REQUIRED) .....	1
3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER).....	1
4 (DAPPS 27/11/2014) - APOLOGIES & LEAVE OF ABSENCE.....	1
5. CONFIRMATION OF MINUTES.....	2
5.1 (MINUTE NO 267) (DAPPS 27/11/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 28/8/2014.....	2
6. DEPUTATIONS & PETITIONS.....	2
7. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (IF ADJOURNED) .....	2
8. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER .....	2
9. COUNCIL MATTERS.....	2
10. PLANNING & DEVELOPMENT DIVISION ISSUES .....	2
10.1 (MINUTE NO 268) (DAPPS 27/11/2014) - PROPOSED NEW LOCAL PLANNING POLICY APD80 'PERCENT FOR ART' (182/001) (D DI RENZO) (ATTACH).....	3
10.2 (MINUTE NO 269) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO VARIOUS LOCAL PLANNING POLICIES (182/001) (M CAIN) (ATTACH).....	15
10.3 (MINUTE NO 270) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POLICY APD48 'SEA CONTAINERS' (182/001) (A LEFORT) (ATTACH).....	19
10.4 (MINUTE NO 271) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POLICY APD60 'MURIEL COURT STRUCTURE PLAN - DESIGN GUIDELINES' (182/001) (110/007) (C HOSSEN) (ATTACH) .....	21
11. FINANCE & CORPORATE SERVICES DIVISION ISSUES .....	25
11.1 (MINUTE NO 272) (DAPPS 27/11/2014) - REVIEW OF FINANCE & CORPORATE SERVICES (F&CS) POLICIES, POSITION STATEMENTS AND DELEGATED AUTHORITIES (182/001; 182/002; 182/003) (S DOWNING) (ATTACH).....	25

12.	ENGINEERING & WORKS DIVISION ISSUES.....	29
12.1	<u>(MINUTE NO 273)</u> (DAPPS 27/11/2014) - PROPOSED NEW POLICY AEW11 'OPEN SPACE LIGHTING' (182/001) (A LEES) (ATTACH).....	29
12.2	<u>(MINUTE NO 274)</u> (DAPPS 27/11/2014) - PROPOSED NEW POSITION STATEMENT PSEW22 STREETSCAPE BONDS' (182/002) (A LEES) (ATTACH).....	31
12.3	<u>(MINUTE NO 275)</u> (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POSITION STATEMENT PSEW15 'REMOVAL AND PRUNING OF TREES' (182/002) (A LEES) (ATTACH).....	33
12.4	<u>(MINUTE NO 276)</u> (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POLICY SEW1 'MAINTENANCE OF VERGES/PUBLIC OPEN SPACE FOLLOWING RESIDENTIAL SUBDIVISIONS' (182/001) (A LEES) (ATTACH).....	35
13.	COMMUNITY SERVICES DIVISION ISSUES.....	37
14.	EXECUTIVE DIVISION ISSUES .....	37
14.1	<u>(MINUTE NO 277)</u> (DAPPS 27/11/2014) - PROPOSED NEW POLICY AES12 'BUSINESS CONTINUITY MANAGEMENT & FRAMEWORK' (021/012) (J NGOROYEMOTO) (ATTACH).....	37
15.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN.....	39
16.	NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING.....	40
17.	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS .....	40
17.1	<u>(MINUTE NO 278)</u> (DAPPS 27/11/2014) - PROPOSED NEW LOCAL PLANNING POLICY - STRUCTURE PLANS AND STRUCTURE PLAN VARIATIONS - CONSIDERATION OF ADOPTION FOR COMMUNITY CONSULTATION - (104/001) (D DI RENZO) (ATTACH) .....	40
18.	MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE.....	49
19.	CONFIDENTIAL BUSINESS.....	49
20	(DAPPS 27/11/2014) - CLOSURE OF MEETING.....	49

## CITY OF COCKBURN

### MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 27 NOVEMBER 2014 AT 6:00 PM

---

#### PRESENT:

Mrs C Reeve-Fowkes	-	Deputy Mayor (Presiding Member)
Mr S. Portelli	-	Councillor
Ms L. Wetton	-	Councillor

#### IN ATTENDANCE:

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services (Arr. 6.20 pm)
Mr D. Arndt	-	Director, Planning & Development Services
Mr A. Lees	-	Acting Director, Engineering & Works
Mrs B. Pinto	-	PA to Directors - Finance. & Corporate. Services/Administration & Community Services

#### 1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.01 pm.

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

Nil.

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

Nil

#### 4 (DAPPS 27/11/2014) - APOLOGIES & LEAVE OF ABSENCE

Clr Yaz Mubarakai	-	Apology
Clr Stephen Pratt	-	Apology



**5. CONFIRMATION OF MINUTES**

**5.1 (MINUTE NO 267) (DAPPS 27/11/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 28/8/2014**

**RECOMMENDATION**

That Council adopt the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 28 August 2014, as a true and accurate record.

**COMMITTEE RECOMMENDATION**

MOVED Clr L Wetton SECONDED Clr S Portelli that the recommendation be adopted.

**CARRIED 3/0**

**6. DEPUTATIONS & PETITIONS**

Nil

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

Nil

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

Nil

**9. COUNCIL MATTERS**

Nil

**10. PLANNING & DEVELOPMENT DIVISION ISSUES**

**NOTE:** AT THIS POINT IN THE MEETING, THE TIME BEING 6.03 PM THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COMMITTEE:

10.2	12.1	14.1
10.3	12.2	
	12.3	



**10.1 (MINUTE NO 268) (DAPPS 27/11/2014) - PROPOSED NEW LOCAL PLANNING POLICY APD80 'PERCENT FOR ART' (182/001) (D DI RENZO) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) in pursuance of Clause 2.5.2(b) of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the Percent for Art Local Planning Policy as reflected in Attachment 1 to this Agenda;
- (2) publishes notice of the adopted Policy on 1 January 2014, in accordance with Clause 2.5.3 of the Scheme; and
- (3) advise those who have made a submission of Council's decision accordingly.

**COMMITTEE RECOMMENDATION**

MOVED Clr S Portelli SECONDED Clr L Wetton that adopt the recommendation with amendment to sub-clause (1), as follows:

- (1) in pursuance of Clause 2.5.2(b) of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the Percent for Art Local Planning Policy as reflected in Attachment 1 to this report, with the following modifications;
  - a. Additional Clause (1) 8 to read: Notwithstanding clause (1) 1-3, the maximum contribution based on a total project cost shall not exceed \$250,000.
  - b. Additional Clause (1) 9 to read: Notwithstanding clause (1) 1-3 and Clause (5), where a development is staged, the proponent may enter into a legal agreement with the City with a view to consolidating their art contribution. Such agreements shall include a completion date for provision of the contribution and must be secured via means acceptable to the City (such as a monetary bond, bank guarantee or caveat on land).
- (2) publishes notice of the adopted Policy on 1 January 2015 in accordance with Clause 2.5.3 of the Scheme; and
- (3) advise those who have made a submission of Council's decision accordingly.

**CARRIED 3/0**



## COUNCIL DECISION

### Reason for Decision

To ensure that where a staged development is being undertaken the quantum of cost of the public artwork is not too excessive and provides the opportunity for the consolidation of public art contributions over the entire development.

### Background

A common definition of 'public art' is "work located either on private property or public land that contributes to the public realm and is situated so as to be clearly visible to or accessible by, the general public".

Public art can promote civic, community, and cultural identity, improve visual amenity and space legibility, increase local distinctiveness and improve the interpretation of cultural, environmental and built heritage. Public art is known to promote community reflection, inspiration, celebration and wellbeing. Additionally, it has a measurable effect on local economies by attracting visitors and contributing to property value appreciation.

The City is committed to developing a collection of distinct and diverse artworks, increasing awareness of public art as a significant cultural asset, and ensuring that all can access arts and cultural experiences.

A key mechanism for increasing public art is the introduction of a Percent for Art Local Planning Policy, which requires the provision of artworks by developers of eligible proposals, as defined by the policy.

There are currently nine known local governments within Western Australia that have adopted a Percent for Art Policy (Cities of Joondalup, Busselton, Melville, Vincent, Fremantle, Belmont, Swan, Town of Victoria Park and Shire of Serpentine-Jarrahdale). These Percent for Art Policies require eligible developments to provide artworks produced by professional artists.

Council at the meeting of 12 June 2014 adopted a draft Percent for Art Local Planning Policy ("Policy"). This was subsequently advertised for a period of 21 days, ending on 24 July 2014.



The purpose of this report is for Council to consider submissions that were received during the advertising period, and consider adopting the Policy for final approval.

### **Submission**

N/A.

### **Report**

It is considered that introduction of a Percent for Art Local Planning Policy in the City of Cockburn will provide an opportunity to enhance development, increase artistic elements currently incorporated into the built environment, improve visual amenity, and contribute to local identity.

A Percent for Art Local Planning Policy will assist in achieving the following objectives.

- \* Improve the attractiveness and functionality of the City's built environment;
- \* Develop and promote community identity within the City;
- \* Increase the social, cultural and economic value of the City;
- \* Establish new design partnerships between artists, architects and other professionals;
- \* Increase public awareness of the value of art and design;
- \* Improve legibility by introducing artworks that assist in making streets and buildings more identifiable;
- \* Produce landmarks that act as focal points and icons for the City.

### **Eligible Proposals**

It is proposed that the Percent for Art Policy require a contribution for development of mixed use, commercial (excluding industrial uses), civic, institutional, educational projects or public works of a value greater than \$1,000,000. This is consistent with the majority of operational policies in Western Australia.

The built form of these types of major developments over \$1,000,000 has a significant impact upon the amenity of the surrounding public realm. Thus it is considered appropriate to request a Percent for Art contribution from major developments. The amount, or at least value of the art is generally proportionate to the scale of the development, and the cost of the art is proportionately minor in the context of the overall development.



However for multiple dwellings it is recommended that developments over \$2,000,000 be required to contribute, as developments of \$1,000,000 would only be around eight dwelling units, and not of a scale to warrant inclusion of artworks. Requiring a contribution for multiple dwelling developments over \$1,000,000 may serve to discourage development of smaller scale multiple dwellings in favour of grouped dwellings, which is undesirable.

#### Determining the Percentage Contribution

It is recommended that eligible proposals be required to set aside a minimum of one per cent (1%) of the total project cost for the development of artworks. The total project cost for developments will be the value as indicated on the Application for Approval to Commence Development.

The one per cent contribution is consistent with the Western Australia State Government Percent for Art Scheme established in 1989, and the current Percent for Art Policies of other Western Australian local governments and redevelopment authorities. The percent contribution towards public art varies between countries, states and local authorities. However, most percent contributions fall between one and two per cent, with one per cent being most commonly adopted.

#### Percent for Art Contribution Options

The eleven Percent for Art policies that are operational in Western Australia provides two options for the creation of artworks:

1. The owner or applicant can either coordinate a public art project themselves (on private land, or on adjacent public land), or
2. Payment of a cash-in-lieu contribution to the local government for delivery of public art within a defined local area. Generally cash-in-lieu contributions are paid in circumstances where developer delivery is not viable.

The benefit of providing a cash-in-lieu option is that Percent for Art funds can be accumulated from multiple developments within close proximity for more comprehensive or detailed public art projects to be delivered by the local government.

This approach generally requires a comprehensive public art strategy or master plan, identifying locations for public art within proximity to where monies have been collected. However, there is inherent difficulty in estimating the likely funds collected, and predicting in which area(s) they will be collected, given that developers will have the option to provide the artworks themselves. This will make preparation of a





public art strategy difficult as it may be mismatched with the actual collection of funds in terms of location and amount collected.

Providing a cash-in-lieu option also means there is ongoing resources required to collect money, and identify where it should be expended within a reasonable amount of time.

It is considered that as an alternative to providing the option of cash-in-lieu the City's policy requires in each circumstance the provision of art by the proponent, with the art project coordinated by the proponent.

Furthermore, rather than including the option for the art to be provided on adjacent crown land, it considered that the art should be provided on private property. This provides the opportunity for artworks to be meaningfully integrated into the overall project. It also means that artworks will be maintained by the landowner, significantly reducing maintenance costs for the City that would be incurred if artworks were to be located on public land.

It is also noted that in the City of Vincent, where a Percent for Art Policy has been in operation for the longest period, 90 per cent of eligible proposals opt to provide the artworks, rather than pay cash-in-lieu. This indicates that for the majority of developers provision of the artworks is the most attractive option.

The artwork can be integrated into the exterior fabric of the building or functional infrastructure associated with the building (clearly visible from the public realm), or freestanding within the curtilage of the development, such as incorporated into landscaping. Artworks incorporated into the building's fabric could include stained glass window treatments; mural or mosaic walls, special inserts into the floor; shade structures; lighting design; or electronic installations.

It should be noted that standard components within many development budgets such as paving and lighting could be designed and constructed by an artist. Such items will already have an identified capital cost that could contribute towards Percent for Art obligations. Developers will be encouraged to consider how they will involve artists during initial planning stages.

If the artwork is of an abstract nature it can be incorporated into the building elements such as gates, but it must be presented in such a fashion as to be seen as an identifiable artwork not just an architectural feature.

This policy approach is considered to have a number of benefits:



- \* It creates the opportunity for the developer to incorporate the art into the design of the building from its inception, enhancing their development while the art installation also serves a function as 'public art'.
- \* Reduced costs in managing funds, coordinating art projects, commissioning public artworks, continually reviewing the public art strategy/master plan etc.
- \* A reduced maintenance burden for Council.

There will be circumstances where an area is of a scale that warrants a comprehensive Public Art or Placemaking Strategy, such as large new structure plan areas. An example of this is the Cockburn Coast area, which includes the creation of new roads, main street, public areas and public open space. Where proposed development is located in an area where there is an adopted Public Art Strategy and associated Policy they can outline works in kind, which may include installation in Public Open Space etc. In these cases the Public Art Strategy and Policy will set out the process for how the requirements will be met. The required contribution would be in accordance with that specific local planning policy, and contribution under this Policy would not be required. This is clearly stated in the draft Policy.

#### Areas for Policy Application

Of the eleven local authorities that have Percent for Art Policies, five of these apply to the whole local government area, and four apply to defined areas/town centres.

Given that it is proposed that the policy require the provision of artworks onsite, it is considered appropriate that the policy apply to eligible projects across the whole of the City. The designation of public art contribution areas is more suitable where the option of cash-in-lieu is provided, because it also defines the area in which public art is to be concentrated.

#### Eligible Artworks

Suitable artworks may include:

- \* building features and enhancements such as bicycle racks, gates, benches, fountains, or shade structures which are unique and produced by a professional artist;
- \* landscape art enhancements such as walkways or art features within a garden;
- \* murals, tiles, mosaics or bas-relief covering walls, floors and walkways. Murals may be painted or constructed with a variety of materials;



- \* sculpture which can be freestanding or wall-supported in durable materials suitable for the site;
- \* fibreworks, neon or glass art works, photographs, prints.

The following art projects are not considered suitable:

- \* business logos;
- \* directional elements such as supergraphics, signage or colour coding;
- \* "art objects" which are mass produced such as fountains, statuary or playground equipment;
- \* "off-the-shelf" art and/or reproductions; and
- \* landscaping or architectural elements which would normally be associated with the project.

The policy will require the artwork to be designed and produced by a professional artist, as defined by the policy. This definition is consistent with all other operational Percent for Art Policies in Western Australia

#### Indicative Process

An indicative process for this proposed approach has been set out below, and would be refined through the development of guidelines, or a 'developer's toolkit' to assist proponents. There will be no additional fees associated with the approval of the artworks:

##### 1. Obtaining Development Approval: Condition Imposed

Development approval for eligible proposals will have a condition imposed which requires the proponent to obtain approval from the City for an artist to undertake an Art Project for the equivalent value of one per cent (1%) of the estimated total cost of the development.

For proposals of such a scale there would generally be pre-lodgement meetings, and developers will be encouraged to consider how artworks may be integrated in their development. This approach is consistent with the majority of Percent for Art Policies in Western Australia.

##### 2. Prior to Building Licence: Engaging an Artist

Prior to applying for a Building Licence the proponent will need to submit a preliminary Public Art proposal for the City's consideration and in principle support.

The proponent or their art consultant will need to find an artist or artists to design and create the Public Art in consultation with City staff. They can either contact artists directly or go through an agency such as



Artsource, a non-government agency established by the Artists' Foundation of Western Australia to help developers choose an appropriate artist.

The selected artist will submit a design concept, based on a written brief that gives them parameters such as the style, size and purpose of the development; preferred location of the artwork; time schedule and budget.

#### 4. Obtaining the Building Licence: Formal Project Approval

Subsequent to entering into a contract with the artists the proponent will submit an 'Application for Art Work Design' to the City for approval. This will include the contract between the developer and the artist, full working drawings (including an indication of where the art work is located) and a detailed budget.

#### 5. After the Building Licence has been issued: Fabrication and Installation

Once the building licence has been issued, the artist can begin fabrication of the artworks, and installation is required prior to the first occupation of the building. A 'Notification of Artwork Completion' form will then be submitted to the City.

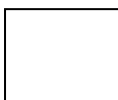
#### Outcomes of Community Consultation

The draft Policy was advertised for public comment for a period of 21 days. The City consulted with the Urban Development Institute of Australia ("UDIA"), Housing Industry Association, Artsource, ArtsWA, Department of Culture and the Arts, and other relevant agencies and organisations.

There were a total of six submissions received from developers, raising concerns with the draft Policy. All submissions are included in Attachment 2 and each comment is addressed. Below is a summary of the key issues raised.

There were objections received from Australand and Perron Group regarding Port Coogee and Cockburn Gateways, requesting exemptions from the Policy.

For Cockburn Gateways, the argument was made that the design of the Gateways main street should qualify as 'public art'. However, the design of a main street is not considered to be 'artwork' in the context of what this policy is seeking to achieve. A well-designed or well-planned building, or private or public realm is an expectation of the



current planning framework, including Liveable Neighbourhoods, and State Planning Policy No. 4.3 Activity Centres (“SPP 4.3”).

For example, SPP 4.3 Activity Centre specifies:

*“Urban form (1) District centres and higher-order centres should incorporate a network of streets and public spaces as principal elements, and this policy requires high quality public spaces”.*

The Policy is a new initiative that is seeking to achieve identifiable artworks produced by a professional artist that contribute to the placemaking over and above what is normally required.

The Policy is seeking to achieve artworks that are enjoyable and meaningful in their own right, even where they are integrated with the built form or landscape.

Australand objected on the basis of inherent contributions required under the Port Coogee Structure Plan; and considerable investment in the project to date including landscaping, installation of play equipment and other infrastructure (such as beach, water play, sun shades, BBQs, toilets and change rooms etc) and public art installed on the bridge and in the parks.

The provision of landscaping and enhancement of Public Open Space and streetscapes are normal subdivisional and development requirements. There is no public art strategy for Port Coogee that is currently operational; therefore the proposed Policy would apply.

All of the submissions requested that the definition of the professional artist to be expanded to specifically include the professional works of architects and landscape architects involved in the creation of high amenity public spaces. It was also requested that the definition of eligible artwork under the Art Policy to be expanded to specifically include unique landscape architecture and built form features that form part of a public space.

These requested modifications are not supported. The Policy is a new initiative that is specifically seeking the creative input and contribution of professional artists to complement the work undertaken by architects, town planners and other professionals. The introduction of artworks is intended to provide new opportunities to celebrate a place, generate vibrancy, contribute to cultural identity and engage with the community.

The intent behind the proposed definition of a ‘professional artist’ is consistent with the nine local governments within Western Australia that have an adopted Percent for Art Policy.



Three submissions that were received requested that the Policy include a cap to the contribution (i.e. a maximum required contribution). UDIA suggested that the maximum contribution be capped at \$250,000 (for developments worth \$25 million or more) to ensure that once developments reach a certain value, the art contribution cost is not excessive. This is supported, and a maximum amount of \$250,000 is considered reasonable to allow the development of meaningful artworks without being an excessive cost.

A request was received seeking clarification on the definition of 'public realm'. This is supported, and it is proposed that the Policy requirements provide further detail regarding these requirements. The artworks should be clearly visible from a public space(s), such as the street or public open space. However, it is acknowledged that in some circumstances a privately owned space may function as a public space. However, it is considered imperative that artworks are visible to the general public. Therefore communal areas and lobby spaces of private buildings are not considered to be appropriate locations for artworks. It is proposed that the Policy provide further guidance on this matter, as discussed below.

#### Summary of proposed modifications

To provide clarification on a number of matters raised in the submissions, it is proposed that some modifications be undertaken to the Policy, as outlined below and incorporated in Attachment 1.

- \* Introduce a \$250,000 cap on the maximum required contribution.
- \* Include a clause that clarifies that artworks are to be situated where they are clearly visible to the general public. This means that artworks are to be clearly visible from the adjacent public street(s), public pathway(s), and/or public open space, and/or other publically accessible spaces where they are deemed by the City to function as public spaces.
- \* Include a statement that clarifies that the purpose of the Policy is to specifically require artist commissioned artworks that contribute over and above that provided by the design of the building and other features, as follows:

*'Provide new opportunities for artist commissioned artworks to celebrate a place, generate vibrancy, contribute to cultural identity and engage with the community above and beyond the art involved in building design and landscaping and hardscaping elements that would normally be associated with development.'*



- \* Add reference to the requirement for artworks to reflect the place, locality and/or community to ensure that they are relevant to the local area and promote community identity within the City.
- \* Include reference to artist commissioned 'lighting' as being eligible artworks.
- \* It is also recommended that the Policy come into effect on the 1 January 2015 to ensure that only planning approvals issued after this date will have the condition imposed. This is to ensure that the feasibility of current development applications that are significantly progressed are not impacted on, given that these would have been based on an already predetermined feasibility analysis. Therefore it is recommended that the notice in the newspaper be published on 1 January 2015, which is the date that the Policy becomes effective in accordance with the Scheme.

### Corporate Strategic Plan 2012 to 2022

A Percent for Art Policy is aligned to the Lifestyle and Aspiration Achievement Outcome of Council's Corporate Strategic Plan and the specific Service Commitment:

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

### Conclusion

It is considered that the Policy will assist in developing and promoting community identity through the introduction of artist commission artworks as part of major (eligible) developments. It is therefore recommended that Council adopt the Policy for final approval, subject to the modifications discussed in this report and included at Attachment 1.

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

#### **Community & Lifestyle**

- Community environments that are socially cohesive and embrace diversity.
- Communities that take pride and aspire to a greater sense of community.
- The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.



- Conservation of our heritage and areas of cultural significance

#### **A Prosperous City**

- Promotion and support for the growth and sustainability of local businesses and local business centres.
- Creation and promotion of opportunities for destination based leisure and tourism facilities.

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

The draft Policy and proposed approach to requiring the provision of artworks for eligible developments will be managed within existing budgets.

#### **Legal Implications**

The City of Vincent's Percent for Art Local Planning Policy has been tested in the State Administrative Tribunal, and the planning condition requiring an art contribution in accordance with the Policy was found to be appropriate and reasonable.

#### **Community Consultation**

The draft Policy was advertised in accordance with clause 2.5.1 of the Scheme which requires advertising for a minimum of 21 days, and a notice published in the newspaper for two consecutive weeks.

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

1. Proposed new Local Planning Policy APD80 'Percent for Art'
2. Schedule of Submissions

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

All submitters have been advised that this matter is to be considered at the 11 December 2014 Ordinary Meeting of Council.

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

Nil.





**10.2 (MINUTE NO 269) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO VARIOUS LOCAL PLANNING POLICIES (182/001) (M CAIN) (ATTACH)**

**RECOMMENDATION**

That Council

- (1) adopt the proposed amendments to Local Planning Policy APD4 'Public Open Space' and APD65 'Naval Base Heritage Area' for the purposes of advertising; and
- (2) publishes a notice of the proposed amendments to Policy APD4 'Public Open Space' and APD65 'Naval Base Heritage Area', in accordance with Clause 2.5.1 of the Scheme, as shown in the attachment to the Agenda.

**COMMITTEE RECOMMENDATION**

MOVED Clr S Portelli SECONDED Clr L Wetton that the recommendation be adopted.

**CARRIED 3/0**

**COUNCIL DECISION**

**Background**

Local Planning Policies ("LPP") are guidelines used to by the City in its decision making process under City of Cockburn Town Planning Scheme No. 3 ("TPS"). Although LPPs are not part of the Scheme, they must be consistent with, and cannot vary the intent of the Scheme. The continual review and updating of these policies is essential, as they provide a supportive framework to guide the exercise of discretion by the City in its decision making under TPS3.

A review of two current policies, APD4 'Public Open Space' and APD65 'Naval Base Heritage Area', has been undertaken by the Strategic Planning division, so to ensure that they remain up-to-date and consistent. This review has identified minor amendments being needed.

The purpose of this report is to seek Council's consent to advertise in accordance with Clause 2.5.1 of the Scheme amendments to the two local planning policies.

## **Submission**

N/A

## **Report**

### Background

#### Policy APD4

Policy APD4 provides a strategic overview of how Public Open Space should be addressed in relation to the assessment of structure plans and subdivision applications. This policy has been developed so to link directly with the relevant State Government Planning Policy, Development Control Policy 2.3 – Public Open Space in Residential Areas and also the State Government Operational Policy: Liveable Neighbourhoods.

#### Policy APD65

Policy APD65 relates to the Naval Base Holiday Park Precinct in Henderson. This site has been utilised as a holiday shack site since the mid-1930s and has a long history within the City of Cockburn as a holiday destination for families. The Naval Base holiday park heritage area is located along Cockburn Road on the border of the City and comprises six rows of campsites, totalling 178 holiday shacks.

This site represents a significant development in Cockburn's heritage, designated a Heritage Area under the City of Cockburn Town Planning Scheme No. 3. Allowing areas such as the Naval Base shacks to continue to exist provides an important insight into Western Australia's history, particularly in respect of beachside family holidaying. The site sits within a broader area gaining greater significance at the State Government Heritage Level, by virtue of the Peel Town Site investigations currently taking place.

Accounting for a uniform approach to the development of these shacks, APD65 focuses on providing a statutory policy that will guide future additions or alterations to existing structures, and how new structure should be built. The condition of individual shacks varies, however, as a whole, the Naval Base shack site has a unique appearance and feel that should be preserved to the best of its ability.



## Proposed Amendments

### Policy APD4

Policy APD4 proposes minor modifications to the text within this policy. These changes refer to the modification of references to Liveable Neighbourhoods in the background section of the policy, to reflect the correct references that are noted in the most recent version of the State Government's Operational Policy Liveable Neighbourhoods (January 2009). Further, a minor amendment to the text in clause 2 of the policy is required to improve the way the policy reads.

### Policy APD65

Policy APD65 requires the inclusion of a new clause and the modification of clause 2.2, to ensure that the Policy is more specific in its relation to the allowed size and scale of the shacks. The policy is currently unclear on the exact size and scale of development allowed, stating that "shacks should be of a small, modest scale with regards to their height and the size of the building footprint". The proposed amendments will bring this policy in to line, by making an explicit statement about the maximum size of 5.2m by 5.2m.

The proposed changes would amend the clause to read, *"Shacks should be of a small, modest scale with regards to their height and the size of the building footprint. They should not exceed a maximum building footprint of 5.2m x 5.2m, with one additional 1.8m verandah permitted on one side of the shack where it is open on three sides"*.

Including dimensions within this policy helps to ensure that future development of the shacks adheres to the requirements of APD65 when redeveloping existing dwellings. The proposed sizes are consistent with the general size of the original shacks, as is outlined within the background section of the Policy. This clause has been included to safeguard the modest scale and informal 'holiday shack' nature that this area has developed over time and is considered essential to the preservation of the heritage significance of the area.

## Conclusion

Minor amendments to APD4 are necessary to ensure it is kept up-to-date with relevant State Planning Policies. Amendments to APD65 are required so to establish a more consistent approach to the approval of modifications to existing shacks in the future. It is recommended that Council adopt for advertising the proposed changes to the Local Planning Policies within this report.



## **Strategic Plan/Policy Implications**

### **Growing City**

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

### **Community & Lifestyle**

- Conservation of our heritage and areas of cultural significance

### **Environment & Sustainability**

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

## **Budget/Financial Implications**

N/A

## **Legal Implications**

*Planning and Development Act 2005*

*Town Planning Regulations 1967*

City of Cockburn Town Planning Scheme No. 3

## **Community Consultation**

In accordance with Clause 2.5.1 of the City's Scheme the proposed amendments to the abovementioned Local Planning Policies will be advertised for public consultation following Councils approval to advertise. This will include a notice in the Cockburn Gazette, advertising on the City's website and social media sites and letters to affected landowners.

## **Attachment(s)**

1. Proposed amended Policy APD4 'Public Open Space'.
2. Proposed amended Policy APD65 'Naval Base Holiday Park Heritage Area'.

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

N/A

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

Nil.



**10.3 (MINUTE NO 270) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POLICY APD48 'SEA CONTAINERS' (182/001) (A LEFORT) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) adopt the proposed amendments to Local Planning Policy APD48 'Sea Containers' for the purposes of advertising; and
- (2) publishes a notice of the proposed amendments to Policy APD48 'Sea Containers' in accordance with Clause 2.5.1 of the Scheme as shown in the attachment to the Agenda.

**COMMITTEE RECOMMENDATION**

MOVED Cllr S Portelli SECONDED Cllr L Wetton that the recommendation be adopted.

**CARRIED 3/0**

**COUNCIL DECISION**

**Background**

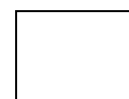
Local Planning Policy APD48 'Sea Containers' provides guidance and control of the placement of sea containers on private land within the City of Cockburn. The policy however does not contain provisions or guidance on the placement of sea containers and skip bins within the City's road reserves. This report outlines minor modifications proposed to APD 48 which will provide guidance in response to requests received by the Engineering Directorate.

**Submission**

N/A

**Report**

The City of Cockburn Engineering Directorate receives requests for the placement of sea containers and skip bins on verges within road reserves for short periods of time due to the limited space within residential properties. Primarily the requests are to place either a sea



container or skip bin on the verge directly adjacent to properties to undertake minor renovations or landscape works. Any request received for a sea container or skip bin to facilitate the construction of a residential property is managed through the Building Department

While the City recognises the occasional need for property owners to utilise sea containers or skip bins, there are a number of potential impacts to neighbouring property owners and existing verge infrastructure, which must be mitigated. The proposed modifications to APD48 will provide guidance for residents to comprehend the limitation of these types of repositories and the tolerances to ensure minimum disruption to the adjacent residents and maintain the residential amenity of an area.

The modifications to Policy APD48 outline the maximum size, duration of storage and other conditions which must be adhered to in order to enable residents to temporarily house sea containers and skip bins on verges. Including the engineering requirements into the Local Planning Policy will result in the City maintaining a single policy in relation to Sea Containers which will assist staff and the public.

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

#### **Community & Lifestyle**

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

#### **Leading & Listening**

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

#### **Environment & Sustainability**

- Identification and minimisation of impacts to human health risk.

### **Budget/Financial Implications**

N/A

### **Legal Implications**

N/A

### **Community Consultation**

The draft Policy will be advertised in accordance with clause 2.5.1 of the Scheme which requires advertising for a minimum of 21 days, and a notice published in the newspaper for two consecutive weeks.



**Attachment(s)**

Proposed amended Local Planning Policy APD48 'Sea Containers'.

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

N/A

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

Nil.

**10.4 (MINUTE NO 271) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POLICY APD60 'MURIEL COURT STRUCTURE PLAN - DESIGN GUIDELINES' (182/001) (110/007) (C HOSSEN) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) in pursuance of Clause 2.5.2(b) of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the Muriel Court Structure Plan – Design Guidelines, subject to modifications as reflected in the attachment to the Agenda; and
- (2) publishes notice of the adopted Policy in accordance with Clause 2.5.3 of the Scheme.

**COMMITTEE RECOMMENDATION**

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr L Wetton that Council:

- (1) in pursuance of Clause 2.5.2(b) of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopt the Muriel Court Structure Plan – Design Guidelines, subject to modification as reflected in Attachment 1 to this report and also subject to the following additional modifications to Attachment 1:
  1. Modify the ' Car Parking' section 'Medium Density Zone (R40 & R60) Standard' to remove the following sentence:
 

"The City of Cockburn will consider the provision of multiple dwellings with no designated car parking where the proposal can be justified and no off-site impacts are expected."

2. Modify the ' Car Parking' section 'High Density Zone (R80 & R160) Standard' to remove the following sentence:

"The City of Cockburn will consider the provision of multiple dwellings with no designated car parking where the proposal can be justified and no off-site impacts are expected."

- (2) publishes notice of the adopted Policy in accordance with Clause 2.5.3 of the Scheme.

**MOTION LOST 1/2**

MOVED S Portelli SECONDED L Wetton that the matter be deferred to a future meeting of the DAPPS Committee to allow Elected Members to be briefed on the reasoning for the modifications as outlined in the Muriel Court Structure Plan – Design Guidelines, shown in attachment to the Agenda.

**CARRIED 2/1**

## **COUNCIL DECISION**

### **Background**

At the September 2013 OCM it was requested that staff undertake a review of the Muriel Court Structure Plan, noting concerns that has been raised by some landowners in respect of development in the precinct. This report and the updated local structure plan address this request.

At the May 2014 OCM Council determined to advertise a series of modifications to the Muriel Court Structure Plan. Officers have undertaken these recommendations of Council, advertised the Structure Plan, and undertaken a review of the Muriel Court Design Guidelines.

At the September 2014 OCM Council determined to adopt the significant variation to the Muriel Court Structure Plan and also consent to the advertisement of a modified APD60 'Muriel Court Structure Plan – Design Guidelines'.





The purpose of this report is to present to Council, following the completion of the statutory advertising period, the modified Muriel Court Design Guidelines for adoption, subject to modification.

The modifications relate to correction of minor typographical errors and minor changes to the 'Streets' section of the Design Guidelines to ensure appropriate streetscape/cross section design in respect to the higher densities and likelihood of higher pedestrian and cyclist traffic.

### **Submission**

No submissions were received during the 21 day advertising period.

### **Report**

A comprehensive review has been undertaken of the Design Guidelines in light of Council's previous resolution. These changes seek to ensure the design guidelines remain an effective document for development control, especially in light of the recent advances that have been made in respect of the Residential Design Codes and their control of multiple dwelling developments.

It was noted by a number of submitters during the recent advertising of the variations to the Structure Plan that a number of requirements within the current Design Guidelines are onerous and not in keeping with the creation of a dense urban environment. Submitters noted particular attention to the front, rear and side setbacks as well as the height restrictions in R160 coded areas.

The proposed modifications to the Design Guidelines attempt to bridge the void between the current Guidelines and the urban form that is found in Cockburn Central Town Centre. Cockburn Central is typified by active street level uses, nil to negligible setbacks and limited use of podiums. The changes to the Guidelines attempts to put in place a framework that will lead to a similar environment in the higher density areas of Muriel Court while still recognising that it is likely to have a different form with more limited ground floor commercial uses and different housing typologies.

Changes to the low and medium densities precincts within the Design Guidelines are mostly limited to changes to bring many of the built form controls in line with the updated Residential Design Codes. The Design Guidelines were in many instances more restrictive than the standard and this was deemed to be undesirable. There have been no changes to the height permissibility of the R25, R40 or R60 areas.

The majority of the significant changes have occurred within areas codes R80 and R160; this is significant as the proposed modified



Structure Plan proposed to increase areas zoned these codes. Rear, side and front setbacks have been reduced overall with the intended purpose to increase the amount of site available for development while still ensuring that appropriate levels of light and air can circulate through the area. Issues such as overlooking and distances between buildings have also been fundamental to the final wording of the Design Guidelines.

Currently proposals on R160 coded land limited to a maximum height of 29m, or approximately 8 stories. It is proposed that this restriction be lifted to be consistent with the surrounding Structure Plan areas. The height restriction is proposed to be removed and replace with that imposed by the Jandakot Airport Obstacle Limitation Surfaces (OLS) requirements, in affect limiting buildings in the area to approximately 14 stories in height. R80 height requirements will also be lifted with a maximum building height of eight stories proposed; this is two stories above the current standard.

Overall the modifications are deemed to be moderate, but all are consistent with the clear direction of Council to assist in the de-constraining of Muriel Court while still achieving sound urban planning outcomes.

### **Advertising**

The Muriel Court Structure Plan Design Guidelines were advertised in accordance with the Scheme; advertised for 21 days, and featured in the Cockburn gazette for two consecutive weeks. Letters were also sent to all affected landowners. No submissions were received within the 21 day advertising period.

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

#### **Growing City**

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

#### **A Prosperous City**

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

### **Budget/Financial Implications**

There are not any direct financial implications associated with the proposed modifications to the Structure Plan.



**Legal Implications**

N/A

**Community Consultation**

In accordance with clause 2.5.1 (a) of the Scheme APD60 'Muriel Court Structure Plan – Design Guidelines' was advertised for a period of 21 days. No submissions were received during the advertising period.

**Attachment(s)**

Proposed amended Policy APD60 'Muriel Court Structure Plan – Design Guidelines'.

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

N/A

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

Nil.

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

**11.1 (MINUTE NO 272) (DAPPS 27/11/2014) - REVIEW OF FINANCE & CORPORATE SERVICES (F&CS) POLICIES, POSITION STATEMENTS AND DELEGATED AUTHORITIES (182/001; 182/002; 182/003) (S DOWNING) (ATTACH)**

**RECOMMENDATION**

That Council adopt Policies and associated Delegated Authorities and Position Statements relevant to the Finance and Corporate Services Division as shown in the report and attachments to the Agenda.

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

**COMMITTEE RECOMMENDATION**

MOVED Clr L Wetton SECONDED Clr S Portelli that the recommendation be adopted.

**CARRIED 3/0**

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



<b>COUNCIL DECISION</b>
-------------------------

### Background

Pursuant to Council Policy SC47, Council is to review its Delegated Authorities, Policies and Position Statements (DAPPS) at least every two years.

The documents subject to specific review at this Committee Meeting are the Finance and Corporate Services (F&CS) Unit.

### Submission

N/A

### Report

Majority of the DAPPS presented have not changed. Some have been recommended for deletion with a reason for this decision. There are a number DAPPS with minor amendments as follows:

<b>No.</b>	<b>Name</b>	<b>Comment</b>
	<b><u>Policies</u></b>	
AFCS1	Employee Development	No Change
AFCS2	Leasing of Council Controlled Land	No Change
AFCS3	Disposal of Assets	No Change
AFCS4	Defence Force Reserves – Staff Participation	No Change
AFCS5	Advertising Inserts with Rates Notices	Deletion is recommended as it is no longer relevant as the City does not include advertising material with its Rates Notices. This does not respond to a specific legislative requirement.
AFCS6	Renewal of Leases and Licences – Council Owned or Controlled Property	No Change
AFCS8	Change of Basis for Valuation of Land for Rating Purposes	No Change
AFCS9	Debtor Management	No Change
SFCS1	Investments	No Change
	<b><u>Delegated Authorities</u></b>	
AFCS1	Employee Development	No Change
AFCS2	Leasing of Council Controlled Land	No Change
AFCS3	Disposal of Assets	No Change



<b><u>No.</u></b>	<b><u>Name</u></b>	<b><u>Comment</u></b>
AFCS4	Defence Force Reserves – Staff Participation	No Change
AFCS5	Advertising Inserts with Rates Notices	Delete as a result of the associated policy deletion.
AFCS6	Renewal of Leases and Licences – Council Owned or Controlled Property	No Change
AFCS8	Change of Basis for Valuation of Land for Rating Purposes	No Change
AFCS9	Debtor Management	No Change
SFCS1	Investments	Amendments made to correct position titles and align to the requirements of Investment Policy SFCS1.
	<b><u>Position Statements</u></b>	
PSFCS1	Equal Opportunity	No Change
PSFCS6	Loss Control	Deletion is recommended as it is of limited value and its stated purpose of 'ensure procedures are in place to reduce the incidence of risk liability associated Council's equipment, property and staff', are now better addressed through the City's Risk Management Framework
PSFCS7	Monetary Sums	Deletion is recommended as it does not provide a sufficiently legitimate reason to maintain a Council mandated policy. Its purpose 'to contain all monetary amounts relevant to a Council imposed fee or charge in an easily referred to appended document' is referring to the format of policy documents.
PSFCS9	Non-Work Related Illness & Injury	No Change
PSFCS14	Waste Service Charges	Deletion is recommended as it serves no statutory purpose and provides little guidance. The application of the City's waste service charges is adequately addressed each year through the budget formulation and fees and charges setting processes.
PSFCS16	Self-Supporting Loans	Deletion is recommended as the City does not currently have any self-supporting loans and has not provided these for over twenty years. Any future potential request would be best dealt with by an Agenda Report to Council.
PSFCS19	Records Management	No Change. Will not be reviewed at this stage due to the amalgamation process.
PSFCS20	Taking of Annual Leave & Long Service Leave	No Change

<b><u>No.</u></b>	<b><u>Name</u></b>	<b><u>Comment</u></b>
PSFCS21	Implementing Software on City of Cockburn Technology	Deletion is recommended as only IT Staff are allowed to install software.
PSFCS22	Salary Packaging	No Change
PSFCS23	Superannuation	No Change
PSFCS24	Corporate Credit Cards	Amendments to the Guidelines have been made by the addition of the Strategic Procurement Manager as a designated cardholder with a maximum card limit of \$8,000. This will aid the delivery of the City's Centre led procurement staff to offer more flexible sourcing options.

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

#### **Leading & Listening**

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

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

N/A

#### **Legal Implications**

Sec. 5.46(2) of the Local Government Act, 1995 refers (to Delegations).

#### **Community Consultation**

N/A

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

1. Proposed amended Delegated Authority SFCS1 'Investments'.
2. Proposed amended Position Statement PSFCS24 'Corporate Credit Cards'.
3. Proposed deletion of Policy and associated Delegated Authority AFCS5 'Advertising Inserts with Rates Notices'.
4. Proposed deletion of Position Statement PSFCS6 'Loss Control'.
5. Proposed deletion of Position Statement PFCS7 'Monetary Sums'.



6. Proposed deletion of Position Statement PSFCS14 'Waste Service Charges'.
7. Proposed deletion of Position Statement PSFCS16 'Self-Supporting Loan'.
8. Proposed deletion of Position Statement PSFCS21 'Implementing Software on City of Cockburn Technology'.

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

N/A

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

Nil.

## **12. ENGINEERING & WORKS DIVISION ISSUES**

### **12.1 (MINUTE NO 273) (DAPPS 27/11/2014) - PROPOSED NEW POLICY AEW11 'OPEN SPACE LIGHTING' (182/001) (A LEES) (ATTACH)**

#### **RECOMMENDATION**

That Council adopts the proposed new Policy AEW11 'Open Space Lighting' as shown in the attachment to the agenda.

#### **COMMITTEE RECOMMENDATION**

MOVED Cllr S Portelli SECONDED Cllr L Wetton that the recommendation be adopted.

**CARRIED 3/0**

#### **COUNCIL DECISION**

#### **Background**

The City's public lighting complements many of our public open spaces, creating usable, pleasant and safe environments for the community. Public lighting consists of streets lighting and lighting of other areas that comprise a variety of other external lighting types such as decorative, sportsground, security and feature lighting (collectively referred to as "public space lighting").

## **Submission**

N/A

## **Report**

The objectives of open space lighting are to create safe night time environments for the community, embrace the Council's commitment to sustainability, improve the look and feel of the City and to design assets that can be managed over their lifetime.

This policy is intended to be read in conjunction with the City's *Open Space Lighting Guidelines*, in order to ensure that the scope and objectives of open space lighting are met.

## **Strategic Plan/Policy Implications**

### **Infrastructure**

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

### **Community & Lifestyle**

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

### **Leading & Listening**

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

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

N/A

## **Attachment(s)**

Proposed new Policy AEW11 'Open Space Lighting'.

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

N/A





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

Nil.

**12.2 (MINUTE NO 274) (DAPPS 27/11/2014) - PROPOSED NEW POSITION STATEMENT PSEW22 STREETSCAPE BONDS' (182/002) (A LEES) (ATTACH)**

**RECOMMENDATION**

That Council adopt the proposed new Position Statement PSEW22 'Streetscape Bonds' as shown in the attachment to the Agenda.

**COMMITTEE RECOMMENDATION**

MOVED Cllr S Portelli SECONDED Cllr L Wetton that the recommendation be adopted.

**CARRIED 3/0**

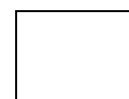
**COUNCIL DECISION****Background**

Current planning provisions allow in some locations a nil or minimal building setback enabling development to the property boundary. These provisions have led to an increase in developers accessing the verge area for storage of materials and equipment to facilitate construction.

In order to protect the City's verge infrastructure a streetscape bond shall be applied to developments according to location and building setbacks.

**Submission****Report**

The purpose of this position statement is to guide the application of streetscape bonds for prospective developers who seek to use the road reserve to facilitate construction on lots where nil or minimal



property boundary building setback has been enabled. A Streetscape Bond will be in the form of a Bank Guarantee or Cash Bond.

The following guidelines will apply in the delivery of a streetscape bond:

1. The determination of a *streetscape bond* will form part of the DA conditions (where applicable).
2. Prior to, or upon, the submission of a Building Permit, the Parks and Roads Service Units will complete a dilapidation report that will form the basis of a *streetscape bond*.
3. The bond will be lodged with the City prior to the issue of a Building Permit and will be held in a trust account.
4. Following construction completion, the developer will be required to reinstate the verge to its original condition or seek that the City performs any rectification works as required. Any rectification works will be withheld from the bond.

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

#### **Growing City**

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

#### **Infrastructure**

- Partnerships that help provide community infrastructure.

#### **Leading & Listening**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

N/A

### **Community Consultation**

N/A



**Attachment(s)**

Proposed new Position Statement PSEW22 'Streetscape Bonds'.

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

N/A

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

Nil.

**12.3 (MINUTE NO 275) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POSITION STATEMENT PSEW15 'REMOVAL AND PRUNING OF TREES' (182/002) (A LEES) (ATTACH)**

**RECOMMENDATION**

That Council adopt the proposed amendments to Position Statement PSEW15 'Removal and Pruning of Trees' as shown in the attachment to the agenda.

**COMMITTEE RECOMMENDATION**

MOVED Clr S Portelli SECONDED Clr L Wetton that the recommendation be adopted.

**CARRIED 3/0**

**COUNCIL DECISION**

**Background**

In 2013, the City adopted Position Statement PSEW15 'Removal and Pruning of Trees'. This provides clear direction to City officers when requests are received for the removal or pruning of trees growing on land under the direct care, control and management of the City.

**Submission**

N/A



## **Report**

Position Statement PSEW15 has been updated to ensure that the community is clear about what actions can/cannot be taken with regard to trees growing on land under the direct care, control and management of the City.

The changes include additional information on the following elements:

- Points outlining when a tree will *not* be removed by the City
- Items regarding planning, building and other approvals
- Information on the expertise required in order to prune or remove a tree.
- Information on street tree selection
- Information on street tree planting and replacement planting

## **Strategic Plan/Policy Implications**

### **Growing City**

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

### **Community & Lifestyle**

- Conservation of our heritage and areas of cultural significance.

### **Environment & Sustainability**

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

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

N/A

## **Attachment(s)**

Proposed amended Position Statement PSEW15 'Removal and Pruning of Trees'.

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

N/A



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

Nil.

### 12.4 **(MINUTE NO 276) (DAPPS 27/11/2014) - PROPOSED AMENDMENTS TO POLICY SEW1 'MAINTENANCE OF VERGES/PUBLIC OPEN SPACE FOLLOWING RESIDENTIAL SUBDIVISIONS' (182/001) (A LEES) (ATTACH)**

#### **RECOMMENDATION**

That Council:

- (1) adopt the proposed amendments to Policy SEW1 formerly titled 'Maintenance of Verges/Public Open Space Following Residential Subdivisions; and
- (2) retitles Policy SEW1 'Development and Maintenance of Public Open Space', as shown in the attachment to the Agenda.

#### **COMMITTEE RECOMMENDATION**

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr L Wetton that Council adopt the recommendation with amendments to Policy SEW1 as follows:

- (1) replace the word 'about' with 'abut' in Clause 9, point 2(i); and
- (2) renumber Clause 11 to Clause 10.

**CARRIED 3/0**

#### **COUNCIL DECISION**

#### **Reason for Decision**

This will correct the point numbering and a typographical error.

#### **Background**

The City adopted *SEW1 'Maintenance of Verges/Public Open Space following Residential Subdivisions'* in 1997. This policy outlines the



maintenance requirements expected of developers of subdivisions following their completion for a period of two years.

As well as this, the City has a Public Open Space (POS) Development Guide, which provides direction in the development of all POS within the City of Cockburn. The Guide applies to all proposals for the development of POS, where the management of the space will be handed over to the City of Cockburn.

To streamline the City's existing policies and documents, Policy SEW1 has been updated to become *SEW1 Development and Maintenance of Public Open Space*. The updated policy now encompasses all the stages of verge and POS development, up to and including the two year maintenance period upon completion. The policy is intended to be read in conjunction with the POS Development Guide, which provides detailed guidance on all stages of POS development.

### **Submission**

N/A

### **Report**

Subdivision development guidelines mandate a 10% minimum level of POS. New subdivisions are often initially provided with high quality verge treatments and POS for display and marketing purposes by the original developer. Policy SEW1 'Development and Maintenance of Public Open Space' as well as the POS Development Guide ensure that the City continues to deliver a high level of amenity for the community in its developed areas.

Policy SEW1 has been amended to include the development stage of POS as well as its subsequent maintenance. This policy is intended to reflect the parameters outlined in the POS Development Guide, which comprehensively outlines the requirements of POS Development and Maintenance. All POS Development in the City must adhere to the guidelines.

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

#### **Infrastructure**

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

#### **Leading & Listening**

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



**Environment & Sustainability**

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

**Budget/Financial Implications**

N/A

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. Original Policy SEW1 'Maintenance of Verges/Public Open Space Following Residential Subdivisions.
2. Proposed amended Policy SEW1 'Development and Maintenance of Public Open Space'.

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

N/A

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

Nil.

**13. COMMUNITY SERVICES DIVISION ISSUES**

Nil

**14. EXECUTIVE DIVISION ISSUES**

**14.1 (MINUTE NO 277) (DAPPS 27/11/2014) - PROPOSED NEW POLICY AES12 'BUSINESS CONTINUITY MANAGEMENT & FRAMEWORK' (021/012) (J NGOROYEMOTO) (ATTACH)**

**RECOMMENDATION**

That Council adopt proposed new Policy AES12 'Business Continuity Management – Policy and Framework', as shown in the attachment to the Agenda.



**COMMITTEE RECOMMENDATION**

MOVED Cllr S Portelli SECONDED Cllr L Wetton that the recommendation be adopted.

**CARRIED 3/0**

**COUNCIL DECISION**

**Background**

Council supports and is committed to a risk management program at a policy and strategy level. The City's administration embarked on an Enterprise Risk Management (ERM) program. To continue the momentum, the City has supported the development, implementation and maintenance of policies, frameworks and programs to assist and manage any business disruption, as well as build resilience. The Audit and Strategic Finance Committee Meeting of 20 November 2014 considered the Business Continuity Plan, and recommended the Business Continuity Management Policy and Framework to the Delegated Authority, Policies and Position Statements Committee for endorsement.

Council Business Continuity Management (BCM) is based on ISO22301:2012 (ISO22301) Business Continuity Management Systems (BCSMS) – Requirements.

**Submission**

N/A

**Report**

BCM is an important element in Council's approach to Risk Management and deals specifically with business disruption risks. BCM provides a structured framework that considers risk mitigation in the event of a significant disruption.

The BCM governance requires an ongoing program of review and testing to ensure plans remain current, and Council is prepared for any significant disruption to its critical services. The City of Cockburn has created a policy and framework to formalise the approach to Business Continuity and assist Council business for both a response and a continuation of critical services.





Successful business continuity management requires a commitment from Council and Executive to raise awareness and implement sound approaches to build resilience. The importance of becoming a resilient organisation is integral to contemporary business continuity practices.

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

#### **Leading & Listening**

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

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

N/A

#### **Legal Implications**

Regulation 17 of the Local Government (Audit) Amendment Regulation 2005 refers.

#### **Community Consultation**

N/A

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

Proposed new Policy AES12 'Business Continuity Management – Policy and Framework'.

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

N/A

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

Nil.

### **15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil



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

Nil

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

**17.1 (MINUTE NO 278) (DAPPS 27/11/2014) - PROPOSED NEW LOCAL PLANNING POLICY - STRUCTURE PLANS AND STRUCTURE PLAN VARIATIONS - CONSIDERATION OF ADOPTION FOR COMMUNITY CONSULTATION - (104/001) (D DI RENZO) (ATTACH)**

**RECOMMENDATION**

That Council adopts the Draft Local Planning Policy for Structure Plans and Structure Plan Variations as shown in Attachment 1 for the purposes of community consultation, pursuant to clause 2.5.1 of City of Cockburn Town Planning Scheme No. 3.

**COMMITTEE RECOMMENDATION**

MOVED Clr L Wetton SECONDED Clr S Portelli that the recommendation be adopted.

**CARRIED 3/0**

**COUNCIL DECISION**

DURING DISCUSSION OF THIS ITEM DIRECTOR, FINANCE AND CORPORATE SERVICES JOINED THE MEETING AT 6.20 PM.

**Background**

City of Cockburn Town Planning Scheme No. 3 ("the Scheme") (clause 6.2.3) requires that subdivision and development of land within a 'Development Area' is to generally be in accordance with any structure plan that applies to that land.

The Scheme sets out the requirements for proposed structure plans and proposed variations to structure plans, including the required



content; process for referral to the Western Australian Planning Commission; process for advertising; and process for adoption.

A significant proportion of the City's 'Development Areas' are subject to adopted structure plans, and many of the proposed structure plans that are received by the City for consideration are proposed variations to existing structure plans.

Proposed structure plan variations often include changes such as increases to residential densities; changes to road layouts; and relocation or changes to the boundary of public open space ("POS").

The Scheme process and requirements differ for variations to structure plans dependent on whether they are considered to materially alter the intent of the plan. In some cases these are referred to as 'major' or 'minor' modifications to a structure plan. However, the Scheme does not provide any further guidance on how this is determined.

Given that the process and requirements differ depending on whether the proposed variation is deemed to materially alter the intent of the plan, it is considered that further guidance on this matter would assist in providing consistency and certainty for landowners, Council, Government/servicing agencies, and the general community.

A draft Local Planning Policy (Structure Plans and Structure Plan Variations) ("draft Policy") has therefore been prepared to provide further guidance on this matter.

The Western Australian Planning Commission's ("WAPC") Structure Plan Preparation Guidelines (2012) ("WAPC Guidelines") have been considered in the preparation of the draft Policy.

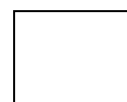
Delegation 'APD55 Structure Plans' is also relevant to the processing of structure plans, and should the draft Policy proceed, it is foreshadowed that there will be changes to APD55 to ensure consistency with the Policy.

## **Submission**

N/A.

## **Report**

The purpose of this report is for the DAAPS committee to consider adopting a new draft Policy for community consultation. The purpose of the Policy is to provide guidance to applicants so they understand what variations are and are not considered to materially alter the intent of a Structure Plan.



The Policy seeks to:

- \* Provide clarity on what is deemed to materially alter the intent of a structure plan;
- \* Clarify the requirements for proposed structure plan variations to ensure that adequate details are submitted to enable assessment (and advertising where required);
- \* Clarify the process and advertising requirements for structure plans and structure plan variations.

The draft Policy is included at Attachment 1, and addresses the following matters:

Determining what 'materially alters the intent'

Given that the process and requirements differ for variations to structure plans dependent on whether they are considered to materially alter the intent of the plan, it is considered important that it is clear how this is determined.

The Scheme does not provide specific guidance on what is deemed to materially alter the intent of a structure plan.

Further guidance on the matter is set out in the WAPC Guidelines for the Preparation of Structure Plans. The WAPC Guidelines use the terms 'minor' and 'major' structure plan variations, specifying that a 'minor' modification to an approved structure plan is a change or departure that does not materially alter the intent of the plan; a 'major' modification to an approved structure plan is any change not defined as a minor modification.

The WAPC Guidelines state that a modification designated 'major' or 'minor' depends on whether the proposed modification adversely impacts upon the amenity of adjoining landowner's and occupiers, restricts the use and development of adjoining land or impacts upon environmental areas.

The draft Policy expands upon the examples used in the WAPC Guidelines. The draft Policy proposes that where there is a proposed variation to an existing adopted structure plan this is not considered to materially alter the intent of the plan where it:

- (a) does not constitute a major change, or change to the intent of the plan; and
- (b) does not have the potential to detrimentally impact any person other than the proponent; and
- (c) does not affect the interest of any authority or body providing or likely to provide services within the area of the plan, or their ability to deliver services elsewhere; and



- (d) does not increase any potential environmental impacts; and
- (e) does not conflict with any adopted Council policy; and
- (f) is generally consistent with any applicable district structure plan adopted by Council and/or the Western Australian Planning Commission; and
- (g) relates to only a minor relocation or reorientation of proposed roads; and
- (h) only marginally varies the shape, size, function or location of public open space so long as public open space is not less than 10 per cent of the gross subdivisible area; and
- (i) only marginally varies the boundary and/or location of land use classifications and/or residential densities; and
- (j) only marginally changes major pedestrian and cyclist networks in way that does not negatively affect connectivity or accessibility; and
- (k) proposes a change to residential coding(s) within the same residential banding as outlined below:
 

Low Density Codes:	R2 – R25
Medium Density Codes:	R30 – R60
High Density Codes:	R80 – R-AC-3

Where a proposed structure plan variation does not meet the above criteria then it is considered appropriate that it be deemed to materially alter the intent of the plan.

The types of changes that would not meet the above criteria are such that they warrant submission of detailed supporting information. This is to enable proper assessment to ensure that orderly and proper planning is being achieved. They are also the types of changes that should be advertised for public comment because they have the potential to impact on third parties, and may require the advice of government/servicing agencies.

It is considered that the above criteria will also ensure that proposed variations to structure plans that do not materially alter the intent of the plan are not subject to excessive requirements for documentation, supporting information, and advertising when it is not necessary.

#### Required content of structure plan variations that materially alter the intent of the plan

Clause 6.2.14.1 of the Scheme states:

*The local government may vary a structure plan:*

- (a) *by resolution if, in the opinion of the local government, the variation does not materially alter the intent of the structure plan; and*



- (b) *otherwise, in accordance with the procedures set out in clause 6.2.6 onwards.*

Clause 6.2.6 onwards sets out the required content and process for proposed structure plans. It is therefore considered that proposed structure plan variations that materially alter the intent of the plan are required to be submitted as though they are a new structure plan, with the content that would be required of a new structure plan (for the land affected by the proposed changes).

It is important to note that structure plans do not have expiration dates in the same way that subdivision and development approvals do. This provides a level of certainty to landowners within a structure plan area. However, if proposed changes to a structure plan are such that they materially alter the intent of the plan, then it is considered appropriate and reasonable that the proposal is subject to the same level of scrutiny that would be applied to a new structure plan (for the area subject to the proposed change only).

This is considered necessary to ensure that the proposed changes are consistent with orderly and proper planning, which is a requirement of clause 6.2.6.4 of the Scheme. It is also required to ensure that adequate information is provided to enable meaningful consultation to be undertaken. This includes the requirement for a structure plan report that is consistent with the WAPC Guidelines.

The WAPC Guidelines aim to standardise the scope, format and content of structure plans; and define the statutory and non-statutory elements of structure plans. A structure plan report therefore is required to comprise two main parts, being Part One and Part Two, as follows:

- \* Part One is the statutory (legal) component of the structure plan which contains the statutory structure plan map and outlines the requirements and relevant local planning scheme provisions (including variations) which apply.
- \* Part Two is the non-statutory (explanatory) component of the structure plan that contains an explanation of the structure plan, including design methodology, relevance and compliance with all applicable state and local planning frameworks. Part Two also contains all supporting plans and maps.

This format ensures that structure plans provide a clear statutory planning framework to facilitate future subdivision and development.

It is considered appropriate that where a structure plan variation materially alters the intent of the plan it is required to be prepared in this format with a Part One and Part Two (for the area subject to the proposed modification).



The planning framework and various requirements for structure plans change over time as new policies are adopted, and Scheme provisions change etc. For example, State Planning Policy 5.4 'Road and Rail Transport Noise and Freight Considerations in Land Use Planning' ("SPP 5.4") was gazetted in 2009, and applies to proposed new noise-sensitive development in the vicinity of an existing or future major road, rail or freight handling facility.

Therefore, if a proposed structure plan variation (that materially alters the intent of the plan) involves land that would ordinarily be subject to SPP 5.4 and would require the preparation of an acoustic report to address SPP 5.4, then it is considered reasonable for this to be required. This is to ensure that the proposal addresses orderly and proper planning in accordance with clause 6.2.6.4 of the Scheme.

It is also considered that where a structure plan is subject to changes that are substantial enough to be defined as materially altering the intent of the plan, then the expectation of future purchasers and the general community will be that current standards are applied in assessing orderly and proper planning, to ensure an appropriate level of amenity is achieved.

#### Required content of structure plan variations that do not materially alter the intent of the plan

Where a proposed structure plan variation does not materially alter the intent of the plan then it is not considered that the same level of detail is required to be submitted in support of the proposal. This approach is consistent with the WAPC Guidelines.

For proposed structure plan variations that do not materially alter the intent of the plan it is considered reasonable that the following be required to enable assessment of the proposal:

- \* A modified structure plan map clearly depicting the proposed modifications.
- \* A brief report clearly describing the proposal and providing justification for the proposed changes.

#### Commencement of consideration of structure plans and structure plan variations

The draft Policy clarifies that the structure plan fee must be paid before the matter will be progressed. This requirement is consistent with the *Planning and Development Regulations 2009*, Regulation 48(7) which states that a local government may refuse to deal with a proposed structure plan until the fee has been paid.



This is to ensure that time spent progressing the structure plan, and costs incurred, such as advertising costs are accounted for and paid.

Clause 6.2.6.4 of the Scheme requires that a proposed structure plan must, in the opinion of the local government, be consistent with orderly and proper planning. The Policy therefore clarifies that the structure plan must be consistent with orderly and proper planning before it will be advertised. This means that critical issues cannot be left until after advertising to be addressed.

#### Referral of structure plans and structure plan variations to the Western Australian Planning Commission

Clause 6.2.7.2 of the Scheme requires that within 7 days of preparing or receiving a proposed structure plan which proposes the subdivision of land, the local government is to forward a copy of the proposed structure plan to the WAPC for comments.

To provide clarity on what is required to be addressed prior to referral to the WAPC, it is proposed that the draft Policy stipulate when a proposed structure plan will be forwarded to the WAPC, as follows:

- \* it contains the details required by clause 6.2.6 of the Scheme and the Policy;
- \* is deemed to be consistent with orderly and proper planning;
- \* the structure plan fee, calculated in accordance with the *Planning and Development Regulations 2009*, has been paid.

#### Advertising of structure plans and structure plan variations that materially alter the intent of the plan

It is proposed that the draft Policy clarifies what is required prior to advertising being undertaken. It is proposed that a proposed structure plan or a proposed structure plan variation that materially alters the intent of the plan will only be advertised when:

- \* it contain the details required by clause 6.2.6 of the Scheme and the Policy;
- \* the structure plan fee has been paid; and
- \* it is deemed to be consistent with orderly and proper planning.

Where a structure plan variation is deemed to materially alter the intent of the plan it will be treated as a new structure plan and advertised for a period of at least 21 days in accordance with the process set out in clause 6.2.2 of the Scheme.

#### Advertising of structure plan variations that do not materially alter the intent





Clause 6.2.14.1 of the Scheme states that the local government may vary a structure plan by resolution if, in the opinion of the local government, the variation does not materially alter the intent of the structure plan.

The Scheme therefore does not set out the requirement for advertising of variations to structure plans that do not materially alter the intent of the plan.

However, it is possible there may be some circumstances where it may be desirable to advertise a structure plan variation even though it may not be deemed to alter the intent of the plan. For example, there may be circumstances where the proposed variation may need the particular consideration of an adjacent landowner(s) in the planning for future subdivision or development of their land, notwithstanding that the modification may not have a detrimental impact (and may even be a more favourable outcome).

It is considered in these circumstances that a 14 day advertising period will be adequate to enable comments to be received prior to a decision being made.

It is therefore recommended that the draft Policy include the following clauses:

*Where a structure plan variation is deemed not to materially alter the intent of the structure plan there is generally no requirement for advertising prior to a decision unless it is considered that the proposed changes are such that they may require the particular consideration of an adjacent landowner(s) in the planning for future subdivision or development of their land (but only where it is not considered likely to have a detrimental impact).*

*Where it is deemed appropriate to advertise a proposed variation to a structure plan that does not materially alter the intent of the structure plan, it will be advertised for a period of at least 14 days.*

Proposed changes to 'Delegation APD55 Structure Plans. Rezoning Applications and Metropolitan Region Scheme Amendments'

Should the draft Policy proceed it is intended that modifications will be made to Delegation APD55 to ensure consistency with the draft Policy.

This includes modifying references to 'minor' and 'major' structure plan variations given that these terms are not defined in the Scheme. These terms can also be confusing because a modification may be perceived by the proponent to be 'minor', for example by affecting a



small area of land in a very large structure plan, but may have a significant impact on an adjacent landowner.

Therefore to ensure consistency with the Scheme it is considered appropriate that these terms are not used, and that structure plans variations are either deemed to materially alter the intent of the plan, or they are not. It is proposed that in future Delegation APD55 be modified accordingly in the future, if this policy successfully achieves adoption once advertised and reported back to DAAPS and Council in the future.

### Conclusion

It is considered that the draft Policy will provide clarification on the requirements of the Scheme for structure plans and structure plan variations.

To summarise, it is considered that the draft Policy will ensure:

- \* That variations to structure plans that materially alter the intent of the plan are subject to an appropriate level of assessment and advertising to ensure orderly and proper planning;
- \* That variations to structure plans that do not materially alter the intent of the structure plan are not subject to excessive requirements for documentation, supporting information, and advertising when it is not necessary;
- \* Timely processing of structure plan variations;
- \* Consistency and transparency of decision making regarding the processing and advertising of structure plan variations to provide certainty to landowners, Council, government/servicing agencies, and the general community.

It is therefore recommended that the DAAPS Committee adopt the draft Policy, as shown in the attachment, for the purposes of community consultation.

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

#### **Leading & Listening**

- Effective and constructive dialogue with all City stakeholders.

#### **Environment & Sustainability**

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

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

Nil.



**Legal Implications**

Nil.

**Community Consultation**

If adopted by Council for community consultation, the draft Policy will be advertised in accordance with clause 2.5.1 of the Scheme which requires advertising for a minimum of 21 days, and a notice published in the newspaper for two consecutive weeks.

**Attachment(s)**

Draft Local Planning Policy – Structure Plans and Structure Plan Variations

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

N/A.

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

Nil.

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

Nil

**19. CONFIDENTIAL BUSINESS**

Nil

**20 (DAPPS 27/11/2014) - CLOSURE OF MEETING**

6.24 pm.

**CONFIRMATION OF MINUTES**

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

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



POL	STRUCTURE PLAN AND STRUCTURE PLAN VARIATIONS	
-----	----------------------------------------------	--

<b>POLICY CODE:</b>	
<b>DIRECTORATE:</b>	Planning and Development
<b>BUSINESS UNIT:</b>	Planning and Development
<b>SERVICE UNIT:</b>	Statutory Planning
<b>RESPONSIBLE OFFICER:</b>	Manager Strategic Planning
<b>FILE NO.:</b>	104/001
<b>DATE FIRST ADOPTED:</b>	
<b>DATE LAST REVIEWED:</b>	
<b>ATTACHMENTS:</b>	
<b>DELEGATED AUTHORITY REF.:</b>	APD55
<b>VERSION NO.</b>	1

<b>Dates of Amendments / Reviews:</b>	
DAPPS Meeting:	
OCM:	

## BACKGROUND:

City of Cockburn Town Planning Scheme No. 3 ("Scheme") sets out the process and required details for proposed structure plans and proposed variations to structure plans.

In accordance with Clause 6.2.14 of the Scheme, a reduced statutory process is provided for in respect of *some* proposals which seek to vary a structure plan – these are termed as variations which do not materially alter the intent of the structure plan. Variations which do materially alter the intent of the structure plan must comply with the normal process under Clause 6.2.6 of the Scheme, being consent to advertise, full advertising and reporting to Council.

Accordingly there is often pressure to have variations deemed to not materially alter the intent of a Structure Plan. The purpose of this Local Planning Policy is to ensure applicants understand what variations are and are not considered to materially alter the intent of a Structure Plan.

Delegation 'APD55 Structure Plans' is also relevant to the processing of structure plans, setting out the delegations for the following functions:

- \* The authority to require a proponent to prepare a structure plan prior to consideration of a subdivision application; to specify the requirements to be addressed by the structure plan and request additional information where necessary; to consent to or refuse the advertising for public comment of a proposed structure plan and/or variation.
- \* The authority to approve minor variations to an adopted structure plan.

<b>POL</b>	<b>STRUCTURE PLAN AND STRUCTURE PLAN VARIATIONS</b>	
------------	-----------------------------------------------------	--

## **PURPOSE:**

The purpose of this Policy is to provide guidance to applicants so they understand what variations are and are not considered to materially alter the intent of a Structure Plan.

The Policy seeks to:

- \* Provide clarity on what is deemed to materially alter the intent of a structure plan.
- \* Clarify the requirements for proposed structure plan variations to ensure that adequate details are submitted to enable assessment (and advertising where required).
- \* Clarify the process and advertising requirements for structure plans and structure plan variations.

## **POLICY:**

- (1) Determining whether a variation to a structure plan materially alters the intent.
  1. Where approval is sought for a variation to a structure plan pursuant to Clause 6.2.14 of the Scheme, assessment of the application will be pursuant to the provisions of the Scheme and this Policy.
  2. A proposed variation to an existing adopted structure plan is not considered to materially alter the intent of the structure plan if it:
    - (a) does not constitute a major change, or change to the intent of the plan; and
    - (b) does not have the potential to detrimentally impact any person other than the proponent; and
    - (c) does not affect the interest of any authority or body providing or likely to provide services within the area of the plan, or their ability to deliver services elsewhere; and
    - (d) does not increase any potential environmental impacts; and
    - (e) does not conflict with any adopted Council policy; and
    - (f) is generally consistent with any applicable district structure plan adopted by Council and/or the Western Australian Planning Commission; and
    - (g) relates to only a minor relocation or reorientation of proposed roads; and
    - (h) only marginally varies the shape, size, function or location of public open space so long as public open space is not less than 10 per cent of the gross subdivisible area; and
    - (i) only marginally varies the boundary and/or location of land use classifications and/or residential densities; and
    - (j) only marginally changes major pedestrian and cyclist networks in way that does not negatively affect connectivity or accessibility; and

<b>POL</b>	<b>STRUCTURE PLAN AND STRUCTURE PLAN VARIATIONS</b>	
------------	-----------------------------------------------------	--

- (k) proposes a change to residential coding(s) within the same residential banding as outlined below:

Low Density Codes:	R2 – R25
Medium Density Codes:	R30 – R60
High Density Codes:	R80 – R-AC-3

3. All other types of variations will be deemed to materially alter the intent of the Structure Plan, and will be required to be submitted and assessed as though it is a new structure plan for the subject land, in accordance with Clause 6.2.6 of the Scheme.

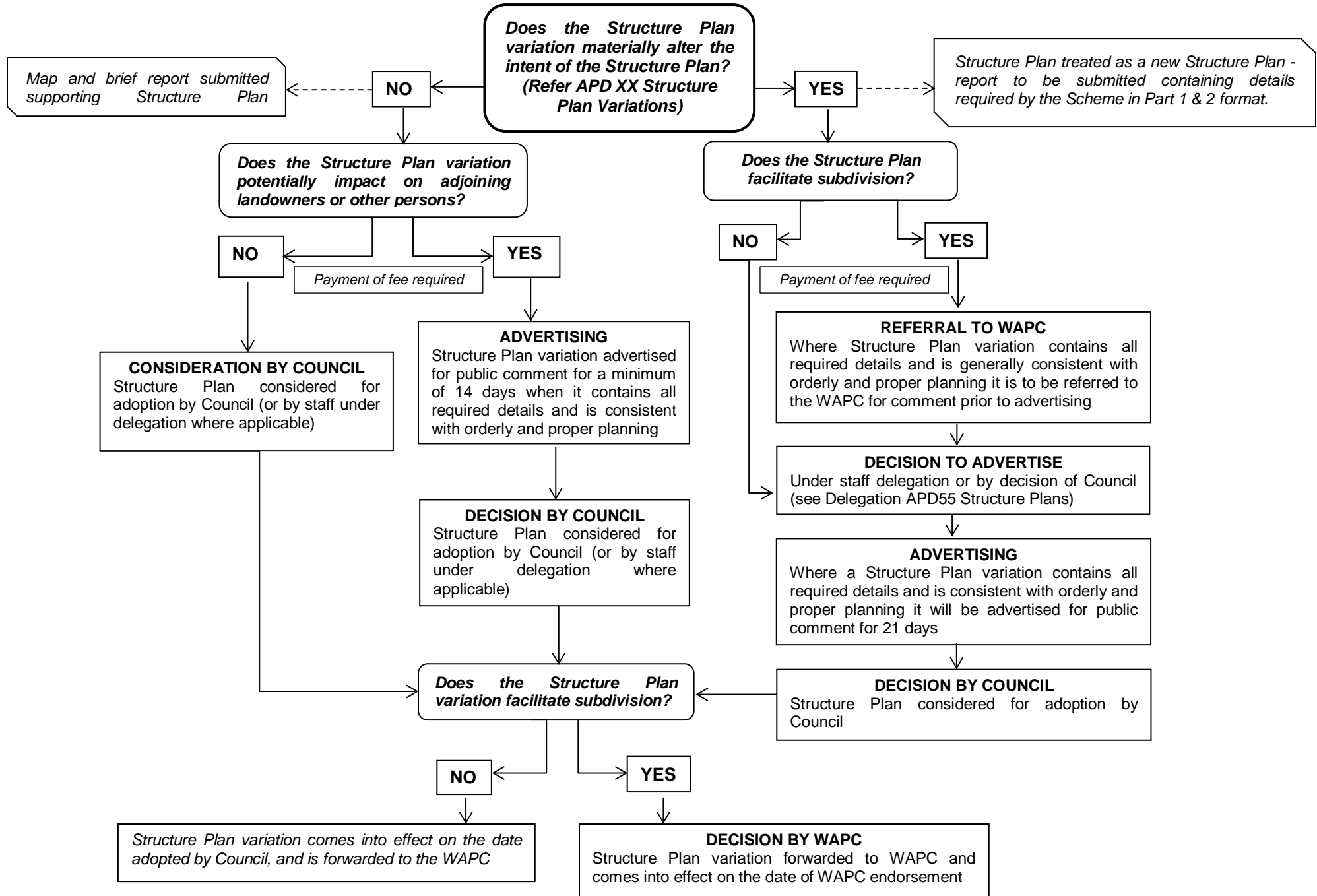
(2) Required content of structure plan variations

1. Where a structure plan variation is deemed to materially alter the intent of the structure plan in accordance with clause 6.2.14.1(b), it is to be submitted with details required by a new structure plan in accordance with clause 6.2.6 of the Scheme, including:
  - (a) A comprehensive structure plan report prepared with a Part One (statutory section) and Part Two (explanatory information) in accordance with the Western Australian Planning Commission Structure Plan Preparation Guidelines, and the City of Cockburn's Report Template for Structure Plans. This needs to apply to the land affected by the proposed variation, not the entirety of the original structure plan area.
  - (b) Updated or additional supporting reports as would be required of a new structure plan, which may include, but is not limited to:
    - i. Bush Fire Management Plan;
    - ii. Acoustic Report in areas affected by road and/or rail noise;
    - iii. Traffic Report where the variation is deemed likely to generate additional traffic or alter traffic conditions in a way that is considered significant enough to warrant a new assessment.
2. Where a structure plan is deemed not to materially alter the intent of the structure plan in accordance with clause 6.2.14.1(b), the following information is required to be submitted to ensure adequate documentation associated with the proposed changes:
  - (a) A modified structure plan map clearly depicting the proposed modifications, alongside a map of the existing structure plan.
  - (b) a brief report clearly describing the proposal and providing justification for the proposed changes.
  - (c) The proposed structure plan map (for adoption purposes).

<b>POL</b>	<b>STRUCTURE PLAN AND STRUCTURE PLAN VARIATIONS</b>	
------------	-----------------------------------------------------	--

- (3) Commencement of consideration of structure plans and structure plan variations
  1. Proposed structure plans and structure plan variations will not be progressed until the structure plan fee, calculated in accordance with the *Planning and Development Regulations 2009*, has been paid in full. This includes commencement of internal referrals and detailed assessment.
- (4) Referral of structure plans and structure plan variations to the Western Australian Planning Commission
  1. Where a proposed structure plan or structure plan variation that materially alters the intent of the structure plan facilitates subdivision, it will be forwarded to the Western Australian Planning Commission for comments prior to advertising in accordance with the Scheme only when:
    - (a) it contains the details required by clause 6.2.6 of the Scheme and this Policy,
    - (b) is deemed to be consistent with orderly and proper planning;
    - (c) the structure plan fee, calculated in accordance with the *Planning and Development Regulations 2009*, has been paid.
- (5) Advertising of structure plans and structure plan variations
  1. A proposed structure plan or structure plan variation that materially alters the intent of the structure plan will only be advertised when:
    - (a) it contains the details required by clause 6.2.6 of the Scheme and this Policy;
    - (b) the structure plan fee has been paid, and
    - (c) it is deemed to be consistent with orderly and proper planning.
  2. Where a structure plan variation is deemed to materially alter the intent of the structure plan it will be treated as a new structure plan and advertised for a period of at least 21 days in accordance with the process set out in clause 6.2.8 of the Scheme.
  3. Where a structure plan variation is deemed not to materially alter the intent of the structure plan there is generally no requirement for advertising prior to a decision unless it is considered that the proposed changes are such that they may require the particular consideration of an adjacent landowner(s) in the planning for future subdivision or development of their land (but only where it is not considered likely to have a detrimental impact).
  4. Where it is deemed appropriate to advertise a proposed variation to a structure plan that does not materially alter the intent of the structure plan, it will be advertised for a period of at least 14 days.

## Structure Plan Variation Process





# CITY OF COCKBURN

## SUMMARY OF MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 20 NOVEMBER 2014 AT 6:00 PM

	Page
1. DECLARATION OF MEETING.....	1
2. <u>(MINUTE NO 139)</u> (ASFC 20/11/2014) - APPOINTMENT OF PRESIDING MEMBER .....	1
3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATION.....	2
4. (ASFC 20/11/2014) - APOLOGIES & LEAVE OF ABSENCE .....	2
5. PUBLIC QUESTION TIME .....	2
6. DEPUTATIONS & PETITIONS.....	2
7. CONFIRMATION OF MINUTES.....	2
7.1 <u>(MINUTE NO 140)</u> (ASFC 20/11/2014) - MINUTES OF THE AUDIT & STRATEGIC FINANCE COMMITTEE MEETING - 18 JULY 2014 .....	2
8. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (IF ADJOURNED) .....	2
9. DECLARATION OF COUNCILLORS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS IN THE BUSINESS PAPER .....	2
10. COUNCIL MATTERS.....	3
10.1 <u>(MINUTE NO 141)</u> (ASFC 20/11/2014) - BUSINESS CONTINUITY PLAN 2014, POLICY AND FRAMEWORK, (021/012) (J NGOROYEMOTO) (ATTACH) .....	3
10.2 <u>(MINUTE NO 142)</u> (ASFC 20/11/2014) - DRAFT 2014 ORGANISATIONAL RISK REGISTERS & DRAFT ENTERPRISE RISK MANAGEMENT - STRATEGY 2013-2015 (021/012) (J NGOROYEMOTO) (ATTACH) .....	6
10.3 <u>(MINUTE NO 143)</u> (ASFC 20/11/2014) - LEGAL PROCEEDINGS BETWEEN COUNCIL AND OTHER PARTIES (118/001) (J NGOROYEMOTO) (ATTACH) .....	9
11. PLANNING & DEVELOPMENT DIVISION ISSUES .....	11
12. FINANCE & CORPORATE SERVICES DIVISION ISSUES .....	11
<u>(MINUTE NO 144)</u> (ASFC 20/11/2014) - SUSPENSION OF STANDING ORDERS .....	11
<u>(MINUTE NO 145)</u> (ASFC 20/11/2014) - RESUMPTION OF STANDING ORDERS .....	12
12.1 <u>(MINUTE NO 146)</u> (ASFC 20/11/2014) - ANNUAL FINANCIAL STATEMENTS 2013/14 AND EXTERNAL AUDIT REPORT (071/003; 067/001) (N MAURICIO) (ATTACH) .....	12
13. ENGINEERING & WORKS DIVISION ISSUES.....	18
14. COMMUNITY SERVICES DIVISION ISSUES.....	18

15.	EXECUTIVE SERVICES DIVISION ISSUES .....	18
16.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN.....	18
17.	NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING.....	19
18.	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS .....	19
19.	MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE.....	19
20.	CONFIDENTIAL BUSINESS.....	19
21	(ASFC 20/11/2014) - CLOSURE OF MEETING .....	19

# CITY OF COCKBURN

## MINUTES OF AUDIT & STRATEGIC FINANCE COMMITTEE MEETING HELD ON THURSDAY, 20 NOVEMBER 2014 AT 6:00 PM

### PRESENT:

#### ELECTED MEMBERS

Mrs C Reeve-Fowkes	-	Deputy Mayor
Mr K Allen	-	Councillor
Mr P. Eva	-	Councillor

#### IN ATTENDANCE

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr A. Lees	-	Acting Director, Engineering & Works
Mrs B. Pinto	-	PA to Directors – Fin. & Corp. Services & Admin. & Comm. Services
Mr N. Mauricio	-	Manager, Financial Services
Mr J. Ngoroyemoto	-	Governance & Risk Co-ordinator
Mr Tony Macri	-	Macri Partners - Auditors
Mr Terry Tan	-	Macri Partners - Auditors

### 1. DECLARATION OF MEETING

In the absence of the Presiding Member the Chief Executive Officer declared the meeting open at 6.05 pm.

### 2. (MINUTE NO 139) (ASFC 20/11/2014) - APPOINTMENT OF PRESIDING MEMBER

The Chief Executive Officer called for nominations for the position of Presiding Member. Cllr Kevin Allen was nominated to the position.

#### COUNCIL DECISION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr P Eva that Cllr Kevin Allen be appointed to the position of Presiding Member.

**CARRIED 3/0**



Clr Kevin Allen assumed the position of Presiding Member.

**3. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATION**

Nil

**4 (ASFC 20/11/2014) - APOLOGIES & LEAVE OF ABSENCE**

Clr Yaz Mubarakai - Apology

**5. PUBLIC QUESTION TIME**

Nil

**6. DEPUTATIONS & PETITIONS**

Nil

**7. CONFIRMATION OF MINUTES**

**7.1 (MINUTE NO 140) (ASFC 20/11/2014) - MINUTES OF THE AUDIT & STRATEGIC FINANCE COMMITTEE MEETING - 18 JULY 2014**

**RECOMMENDATION**

That Council adopt the Minutes of the Audit and Strategic Finance Committee Meeting held on Thursday, 18 July 2014, as a true and accurate record

**COMMITTEE RECOMMENDATION**

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

**CARRIED 3/0**

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

Nil

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

Nil



## 10. COUNCIL MATTERS

### 10.1 **(MINUTE NO 141) (ASFC 20/11/2014) - BUSINESS CONTINUITY PLAN 2014, POLICY AND FRAMEWORK, (021/012) (J NGOROYEMOTO) (ATTACH)**

#### **RECOMMENDATION**

That Council

- (1) adopt the Draft City of Cockburn Business Continuity Plan, as attached to the Agenda; and
- (2) refer the Draft City of Cockburn Business Continuity Management - Policy and Framework to the next Delegated Authority, Policies and Position Statements Committee.

#### **COMMITTEE RECOMMENDATION**

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

**CARRIED 3/0**

#### **COUNCIL DECISION**

### **Background**

A broad commitment to risk management has been identified in the City's Corporate Governance Charter as follows:

Council supports and is committed to a risk management program at a policy and strategy level through the establishment of an Audit and Strategic Finance Committee, in accordance with sec. 7.1A of the Local Government Act 1995. The CEO and senior management ensures processes are in place for identifying and managing risk as well as responding and minimising such risks.

The City's administration embarked on an Enterprise Risk Management (ERM) program. To continue the momentum, the City has supported the development, implementation and maintenance of policies, frameworks and programs to assist in managing business disruption, as well as build resilience. It is the capability that assists in preventing, preparing for, responding to, managing and recovering from the impacts of a disruptive event. Business continuity management is an essential



component of good public sector governance. It is part of the City of Cockburn's overall approach to effective risk management

Council Business Continuity Management (BCM) is based on ISO22301:2012 (ISO22301) Business Continuity Management Systems (BCSMS) – Requirements.

### **Submission**

N/A

### **Report**

Business continuity management acts to mitigate the negative consequences of a disruptive event, and may also deliver business improvements (positive consequences) by allowing an opportunity to review and enhance business processes. The City of Cockburn is committed to develop and maintain a Business Continuity Management Program to reduce the impact of disruptions to service and to ensure that business objectives can continue to be met.

The Business Continuity Management (BCM) governance requires an ongoing program of review and testing to ensure plans remain current, and Council is prepared for any significant disruption to its critical services.

Council has developed a Business Continuity Management Policy, Framework, and a Business Continuity Plan which covers the City of Cockburn Divisions including:

- Engineering and Works.
- Governance and Community Services.
- Planning & Development.
- Finance and Corporate Services.

The program will involve:

- Update and test all the Business Continuity Plan for City of Cockburn.
- Desktop Review, Training and Exercise program - Validate controls identified in the current organisational Business Continuity Plan, and review critical business information, functions and activities and recovery strategies.
- Continue to liaise with Information Services to ensure preparedness for IT applications restoration and facility requirements (at nominated sites).
- Endorse the Business Continuity Policy and BCP Framework (first review date is due on September 2017).



- General Awareness training for staff – Includes ensuring appropriate BCM messaging to all staff is undertaken by updating the Council website, encouraging Directors and Managers to include on regular staff meeting agenda items for discussion and update staff via email as required.

Successful business continuity management requires a commitment from the City of Cockburn's Elected Members and Executive to raise awareness and implement sound approaches to build resilience. The importance of becoming a resilient organisation is integral to contemporary business continuity practices.

The City of Cockburn Business Continuity Management Policy outlines the intentions and directions of Council as formally expressed by management. The Business Continuity Management System (Framework) is part of the overall management system that establishes, implements, operates, monitors, reviews, maintains and improves business continuity.

The City of Cockburn Business Continuity Plan (BCP) is the documented procedures that guide Council to respond, recover, resume and restore to predefined levels of operations following disruptions.

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

#### **Leading & Listening**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

Following recent amendments to reduce the Compliance Audit Return, the Local Government (Audit) Amendment Regulations 2013 will now extend the current role of local government Audit Committees to encompass a review of areas such as risk management, internal control and legislative compliance.

### **Community Consultation**

N/A



**Attachment(s)**

1. Draft City of Cockburn Business Continuity Plan 2014
2. Draft City of Cockburn Business Continuity Management – Policy and Framework

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

N/A

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

Nil.

**10.2 (MINUTE NO 142) (ASFC 20/11/2014) - DRAFT 2014 ORGANISATIONAL RISK REGISTERS & DRAFT ENTERPRISE RISK MANAGEMENT - STRATEGY 2013-2015 (021/012) (J NGOROYEMOTO) (ATTACH)**

**RECOMMENDATION**

That Council adopt the Draft City of Cockburn:

- (1) 2014 Organisational Risk Registers; and
- (2) Enterprise Risk Management Strategy 2013 – 2015;

as shown in the attachments to the Agenda

**COMMITTEE RECOMMENDATION**

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

**CARRIED 3/0**

**COUNCIL DECISION**

**Background**

The City's administration embarked on an Enterprise Risk Management (ERM) program, the details of which were presented to the Committee in July 2013 by the consultants engaged by the City, RMRI. Risk Registers for the Operational areas (Business Units) of the City of Cockburn were developed, and a commitment was given at the time





that the second step in the process was the review of the registers in 2014. It was proposed to update the Registers as the risks are addressed and progressively report these achievements to the Committee.

In order to ensure that internal and external stakeholders of the City of Cockburn understand how Council will manage risk and what processes will be used to achieve this, Council must formally adopt a Risk Management Strategy.

### **Submission**

N/A

### **Report**

A control review provides another level of insight on the degree to which management has confidence that current controls are effective. This level of scrutiny gives assurance that key risks are actively controlled and control mechanisms are in place to reduce the risk profile of the City of Cockburn. Control Reviews were conducted in 2014. The results indicated that risk controls identified in the risk registers were in place. Refer to the attached control review reports.

This involved an intensive program of meetings with relevant staff to identify and document the risks associated with the operations of the City of Cockburn and what is being, or should be, done in order to reduce, or eliminate, any liability exposure for Council. The Risk Registers are now sufficiently advanced to enable them to be presented to the Committee for perusal.

Accordingly, the Risk Register for the organisation is considered to represent an accurate account of the most likely areas of foreseeable risk exposure for Council and is able to demonstrate that these risks have sufficient controls applied to ensure that Council is not unreasonably exposed to liability.

It is vital that the City of Cockburn can validate the effectiveness of its risk management function to ensure that risks are being adequately controlled, identified and that the overall risk profile of the organisation is reduced. It should be ensured that the City of Cockburn sets compliance requirements to measure the effectiveness of its risk management systems, but also has the ability to identify, absorb and control any new risks. Setting compliance benchmarks is good governance and will give the City of Cockburn confidence that it is proactively protecting the business and community from risks.

The process of producing the Registers has involved staff responsible for specific operational areas to identify the major cause of perceived or potential risks to their Business/Service Units and record these, along with an index of the associated level of risk. The Registers are



then completed by applying mitigation mechanisms against each risk, to ensure that Council's exposure is reduced to an acceptable level. This process has required intensive negotiation between management and operational staff to agree on risk assessments, with an acceptable level of retained risk being the outcome.

Through completion of risk control reviews, site risk assessments, completion of a business continuity plan, a fraud risk control project, a risk register update and risk reporting, the City of Cockburn has an understanding of its risks per division and per business unit. To validate the effectiveness of the current risk management systems and processes, to ensure that targets are being met to reduce risk, a Risk Management Strategy has been developed and is recommended to be formally endorsed by Council. Please refer to attachment

It is also recommended to undertake a detailed analysis on various risk management software ( to ensure that the City of Cockburn will be able to effectively update and report on risk management initiatives), indicating the benefits and limitations of each tool, and provide the City of Cockburn with a detailed report in order to make a selection on the appropriate tool.

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

#### **Leading & Listening**

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

### **Budget/Financial Implications**

N/A

### **Legal Implications**

Following recent amendments to reduce the Compliance Audit Return, the Local Government (Audit) Amendment Regulations 2013 will now extend the current role of local government Audit Committees to encompass a review of areas such as risk management, internal control and legislative compliance.

### **Community Consultation**

N/A



**Attachment(s)**

- (1) Draft City of Cockburn Enterprise Risk Management Strategy 2013 -2015.
- (2) Draft City of Cockburn 2014 Organisational Risk Registers.
- (3) Control Review Report – Governance and Community Services.
- (4) Control Review Report – Engineering and Works Services.
- (5) Control Review Report – Finance and Corporate Services.
- (6) Control Review Report – Planning and Development.

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

N/A

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

Nil.

**10.3 (MINUTE NO 143) (ASFC 20/11/2014) - LEGAL PROCEEDINGS BETWEEN COUNCIL AND OTHER PARTIES (118/001) (J NGOROYEMOTO) (ATTACH)**

**RECOMMENDATION**

That Council receive the report on legal proceedings commenced or responded to by the City.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 3/0**

**COUNCIL DECISION****Background**

At its meeting held on 12 October 2006, Council adopted a new Position Statement PSES13 "Legal Proceedings Between Council and Other Parties".

**Submission**

N/A



## Report

Under Clause 2 of Position Statement PSES13, sub-clause (8) and (9) states:

- (8) *The Chief Executive Officer shall establish and maintain a procedure which enables those matters which are subject to the terms of this Position Statement to be centrally recorded and updated, as appropriate.*
- (9) *A record of the procedure mentioned in (8) above shall be presented to the Audit Committee at least annually, or as often as considered appropriate by the Chief Executive Officer or as requested by any member of the Audit Committee.*

The Audit Calendar – Part 6 in the month of November states:

- (6) *Monitor the progress of any major law suits facing the Council. (Internal Audit).*

A Summary of the Legal Proceedings commenced or responded to by the City has been circulated under separate confidential cover.

## Strategic Plan/Policy Implications

### Leading & Listening

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

## Budget/Financial Implications

The table below highlights the legal fees expensed during 2013/14 with commensurate, where relevant, fines and penalties arising from the incurring of the legal expenditure. The City, further incurs expenses for rates recovery, but in 97% of the cases, the amounts expended are recovered. The break-up of where the funds are spent is detailed in the table below as well.

<b><u>Legal Services 2013/14</u></b>		
	Actual	Budget
Legal Firms Expenditure	\$451,000	\$425,000
Fines & Penalties Income	\$278,000	\$294,000
<b><u>Rates Recovery</u></b>		
Expenditures	\$267,000	\$201,000
Recovered	\$258,000	\$201,000
Net Costs	\$9,000	\$0



<u>Legal Firms</u>	<b>Spend \$</b>
McLeods	254,000
Jackson McDonald	161,000
Kott Gunning	29,600
Others	6,737
Total	451,337

### **Legal Implications**

Position Statement PSES13 'Legal Proceedings between Council and Other Parties, refer.

### **Community Consultation**

N/A

### **Attachment(s)**

Summary of Legal Proceedings commenced and/or responded to by the City (provided under separate confidential cover).

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

N/A

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

Nil.

## **11. PLANNING & DEVELOPMENT DIVISION ISSUES**

Nil

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

### **(MINUTE NO 144) (ASFC 20/11/2014) - SUSPENSION OF STANDING ORDERS**

#### **COUNCIL DECISION**

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr P Eva that pursuant to Clause 22 (1) of the City of Cockburn Standing Orders Local Law, suspend Standing Orders the time being 6.10 pm to receive a briefing by Council's Auditors, Macri and Partners.

**CARRIED 3/0**



MR TONY MACRI AND MR TERRY TAN FROM MACRI & PARTNER – AUDITORS, JOINED THE MEETING THE TIME BEING 6.11 PM TO BRIEF THE COMMITTEE ON THE 2013/14 ANNUAL FINANCIAL STATEMENTS

THE PRESIDING MEMBER THANKED MR MACRI AND MR TAN FOR THE INFORMATION PROVIDED.

MR MACRI & MR TAN LEFT THE MEETING THE TIME BEING 6.16 PM.

**(MINUTE NO 145) (ASFC 20/11/2014) - RESUMPTION OF STANDING ORDERS**

**COUNCIL DECISION**

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr K Allen that Standing Orders be resumed the time being 6.17 pm.

**CARRIED 3/0**

**12.1 (MINUTE NO 146) (ASFC 20/11/2014) - ANNUAL FINANCIAL STATEMENTS 2013/14 AND EXTERNAL AUDIT REPORT (071/003; 067/001) (N MAURICIO) (ATTACH)**

**RECOMMENDATION**

That Council adopt the:

- (1) Annual Financial Statements and External Audit Report for the year ended 30 June 2014; and
- (2) concise Annual Financial Statements and External Audit Report for the year ended 30 June 2014;

as shown in the attachment to the Agenda.

**COMMITTEE RECOMMENDATION**

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

**CARRIED 3/0**



<b>COUNCIL DECISION</b>
-------------------------

## Background

At its meeting on 8 November 2006, the Audit Committee decided that the Annual Financial External Audit Report should first be presented to the Audit and Strategic Finance Committee to review and then forwarded to Council for its adoption, as set out in the Terms of Reference.

Under the Audit and Strategic Finance Committee's Terms of Reference, the Committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its Terms of Reference in order to facilitate decision-making by Council in relation to the discharge of its responsibilities.

The principal objective of the audit is to carry out such work as is necessary to form an opinion as to whether:

- (a) the accounts are properly kept; and
- (b) the annual financial report:
  - (i) is prepared in accordance with financial records; and
  - (ii) represents fairly the results of the operations of the local government at 30 June in accordance with the Australian Accounting Standards and the Local Government Act 1995.

As part of the Audit and Strategic Finance Committee's Calendar the following issues are to be considered by the Committee in regards to the Annual Financial Audit Report:

7. *Review Council's draft annual financial report, focussing on:*
  - *accounting policies and practices;*
  - *changes to accounting policies and practices;*
  - *the process used in making significant accounting estimates;*
  - *significant adjustments to the financial report (if any) arising from the audit process;*
  - *compliance with accounting standards and other reporting requirements;*
  - *significant variances from prior years.*
8. *Recommend adoption of the annual financial report to Council. Review any significant changes that may arise*



*subsequent to any such recommendation but before the financial report is signed.*

9. *Discuss with the external auditor the scope of the audit and the planning of the audit.*
10. *Discuss with the external auditor issues arising from the audit, including any management letter issued by the auditor and the resolution of such matters.*
11. *Review the annual performance statement and recommend its adoption to Council.*

## **Submission**

N/A

## **Report**

### 2013/14 - Annual Financial Statements

The Financial Statements are presented to the Audit and Strategic Finance Committee in two formats:

1. Annual Financial Statements including all accounting and supporting notes (Detailed).
2. Concise Annual Financial Statements excluding all accounting and supporting notes.

Both sets of financial statements are the same but the former is longer and provides more detail in the accompanying notes. Both sets of financial statements have been approved by the Chief Executive Officer, Mr Stephen Cain and the Auditor, Mr Tony Macri of Macri Partners in accordance with Australian Accounting Standards. The Concise Financial Statements will be published with the Annual Report as has occurred for the past three financial years. The detailed Annual Financial Statements are published on the Council's website in conjunction with the Annual Report and a copy is available for any interested ratepayer or resident.

### Statement of Financial Position

The City's net assets and total equity increased by \$151.5M during the reporting year to \$1,035.7M. This predominantly reflects an increase in non-current assets of \$144.8M and current assets were also higher by \$5.3M.

The increase in current assets of \$5.3M includes an additional \$6.5M in cash and investments due to a greater amount of cash held in financial reserves. Off-setting this, receivables decreased \$1.2M year on year





due to lower outstanding trade and other debtors. These are now \$3.9M lower than they were two years ago.

Current liabilities were little changed down \$0.5M year on year to \$14.5M due to lower trade creditors outstanding. The current portion of borrowing liabilities (\$1.4M) and leave provisions (\$4.5M) were relatively unchanged from last year.

The increase in non-current assets of \$144.8M was primarily attributable to revaluations across most asset classes resulting in a net increment of \$121.6M. A management evaluation document was prepared for the Auditor to ensure that management supported the methodologies, assumptions and results of the revaluation exercises. This was requested given the significance of the values involved and the document is attached to the Agenda for the Committee's review.

Capital acquisitions during the year accounted for \$43.4M and gifted developers infrastructure assets also added \$5.3M. Assets valued at \$5M were disposed during the year and assets were depreciated a total of \$21.9M. There was also an increase of \$1.5M in investments mainly attributable to the SMRC joint venture.

Non-current liabilities reduced by \$0.9M from last year as borrowings were paid down by \$1.3M. Offsetting this slightly were increases in leave provisions of \$0.1M and security deposits and bonds payable of \$0.2M.

### Changes in Equity

Cash/investment backed reserves held by the City increased by \$10.2M to \$85.6M during the year. \$64.1M of this balance represents funds available for future capital spending needs, whilst the balance are for various operational and restricted purposes.

The asset revaluation surplus increased by \$121.6M to \$531.6M as a result of the independent valuation of land, buildings and landfill infrastructure and the management valuation of roads, footpaths, drainage and parks infrastructure.

The City's accumulated surplus increased by \$19.6M to \$418.5M. This represented the \$29.8M net operating surplus result less the \$10.2M net transfer of funds to financial reserves.

### Statement of Comprehensive Income

The City's net result (before asset revaluations) was down \$2.0M on the previous year to \$29.8M with operating and non-operating activities both contributing \$1.0M to the decline in result.

The City's result from operating activities fell \$1.0M to \$9.6M through a slight increase in operating expenses versus steady operating revenue.



Overall, operating revenues of \$119.3M were unchanged year on year. Revenue sources up for the year included rates of \$58.8M (+\$4.3M) and interest earnings of \$6.2M (+\$0.5M). However, fees and charges were down \$3.4M to \$40.7M primarily due to a reduction in commercial fees of \$5.4M from the HWRP landfill facility. Operating grants and subsidies were \$1.1M lower than last year at \$8.5M. The main impact came from the Federal Government's policy to discontinue advancing a portion of the following year's financial assistance grants.

Operating expenses were up slightly for the year by \$1.0M (1.0%) to \$109.7M. Employee costs, the City's biggest operational expense item, were up \$2.1M (5.3%) to \$42.1M. Spending on materials and contracts was down \$1.7M (4.9%) to \$32.7M. Other expenses were also down \$1.4M to \$6.3M primarily due to a reduction in landfill levies paid of \$1.8M (consistent with the reduced revenue). Insurance premiums came in \$0.4M (23%) more than last year at \$2.2M. This is impacted by growing employee costs and the addition of significant new assets.

Interest expenses were incurred for the first time in over a decade this year. These were \$0.2M and relate primarily to the self-funding underground power scheme and emergency services building in Cockburn Central.

Depreciation expenses were up \$1.3M (6%) to \$21.9M, mainly as a consequence of the asset data pick up and revaluation of parks infrastructure assets the previous year.

Capital grants received of \$4.4 were down \$2.6M year on year due to the absence of federal funding for the GP super clinic and Roads to Recovery funding claimed in advance the previous year.

Developer contributions received were up significantly to \$10.1M (+\$6.7M) primarily due to the community infrastructure contribution plan collecting an additional \$4.6M compared to the previous year. Contributions received from the other developer plans were also higher by \$1.1M.

Net profit from the sale of assets was down year on year by \$2.3M primarily due to lower land sales activity.

#### Statement of Cash Flows

The City's net incoming cash flows from operating activities increased by \$2.2M to \$33.6M for the reporting year. This reflects the strong financial capacity of the City to fund new assets and asset renewal and upgrades as they become necessary.

Cash outlays on capital spending were down \$4.9M from the previous year to \$43.4M. This reflects reduced spending on major plant and landfill infrastructure compared to the previous year.



Capital funding received from the sale of assets was down \$17.0M to \$4.4M. However, the previous year's amount included the sale of lot 9001 Ivankovich Avenue for \$12.2M and land sales activity was generally lower in 2013/14.

The City repaid \$1.32M of \$4.86M in borrowings for the underground power and emergency services building projects. The balance of the loans outstanding is \$3.54M.

Cash and cash equivalents increased by \$9.7M for the year to \$104.8M reinforcing the City's already strong liquidity position.

### Rate Setting Statement

The City's closing funds position was \$13.2M compared to the balanced budget position contained in the adopted budget for 2013/14. \$9.0M of the closing funds is unspent monies required to complete carried forward works and projects. \$3.0M covers the forecast end of year surplus adopted in the 2014/15 Municipal Budget as opening funds. The remaining balance of \$1.2M will be transferred into the Cockburn Central West Recreation Facility financial reserve in accordance with Council's budget policy.

The total amount raised from general rates of \$58.5M was \$4.0M (7.3%) higher than the previous year. This result reflects the 4.75% increase applied to the rates in the dollars (RID) adopted in the budget for 2013/14, together with continuing strong growth within the rating base from new land developments and building activity within the district.

### Audit Report

The 2013/14 Annual Financial Statements were audited by Macri Partners and their assigned Audit Partner, Mr Tony Macri.

The 2013/14 Annual Financial Statements were signed off as true and fair without qualification.

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

#### **Leading & Listening**

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



**Budget/Financial Implications**

End of year financial results were adopted at the October 2014 Council Meeting.

**Legal Implications**

N/A

**Community Consultation**

N/A

**Attachment(s)**

1. The Annual Financial Statements for 2013/14 (detailed).
2. Concise Financials Statements for 2013/14 to be included in the Annual Report.
3. Audit Completion Report to the Audit and Strategic Finance Committee for the year ended 30 June 2014 – Macri Partners
4. Management Evaluation Document – Land, Buildings and Infrastructure Fair Value.

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

N/A

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

Nil.

**13. ENGINEERING & WORKS DIVISION ISSUES**

Nil

**14. COMMUNITY SERVICES DIVISION ISSUES**

Nil

**15. EXECUTIVE SERVICES DIVISION ISSUES**

Nil

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

Nil



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

Nil

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

Nil

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

Nil

**20. CONFIDENTIAL BUSINESS**

Nil

**21 (ASFC 20/11/2014) - CLOSURE OF MEETING**

6:18 pm.

**CONFIRMATION OF MINUTES**

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

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



City of  
**Cockburn**



wetlands to waves

CITY of COCKBURN  
**ANNUAL REPORT**

2014

[COCKBURN.WA.GOV.AU](http://COCKBURN.WA.GOV.AU)





Cover and this page: Cockburn Integrated Health and Community Facility

## Elected Members 2013–14

### Logan K Howlett JP

Mayor



### Stephen Pratt

Councillor  
Central Ward



### Carol Reeve-Fowkes

Deputy Mayor from  
October 2013  
Councillor  
July–October 2013  
West Ward



### Bart Houwen

Councillor  
Central Ward



### Kevin Allen

Deputy Mayor until  
October 2013  
Councillor from  
October 2013 onwards  
West Ward



### Philip Eva JP

Councillor  
October 2013 onwards  
Central Ward



### Tony Romano

Councillor  
July–October 2013  
West Ward



### Yaz Mubarakai

Councillor  
East Ward



### Steven Portelli

Councillor  
East Ward



### Lee-Anne Smith OAM

Councillor  
East Ward



### Lyndsey Wetton

Councillor  
October 2013 onwards  
West Ward



### Val Oliver

Councillor  
Retired October 2013  
Central Ward



## Executive Team

### Stephen Cain

Chief Executive  
Officer



### Daniel Arndt

Director Planning  
and Development



### Michael Littleton

Director Engineering  
and Works



### Don Green

Director Governance  
and Community  
Services

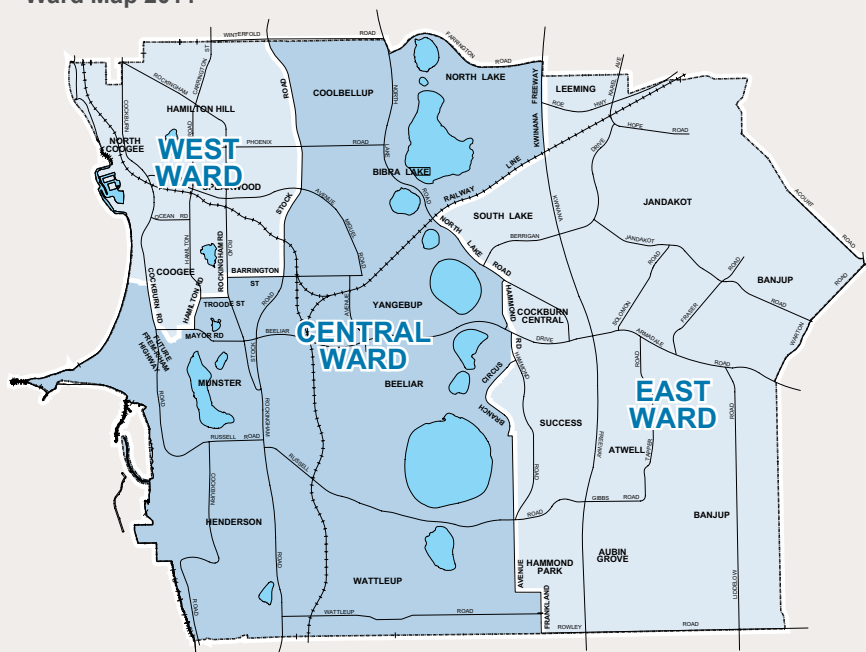


### Stuart Downing

Director Finance  
and Corporate  
Services



City of Cockburn  
Ward Map 2014







The Mayor, Councillors and Staff of the City of Cockburn acknowledge the Nyungar people who are the traditional owners of this land. The City would like to thank the Aboriginal Reference Group for their enthusiastic support and assistance in implementing the Reconciliation Action Plan.



## Contents

Elected Members and Executive Team	3
Mayor's Message	7
Report of the Chief Executive Officer	9
Demographic Data	11
Corporate Strategic Plan	12
Winning Performances	13
Measuring our Performance	14
State of Sustainability Report	16
National Competition Statement, Remuneration, Complaints of Breach	18
The Year Ahead	20
Organisational Chart	21
Governance and Community Services Directorate	23
Engineering and Works Directorate	34
Planning and Development Directorate	42
Finance and Corporate Services Directorate	48
Annual Financial Statements (concise version)	52

Left: Reconciliation Week 2014.





Outstanding results have been achieved in the annual Community Perceptions Survey.



Top: Mayor celebrates Bike Rescue Project with Cockburn Youth Services and Fremantle Football Club.  
Left: Port Coogee Marina Services Building opens 2014.  
Above: Justice Crew get behind the Community Campaign to Unite Cockburn-Kwinana and save the carve up of Cockburn with the Mayor.

## Mayor's Message

I am pleased to provide my sixth annual report statement. The City of Cockburn continues to provide for the growing number of people choosing to make this City home. Our local government district has benefited from the pioneering families who laid the foundations for a strong and resilient community, reflecting the importance of family, hard work, honesty and integrity.

Since the 2011 adoption of the City's Reconciliation Action Plan, our actions and achievements aimed at 'closing the gap' have made significant progress. I congratulate the City's Aboriginal Reference Group members for their contribution in achieving the outcomes to date.

Outstanding results have been achieved in the annual Community Perceptions Survey outcomes this year, reflecting the leadership demonstrated by elected members and staff across a wide array of disciplines, as well as our volunteers, through a myriad of programs and activities that reflect a modern and progressive local government.

The ongoing promotion and implementation of sustainability continues to be a high priority for the City with innovative examples of environmental protection and reducing our carbon footprint. A wide array of initiatives across our buildings, parks and natural areas as well as our extensive community education programs highlight this.

The City continues to plan for the future with the new Integrated Health & Community Facility and library in Success. Advanced planning is underway for the proposed world class Regional Cockburn Aquatic and Recreation Facility and the new home of the Fremantle Dockers. Curtin University will also partner in the project. Our thanks extend to the Federal Government for their \$10M grant and to the State Government for their \$12.4M grant plus the provision of the land.

The ongoing creation of local jobs for our community is occurring through planning and development at the Cockburn Coast, the former Watsonia site and surrounds, the Cockburn Central Precinct, the Jandakot City development and new neighbourhood centres. To support our

ongoing development, the City is investing in new roads, drainage and pedestrian/cycle ways and community infrastructure to meet the needs of our rapidly expanding population.

Local government reform continues with the Local Government Advisory Board's (LGAB) final decision to be influenced by the thousands of submissions from across the many affected communities. In Cockburn's case, a submission by our community emerged as the 'lead' consideration by the LGAB. I take this opportunity to thank our leaders from the 100 plus organisations from across our great City for the significant contribution they have made to move efforts away from 'carving up' Cockburn and hopefully a better outcome for our future.

It is planned for Cockburn to amalgamate with the City of Kwinana and we will work collaboratively to achieve the best outcome for the new entity. We will ensure security of job tenure and career opportunities for our respective members of staff wherever possible, position our community organisations for prosperity into the future and draw on our volunteer bases to foster the spirit that underpins both thriving communities.

I thank the elected members, the strength of leadership from our Chief Executive Officer and the executive group, other members of staff, our volunteers and the community that is Cockburn for the achievements made throughout the year. These achievements ensure that Cockburn remains a place of choice to live, work, visit and invest for an ever increasing number of people.



**Logan K Howlett, JP**  
Mayor





Partnerships has been the hallmark of successful development.



Top: Community rallied to say Hands off Cockburn at Parliament House.  
 Above: Cockburn Integrated Health Facility.  
 Right: Cockburn Central, 2014.

## Report of the Chief Executive Officer

The City's 35th birthday this year presents an opportunity to reflect on our continually changing landscape. The urban renewal underway along the coast, revitalisation of older suburbs, the first stages of a marina village, expansion of our new city centre at Cockburn Central and ongoing development in our industrial estates are testament to the City's rapid evolution.

Our infrastructure is developing to match our community's needs and expectations. In 2013–14 we saw the official opening of the \$10M Surf Club at Coogee, the completion of the \$42M Integrated Health Facility and Library at Success and the final design for the Aquatic and Recreation Centre at Cockburn Central West.

'Partnerships' has been the hallmark of the successful development of these projects, which has resulted in generous external funding contributions. \$3.5M was received from the Commonwealth and State Governments for the new surf club at Coogee. The City's community-led model resulted in \$6.5M for the new Cockburn Integrated Health Facility from the Commonwealth Government and Lotterywest donated a further \$0.5M.

The partnership model for the Cockburn Central West project with the Fremantle Football Club has been the City's most notable collaboration. \$22.4M of the \$107M required for this development has been gifted in grants from the Commonwealth and State Governments. Curtin University has since joined the collaboration, thanks to the opportunities for practical learning (Fremantle Football Club) and employment (Cockburn's Leisure Facilities) the facility will offer.

Perhaps the only unwelcome aspect of our urban and industrial growth has been the pressure on our road network. The 2013 Community Perceptions Survey produced the highest ever level of community satisfaction overall, but had 'traffic management' as a major priority the community wants addressed.

\$20M in road improvements around Cockburn Central are almost complete. Many of the City's major road projects are the result of

complimentary investment by business and industry. These include negotiations to enable a new link road to be developed into Jandakot Airport (with the airport owners) and Cockburn Central road improvements (with the Perron Group and Landcorp).

We cannot address the road network on our own. While further expansion of the road system is our number one priority, it will only succeed if the State Government 'partners' with us. The \$80M new train station at Aubin Grove needs to be matched with an investment from Main Roads and the development of Cockburn Central needs funding for the construction of the new North Lake Road Bridge and Armadale Road upgrade to proceed.

From 1 July 2015, local government reform is likely to see the vast majority of Cockburn unite with Kwinana. The two cities will emerge stronger thanks to a herculean effort from the Cockburn Community that preserved the essence of Cockburn. Over 12,000 ratepayers endorsed a community-led fight against attempts to 'carve-up' Cockburn and another 10,000 community submissions were lodged during the review period.

While there may be no more major anniversaries for the City of Cockburn, our strengths will underpin the successful transition to a new local government. The City of Cockburn has been a great place to live, work, visit and invest in. Our community has told us so. We expect that the future anniversaries of Cockburn and Kwinana will present many more opportunities to reflect on great achievements.



**Stephen Cain**  
Chief Executive Officer



## Demographic Data

At the end of the 2013–14 financial year, the estimated resident population of the City was 101,973, growing by 2.9% (2,904 people in the past year). The theme of strong growth, averaging between 2.5 and 3%, remains a unique characteristic of the City in comparison to adjoining local governments.

Photos: Our community.



# Demographic Data

## Cockburn's demographic characteristics

City of Cockburn - Total persons Age group (years)	Number	%	Greater Perth %
Babies and pre-schoolers (0 to 4)	7,452	7.3	6.6
Primary schoolers (5 to 11)	9,288	9.1	8.7
Secondary schoolers (12 to 17)	7,659	7.5	7.9
Tertiary education & independence (18 to 24)	9,827	9.6	10.2
Young workforce (25 to 34)	16,293	16.0	14.7
Parents and homebuilders (35 to 49)	23,444	23.0	21.6
Older workers and pre-retirees (50 to 59)	12,273	12.0	12.4
Empty nesters and retirees (60 to 69)	8,549	8.4	9.2
Seniors (70 to 84)	6,035	5.9	7.0
Elderly aged (85 and over)	1,154	1.1	1.6
<b>Total persons</b>	<b>101,973</b>	<b>100.0</b>	<b>100.0</b>

## Unique Demographic Characteristics\*

- A larger percentage of 'Parents and homebuilders' (23.3% compared to 21.6%)
- A larger percentage of 'Young workforce' (15.7% compared to 14.7%)
- A smaller percentage of 'Seniors' (5.8% compared to 7.0%)
- A smaller percentage of 'Empty nesters and retirees' (8.0% compared to 9.2%)
- A larger percentage of people with Italian ancestry (9.2% compared to 5.4%)
- A larger percentage of people with Croatian ancestry (3.3% compared to 0.9%)
- A larger percentage of people with Portuguese ancestry (2.7% compared to 0.5%)
- A smaller percentage of people with English ancestry (34.0% compared to 37.6%)

\* Cockburn compared to Greater Perth

In terms of growth, there is a forecast continuation of strong growth between 2% and 3% over the medium to long term. The following table reveals components of forecast population change to 2036:

Components of population change					
City of Cockburn	Forecast period				
Component	2012 – 2016	2017 – 2021	2022 – 2026	2027 – 2031	2032 – 2036
Births	7,995	9,692	11,336	12,467	12,951
Deaths	2,382	2,733	3,130	3,516	3,880
Natural increase/decrease	5,613	6,598	8,206	8,951	9,070
Net migration	9,340	14,179	11,365	5,316	-1,299
Change in persons in non-private dwellings	202	249	250	198	0
<b>Total population change</b>	<b>14,756</b>	<b>21,386</b>	<b>19,821</b>	<b>14,465</b>	<b>7,771</b>



# Corporate Strategic Plan

**“Our mission is to make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth Metropolitan area.”**

The Corporate Strategic Plan 2012–2022 identified seven key themes to meet future needs and address community concerns.

<b>01</b>	<b>Growing the City</b> Plan for growth of our City.	Cater for a population expansion of around 25,000 new residents and increase the amount of serviced industrial land.
<b>02</b>	<b>Community and Lifestyles</b> Improve communities and lifestyle options.	Provide existing and new residents with high quality services, safe places to recreate and interact, as well as activities for their leisure time.
<b>03</b>	<b>A Prosperous City</b> Strengthen our economic base.	Create opportunities for businesses to develop, helping people to access education and/or improve their skills and increase local employment and career opportunities.
<b>04</b>	<b>Environment and Sustainability</b> Sustainably manage our environment.	Protect, manage and enhance our unique natural habitats, manage our natural resources sustainably and minimise risks to human health.
<b>05</b>	<b>Infrastructure</b> Provide community and civic infrastructure.	Create and maintain sporting, educational, social facilities, waste and other civic requirements for our community.
<b>06</b>	<b>Moving Around</b> Facilitate movement.	Develop road, pedestrian and cycleway networks to facilitate the safe movement of people and goods. Advocate for improvements to the public transport system.
<b>07</b>	<b>Leading and Listening</b> Deliver sustainable governance.	Lead the community through an exercise of stewardship over the City’s assets and resources, and listen and engage with our residents and ratepayers.

# Winning Performances

## Western Australian Local Government Association (WALGA)

2013 Local Government Officer Awards	Recipient - Jill Zumach, Human Services Operations Manager For outstanding contribution to Local Government
--------------------------------------	----------------------------------------------------------------------------------------------------------------

## Public Health Advocacy Institute of WA (PHAIWA)

2013 Children's Environment and Health, Local Government Awards	Overall Winner - Best in WA Award Category Winner - Child care centre design/placement Category Winner - Smoke free environments Category Winner - Prevention of disease Category Winner - Child health and development
-----------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

## Financial Counsellors' Association of Western Australia (FCAWA)

2013 Synergy Financial Counsellor Award for Excellence	Recipient - Colleen Crowley, Financial Counsellor of the Year
--------------------------------------------------------	---------------------------------------------------------------

## Planning Institute of Australia (WA Division) (PIA)

2013 Awards for Planning Excellence	Category Winner - Hard Won Victory For Scheme Amendment 92 - Bushfire Prone Areas Commendation - Hamilton Hill Revitalisation Strategy
-------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------

## Heritage Council

2013 WA Heritage Awards	Finalist - Outstanding heritage practices by a local government
-------------------------	-----------------------------------------------------------------

## Australian Association for Environmental Education (AAEE)

2013 Environmental Educator of the Year Award	Recipient - Vicky Hartill, WA Environmental Educator of the Year
-----------------------------------------------	------------------------------------------------------------------



Left: Jill Zumach. Centre: Vicky Hartill. Right: Colleen Crowley.

## Measuring Our Performance

The City annually measures the perceptions of residents on the City's services, infrastructure and facilities to see how satisfied people are to live in Cockburn. This year's independent survey was undertaken by Catalyse in April 2014 from a representative sample of City of Cockburn residents. The majority of the statistics detailed below are from this survey (where they are not, the source is cited). The percentage (%) relates

to how many people rated the question seven out of ten in the survey, with one representing 'totally dissatisfied/totally disagree' and 10 representing 'extremely satisfied/totally agree'. Comparisons are based on results from the same survey undertaken in 2013. These measurements relate directly back to the City's commitments outlined on page 12 and in more detail in the City's Corporate Strategic Plan.

MEASUREMENT	2014	2013
Residents who agree that the City has developed and communicated a clear vision.	63%	60%
Residents who agree that the City has a good understanding of the community's needs.	71%	66%
Overall satisfaction with access to housing that meets your needs.	79%	70%
<b>Frequency of using alternative transport.</b>		
Households with someone who walks to local destinations instead of driving.	52%	58%
Households who have someone who cycles weekly or more often.	22%	23%
Number of residents who use public transport weekly or more often.	42%	35%
<b>Delivered infrastructure that meets the community's needs and is well maintained.</b>		
Overall satisfaction with the:		
Maintenance of local roads.	84%	81%
Community buildings, halls and toilets.	75%	71%
Sport and recreation facilities.	87%	86%
<b>Well-developed partnerships with strategic stakeholders.</b>		
The City maintained strong relationships with a wide range of stakeholders including the South West Group, State and Federal Government Departments, Community Groups, Advisory and Reference Groups, The Melville Cockburn Chamber of Commerce, the WA Police, and local clubs.		
<b>Demonstrated a strong commitment to sustainability.</b>		
Satisfaction with efforts to promote and adopt sustainable practices.	77%	69%
<b>STRONG JOB GROWTH, INCREASED VISITOR NUMBERS AND MORE JOBS</b>	<b>2012-13</b>	<b>2011-12</b>
Visitor numbers are not currently reported by Tourism Western Australia for the City of Cockburn.		
Number of jobs in Cockburn (not Full Time Employees).	44,653	41,677
<b>Increased educational and skill development opportunities.</b>	<b>2011</b>	
Measurement: Percentage of residents in Cockburn who had a qualification.	55.6%*	

\*Source ABS Stats Economic ID based on Census data.

**OUR COMMUNITY**

	2014	2013
Enjoy living in the City of Cockburn.	95%	91%
Feel included and connected to the community.	80%	77%

**Satisfaction with:**

The way Council performs.	91%	86%
Mobile security controls.	73%	71%
Safety and Security.	73%	71%
How local history and heritage is preserved and promoted.	75%	68%
The way the environment is managed.	78%	78%
Our service delivery.	78%	80%
Sports and recreation options.	92%	87%
The way we care for those with special needs.	76%	71%



Top left: Broadwater Park.  
 Top right: Henderson Landfill Machinery 2013.  
 Bottom left: Memorial Hall.  
 Bottom right: Spring Fair 2013.



# State of Sustainability Report 2013–2014

The City of Cockburn's fourth annual State of Sustainability Report is a snapshot of the City's collective efforts in working towards a sustainable future for the 2013–14 financial year.

For this reporting period, the City had 105 indicators for sustainability across the organisation. In comparison to the previous year of reporting, the number of indicators has almost doubled.

During 2013–14 Local Government reform caused a shift in priorities across the organisation

with some projects deferred to 2014–15. This change in business focus and the addition of new indicators has meant that many of the KPIs across the key focus areas of governance, society, economy and the environment are still in progress.

A snapshot of the City's progress towards sustainability can be found below.

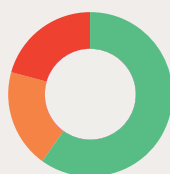
To read the report in full, please visit:  
[www.cockburn.wa.gov.au/sustainability](http://www.cockburn.wa.gov.au/sustainability).



## Governance

Governance is the cornerstone of the City's approach to sustainability. Through this the City is able to listen to and guide its residents and ratepayers, in building a sustainable future.

### 28 Key Performance Indicators



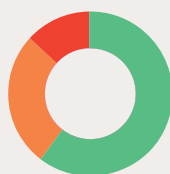
- 58% complete
- 21% in progress
- 21% not achieved



## Environment

The environment is the foundation for sustainability in the City of Cockburn. Our natural areas and resources must be sustainably managed into the future.

### 27 Key Performance Indicators



- 59% complete
- 30% in progress
- 11% not achieved

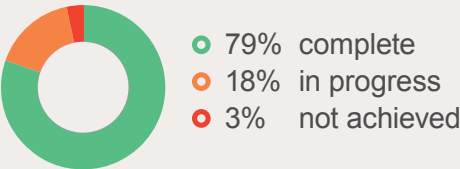
In 2013 the City of Cockburn hosted the Keep Australia Beautiful Council National Sustainable Cities Awards.



**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.

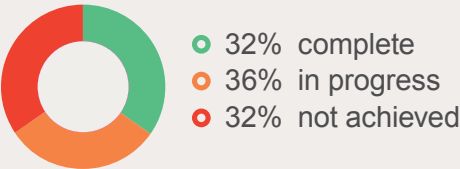
**28 Key Performance Indicators**



**Economy**

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

**22 Key Performance Indicators**



# National Competition Statement

## The Competition Policy Statement

In 2007, all Australian governments recommitted to the Competition Principles Agreement (11 April 1995).

The Competition Principles Agreement is an intergovernmental agreement between the Commonwealth and State/Territory governments that sets out how governments will apply National Competition Policy Principles to public sector organisations within their jurisdiction. The National Competition Policy itself concluded in 2005-06 and has been succeeded by Australia's National Reform Agenda which is an addition to, and continuation of, the highly successful National Competition Policy reforms. The COAG reform agenda is implemented through National Agreements, National Partnerships, Water Management Partnerships under the Agreement on Murray-Darling Basin Reform, and other intergovernmental agreements. The National Reform Agenda comprises three streams — competition, regulatory reform and improvements to human capital. The competition and regulatory reform streams can be regarded as falling broadly within the framework established by the previous National Competition Policy, with a focus on productivity and economic efficiency of activities and industries within product markets.

The Competition Principles Agreement as amended 13 April 2007 sets out nominated principles from the agreement that now apply to local government. The provisions of Clause 5 within the Competition Principles Agreement require local government to report annually on the implementation, application and effects of Competition Policy.

Competition Policy does not require contracting out or competitive tendering. It does not preclude local government from continuing to subsidise its significant business activities from general revenue, nor does it require privatisation of government functions. It does require local governments to identify their significant business activities and apply competitive disciplines to those businesses practices which compete with the private sector.

A number of the City's services are exempt from Competition Policy, as it applies only to business activities that generate income in excess of \$200,000 from fee revenue that is directly generated from external users. Activities undertaken by the City which have previously been considered for market testing, owing to the competitive nature of the service, are:

- South Lake Leisure Centre
- Domestic Waste Collection
- Waste Disposal Site

The City has resolved to retain the in-house provision of the leisure centre and its domestic waste collection. Council has awarded approximately 15% of its waste disposal site operation to the private sector.

Below: Domestic Waste Collection.  
Right: South Lake Leisure Centre.





## Legislative Review

Under the Clause 5 Statement of the Competition Principles Agreement, local governments must review their Local Laws to ensure that they do not unnecessarily restrict competition unless it can be demonstrated that:

- The benefits of the restriction outweigh the costs to the community; and
- The objective of the law can only be achieved through such a restriction.

The City of Cockburn has completed a review of its Local Laws to ensure compliance with the National Competition Policy.

## Complaints of Breach

No official complaints have been lodged pursuant to Sec.5.121 of the Local Government Act during the year and accordingly no details are required to be entered into the complaints register established for this purpose.

## Remuneration of Senior Employees

Annual Salary Between	No. of Employees
\$100,000 – \$109,999	4 <sup>(1)</sup>
\$110,000 – \$119,999	5 <sup>(2)</sup>
\$120,000 – \$129,999	6 <sup>(3)</sup>
\$130,000 – \$139,999	1
\$140,000 – \$149,000	1
\$150,000 – \$159,999	0
\$160,000 – \$169,999	1
\$170,000 – \$179,999	1 <sup>(4)</sup>
\$180,000 – \$189,999	2 <sup>(5)</sup>
\$300,000 – \$309,999	1 <sup>(6)</sup>

The above information does not include the payment of motor vehicle allowances:

<sup>1</sup> \$17,000, <sup>2</sup> \$17,640, <sup>3</sup> \$17,640, <sup>4</sup> \$22,600, <sup>5</sup> \$22,600, <sup>6</sup> \$18,000.

This information is correct at 30 June 2014.





## The Year Ahead

Council adopted the 2014–15 budget in June 2014. The budget is used to fund major projects and services including:

- » **\$30.6M** for waste collection and disposal, environmental works, sustainability initiatives, town planning and regional development
- » **\$23.4M** for roads, footpaths and drainage, road planning and design and depot operations
- » **\$20M** (out of a total \$107M) for the largest community facility the City has undertaken, the Aquatic Recreation and Community Facility to be built in Cockburn Central West
- » **\$4.9M** for playgrounds and parks upgrades in 2014–15.

### Recreation and Culture

**\$27.1M** providing outdoor recreational areas and facilities; the South Lake Leisure Centre; Council's three libraries; numerous community centres; cultural and arts activities including the series of free community events.

### Education and Welfare

**\$11.5M** to provide: support services for families, for youth, social support and recreation services, child care services, facilities and recreational activities for seniors, the aged and people with a disability.

### Economic and Other Services

**\$2.5M** to provide building construction licensing and compliance monitoring services, tourism and area promotion projects, land services in the areas of leasing, land development and acquisition and disposal transactions.

### Governance and General Purpose Funding

**\$10.4M** to provide ranger services including: those for elected members, executive staff and public meetings and consultation, corporate support costs, costs for collecting rates income.

### Law, Order and Public Safety

**\$5.4M** to provide ranger services including: animal control, parking regulation and law enforcement, community safety projects including a community security service, fire prevention and control activities and emergency service operations.

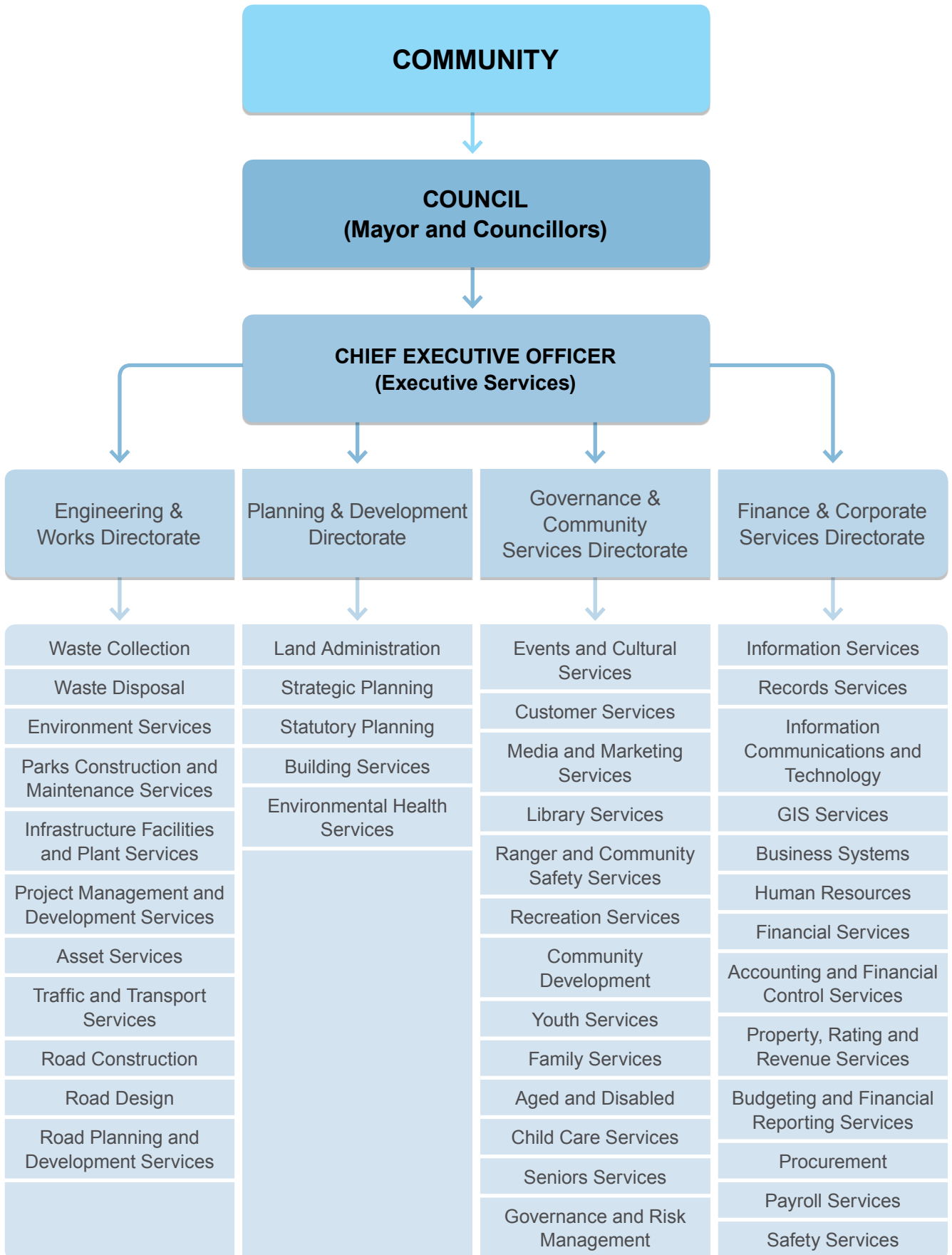
### Health

**\$2.4M** to provide public health monitoring, assessment and compliance services for food premises, pest control, industrial premises and noise control and managing contaminated sites.



Above: Artist Impression — Regional Aquatic, Recreation and Community Facility

# Organisational Chart



# Governance and Community Services Directorate

The Governance and Community Services Division is responsible for providing community safety and development initiatives, events, recreation, rangers and a wide range of human services. The division is responsible for communications including the operation of the Customer Contact Centre. The aim of the unit is to improve the quality of life of residents and to ensure good governance.

## HIGHLIGHTS

**95%**

Percentage of residents who like living in the City of Cockburn.

**434,486**

Number of visits to South Lake Leisure Centre.

**10,644**

Number of jobs attended by Rangers.

**70,555**

Number of jobs CoSafe attended to.

**14,518**

Number of attendees at Library Events.



Left: Coolbellup Library. Right: Community Safety - CoSafe.



## LIBRARY SERVICES BUSINESS UNIT

### *Public Library & Information Service*

City libraries aspire to be accessible, vibrant and innovative places that instil and encourage the joy of reading for pleasure, recreation and lifelong learning. They provide connection to innovative services, knowledge, ideas and works of imagination.

The new Success Public Library, located at the Cockburn Integrated Community and Health Facility due to be opened in September 2014.

### *Achievements*

- 16% increase in attendances to library events and services this year to 14,518
- 7.7% increase in the number of self-service loans
- 33% increase in the number of new Facebook users
- 6% decrease in visits to the libraries to 341,979 attributed to the ongoing extensions to the Cockburn Gateway Shopping City impacting on access to Success Library
- Online credit payments were introduced in July 2013
- 4,073 Better Beginnings bags were delivered to 41 schools within the City of Cockburn
- A new Library Strategic Plan for the period 2014–2019 was adopted in January 2014
- The libraries continued to hold pram jams, story times and well attended holiday programs for children
- The libraries held many events with diverse subjects including digital inclusion, local history, cooking and health education, aimed at encouraging lifelong learning.

## COMMUNITY SERVICES BUSINESS UNIT

### *Ranger and Community Safety Services*

Rangers and Community Safety work to improve security of City residents and visitors. They do this through applying local laws and state

legislation, also by using a range of education, prevention and mitigation strategies

### **Ranger Services**

#### *Achievements*

The City's Rangers attended to 10,664 jobs:

- 2,167 Parking Complaints
- 2,364 dog related reports and animal patrols;
- 695 dog pick up jobs were attended to by Rangers. Of these:
  - » 528 dogs were impounded
  - » 407 were returned to their owners
  - » 108 were re-homed/rescued
  - » 13 were euthanised
- 98 other animals were picked up
- 248 cat related reports and complaints since 1 November 2013. Of these:
  - » 65 cats were impounded
  - » 14 were returned to their owners
  - » 106 were re-homed/rescued (Cat Haven)
  - » 45 were euthanised (feral and gravely ill)
- 292 off-road vehicle complaints
- 525 litter complaints
- 2,337 additional patrol jobs

The entire fleet of Ranger Service Vehicles is expected to be equipped with CCTV by the end of 2014. Rangers commenced using an electronic infringement and reporting system which allows infringements to be issued electronically, for data to be captured from the point of issue and for this to be streamlined into the City's operating system with little or no down time, reducing double handling.

## Governance and Community Services Directorate (continued)

### *Community Safety Services including Cockburn Community Security and Safety Service (CoSafe)*

The last twelve months has seen an increase in awareness and use of the City's CoSafe service.

#### Achievements

- 70,555 jobs were attended to by CoSafe
- 90% of callouts were attended to within 15 minutes or less
- The main four jobs that were attended to by CoSafe were in relation to the following areas:
  - » Ranger related complaints outside normal Ranger operating hours
  - » Suspicious activity
  - » Anti-social behaviour
  - » Noise complaints – Residential and Commercial
- MOU reviewed and signed by WA Police and City of Cockburn
- CCTV has been installed at the Coogee Beach Surf Life Saving Club and Cockburn Integrated Health and Community Facility
- CCTV footage has been used to assist in 44 crime-related incidents (35 internal requests and nine requests by WA Police)
- Grant funding was used to purchase a portable CCTV system to assist in identifying and monitoring crime hot spot locations throughout the City
- Promotion of Neighbourhood Watch and eWatch

The City uses its variable message trailers and static signs to inform residents of current crime and community safety trends. eWatch program subscribers receive this information online as well as police updates on ongoing trends and activities within their areas.

#### *Emergency Services*

Emergency management continues to be a growth area for the City, with the City ensuring that all the legislative requirements are met and the City's needs are continually monitored, reviewed, maintained and enhanced.

#### Achievements

- Facilitated and administered recovery efforts after the Banjup Bushfires in February 2014
- South Coogee and Jandakot Volunteer Bush Fire Brigade have increased their membership
- Cockburn SES has attended a variety of callouts and assisted with clean ups in Beeliar after severe weather
- Carried out several desktop emergency exercises with a variety of internal departments, State Agencies, neighbouring Local Governments and Australand Development Company
- Grant funding was received to purchase specialised smoke detectors for hearing impaired members of the community, with specialised training provided to reduce the occurrence of house fires.

#### Recreation Services

Provide and facilitate a range of sport, recreation and leisure opportunities for residents of the City.

#### *Recreation Services*

#### Achievements

A number of Capital Works Projects were completed that included:

Project	Cost
Improvements to Cockburn Tennis Club	\$20,000
Jandakot Hall refurbishment	\$100,000
New Cricket Pitch – Beeliar Reserve	\$16,000
Davilak Oval Floodlighting – Stage 1	\$80,000
Watsons Reserve Floodlighting upgrade	\$36,000
Goodchild Clubrooms – Storage upgrade	\$37,000

The City continued to progress the development of the Cockburn Aquatic and Recreational Facility that will also serve as the new home for the Fremantle Football Club. \$22.4M of the \$107M facility costs have been received by Commonwealth and State Government grants. The final concept designs were adopted at the June 2014 Council meeting with construction due to commence in April 2015.

### Club Development

Support ongoing club development within the City.

#### Achievements

- \$11,820 was given to 14 clubs for sporting equipment
- \$15,540 of works were completed at local sporting clubs on clubroom and reserve facilities thanks to the City's Minor Capital Works Grants
- Over 715 kids participated in club sport through the KidSport program which equated to approximately \$141,000 in club fees
- 6,235 participants involved in club sport on reserves within the City of Cockburn
- Over 800 participants took part in the 2013 Bibra Lake Fun Run
- Strong participation at the 'super club workshop' held in March 2014.

### South Lake Leisure Centre

#### Achievements

- 434,486 visits to the centre (highest to date)
- Centre Memberships dropped to 1,050 members, due to restraints on marketing and competition from new gym facilities in the local area
- 1,703 swimming lesson enrolments in term 1 (2014), (highest to date)
- Outdoor pool shell was painted to help maintain the facility and extend its life for further summer seasons
- New Point of Sale system (Links) installed
- 1,400 subscribers to the Centre e-Newsletter,

launched in January 2014

- Site Risk Audit conducted.

### Community Development Services

Provide capacity building and community engagement mechanisms to strengthen and support community groups and volunteers operating within the City of Cockburn.

### Community Development

#### Achievements

- Over 170 attendees to Cockburn's Get Connected Expo showcasing community and business partnerships
- The City facilitated the Cockburn Community Group Bowls with a Twist event, where 18 teams representing Cockburn not-for-profit organisations attended
- Community Engagement Policy and Framework was adopted by Council
- 15 community driven projects supported through the On-the-Job support initiative, to support not-for-profit community groups in new endeavours
- Worked with numerous community groups on Local Government Reform to save the division of the City of Cockburn between three other local governments.



Above: Bibra Lake Fun Run 2013.

## Governance and Community Services Directorate (continued)

### *Cockburn Volunteer Resource Centre (CVRC)*

- 47 nominations in the 2013 Inspirational Volunteer Awards, with 437 guests attending. Launched the first BYO Plate Challenge – a great success with 97% of guests participating
- 68 businesses supported 1,273 volunteers through the Very Important Volunteer Card program where Cockburn businesses offer discounts on goods and services to volunteers in the City of Cockburn
- 19 volunteer groups promoted their cause through the National Volunteer Week initiative stall at Cockburn Gateways Shopping Centre
- 104 individuals used the CVRC Resource Space which provides local community groups with access to a desk, phone, internet and copying.

## HUMAN SERVICES BUSINESS UNIT

### Family Services

#### *Child Care Services*

Administers grants and fees provided to Council for the operation of quality child care services including Family Day Care, In-Home Child Care and Out of School Hours Care Programs.

The City has a policy to support child care services within the City of Cockburn. The policy encourages the location of child care centres adjacent to schools, public open spaces, or other spaces for community or recreational use.

#### *Family Day Care Service (FDC)*

The City supports the selection, monitoring, resourcing and training of educators to provide quality early education and care in compliance with the Service Educator Membership Agreement.

#### Achievements

- 677 children utilised 291,562 hours of childcare
- 55 FDC Educators were operating in contract with the not-for-profit FDC Service.

### *In Home Child Care Service (IHC)*

IHC Service enables a limited number of families to receive childcare within the family home. The Commonwealth partially funds the service which is only for families who are unable to access existing child care services and meet certain criteria.

#### Achievements

- 136 children utilised 89,524 hours of childcare
- 30 IHC Educators were operating in contract with the not-for-profit IHC Service.

### *Outside School Hours Care (OSHC)*

The not-for-profit OSHC Centre operates on a parent fee-for-service basis for a limited number of children for After School Care and Vacation Care programs. The City of Cockburn continued to operate the South Lake OSHC Centre following the closure of the Coolbellup OSHC Centre on 19 July 2013 due to ongoing viability issues. Financial viability continues to impact service delivery in this area.

#### Achievements

- Successfully implemented the 'Count me in Child Care Inclusion project'.

### *Family Services*

Administer Grant and Council-funded services, programs, community development and events aimed at providing and developing increased support, activity and wellbeing of individuals and families.

Services include Early Years, Individual and Family Support, Financial Counselling, Aboriginal Community Development, Disability Access and Inclusion and Children's Development.

### *Children's Development*

This area plays a key community development role in responding to the identified needs of children and families in the City of Cockburn, as well as networking and advocating about issues and service gaps related to children aged 0 to twelve.





Left: Early Years Group, Coolbellup Hub 2013. Right: Family Day Care, 2014.

The City's Childrens' Services Plan 2010–15 is available on the City's website at [www.cockburn.wa.gov.au/Children\\_Services](http://www.cockburn.wa.gov.au/Children_Services)

### Achievements

- Overall State winner for the Children's Health and Environment Report Card Award, and winner of four categories
- 'Froggy's Fun on the Green' mobile outdoor play program for families with children 0 to 5 years, was provided at two locations each week for up to 100 participants a session
- Weekly Atwell Play Club for parents and their three year old children, attended by 15 families per week
- 1,500 people attended the 'Teddy Bears' Picnic' event for parents and toddlers
- 1,500 people attended the 'Hello Baby' event for parents of new babies
- 287 families and service providers received 'Cockburn Kids', an online quarterly parent newsletter
- Delivered Protective Behaviours and Family Mental Health workshop
- Community Forum held on the outcomes of the Australian Early Development Index survey
- 'Eat, Play Thrive' workshops for parents in partnership with Ngala
- Free skateboard coaching clinics for 8–13 year olds.

### Early Years Program

A free service supporting parents to be and families with children aged 0-8 years living in Cockburn, as well as centre or school-based parenting groups.

### Achievements

- 20 workshops were delivered during the year and approximately 125 families provided with an individualised home visiting program or consultation
- Obtained funding to deliver a one-year 'Raising Solid Families' project offering group and parenting support to Aboriginal families
- Over 100 families attended the national Aboriginal and Torres Strait Islander Children's Fun Day event.



## Governance and Community Services Directorate (continued)



Left: Disability Services. Right: Staff undertaking Disability Awareness Training.

### Aboriginal Community Development

The Aboriginal Community Development Officer provides information and support to Aboriginal community groups and individuals living in the local area, whilst also assisting the Aboriginal Reference Group to strengthen communication between the Aboriginal community and the City.

#### Achievements

- A Reconciliation Week event with displays of programs and achievements, guest speakers, a sit-down lunch and facilitated discussion on reconciliation for seniors
- A full program of NAIDOC Week activities including flag raising, a youth event, a seniors catered lunch event and library cultural activities
- Over 100 families attended the City's first event for National Aboriginal and Torres Strait Islander Children's Day
- Working with the City's Aboriginal Reference Group to provide a place of remembrance at Bibra Lake
- Implementing the City's second Reconciliation Action Plan (RAP) 2013–16 with the focus on Relationships, Respect and Opportunities. The plan is available here: [cockburn.wa.gov.au/aboriginal](http://cockburn.wa.gov.au/aboriginal)

Some of the RAP actions achieved include:

- Provision of a community bus tour, raising Aboriginal cultural awareness
- The launch of Aboriginal artwork at Port Coogee
- Agreement for an Aboriginal name for the Port Coogee beach
- Funding for showing an Aboriginal play 'Fifty Shades of Black'
- Purchase of three Aboriginal artworks by the City
- Launch of the 'Derbal Nara' interactive website on the Aboriginal history of the Cockburn coastline
- Provision of Cultural Competency training to staff and mentor support to Aboriginal staff.

### Disability Access and Inclusion

The City employs a fulltime Disability Access and Inclusion Officer, offering a point of liaison between the people with disabilities in the community and the City on issues of concern. The Officer provides information, raises awareness around access and inclusion, and supports projects and events that enhance participation for people with disability.

#### Achievements

- The annual 'Celebrate Ability Day' which is attended by a number of schools

- An Inclusion Award that recognises children who are inclusive of people with disability
- Systematic improvement of the City's Accessible parking bays
- Mental Health Awareness Training for City of Cockburn staff

The seven outcome areas of the City's Disability Access and Inclusion Plan 2012-17 provide a framework for translating the principles and objectives of the Disability Services Act into achievable results.

#### **Outcome 1: People with disabilities can access the services and events organised by the City of Cockburn**

##### **Achievements**

- Transport support upon request for residents with a disability who can't access transport independently
- Accessible parking and accessible toilet facilities assured at all events
- Staff have been trained to book an AUSLAN interpreter or translator
- The establishment of a comprehensive database of service providers to directly communicate services and event notifications to people with disabilities
- An audio loop has been installed in the main administration area, and a mobile loop is available to use at public meetings and for public consultation.

#### **Outcome 2: People with a disability have the same opportunities as other people to access the buildings and other facilities at the City of Cockburn.**

##### **Achievements**

- An access audit has improved accessible parking at the City's main administration building
- A universal access fishing ramp has been installed at Port Coogee, with two accessible parking bays nearby
- The City's Disability Reference Group has advised on access for major project developments.

#### **Outcome 3: People with a disability receive information from the City of Cockburn in a format that will enable them to access the information as readily as other people are able to access it.**

##### **Achievements**

- All City publications include the text "Available in alternative formats upon request"
- The City's quarterly newsletter, Cockburn Soundings, is available in a tagged PDF format
- Key Customer Service staff are trained in facilitating translator/interpreter services
- Two pull up banners for use at events to inform people of Access and Inclusion Services and contacts at City of Cockburn.

#### **Outcome 4: People with a disability receive the same level of quality service from the staff of the City of Cockburn as other people do.**

##### **Achievements**

- More than 75% of staff completed Disability Awareness Training.
- Creating a brochure to promote the City's access and inclusion services and activities
- An "Information for applicants with a disability" document is available to assist those applying for employment at the City
- The City has committed to offer a traineeship for a person with disability.

#### **Outcome 5: People with a disability have the same opportunity as other people to make complaints to the City of Cockburn.**

##### **Achievements**

- The City continues to provide access to the National Relay Service (NRS), a phone solution for people who are deaf or have a hearing or speech impairment. Customers can use the NRS if they have access to the internet or a special phone called a TTY

## Governance and Community Services Directorate (continued)

- The City's Customer Contact Centre has NRS-trained staff familiar with the procedures of communication with the customer via a relay officer.

### **Outcome 6: People with a disability have the same opportunity as other people to participate in public consultation by the City of Cockburn.**

#### **Achievements**

- The City's Disability Reference Group (DRG) provides a voice to people and makes their needs and aspirations known to Council. Membership is open to all residents and service providers in Cockburn
- A contact database has been established to inform people with a disability of upcoming consultations and for the City to be better informed of their needs
- A mobile audio loop has been purchased to allow people with a hearing impairment to become more active participants in consultation meetings.

### **Outcome 7: Businesses and services within the City of Cockburn are encouraged to improve the access and inclusion of their businesses for people with disabilities.**

#### **Achievements**

- The City confirmed its commitment to offer a traineeship for a person with a disability.

#### **Support Services**

Comprises the City of Cockburn's externally funded Financial Counselling and Family Support Services, providing counselling, information, advocacy, options and referrals to individuals living in the City of Cockburn.

#### **Achievements**

- Best in WA Synergy Financial Counsellor Award for Excellence 2013 won by City financial counsellor
- 554 individuals and families were assisted by Financial Counselling

- 1,712 individuals were assisted by Family Support Services through individual face to face appointments and groups and workshops
- Coordinated the Worldly Wise Women's Group and weekly Parent Child Hub groups to minimise isolation.
- Delivered health and well-being programs for 'Anxiety', 'Transitioning Boomers' and 'A Time for Me' workshops.
- The Sizzle n' Slipper event raised funds for blankets to be distributed to the Homeless at the 'BBQ and Blanket' event.

#### **Youth Services**

Administers Grant and Council funded services, programs, community development, events and facilities aimed at providing and developing increased support, activity and leisure opportunities for young people.

#### **Youth Work**

#### **Achievements**

- The employment of three full-time youth workers and two part-time youth workers to support "at risk" young people in Cockburn aged 10–18 years and their families
- Individual case management, information, advocacy and support as well as group programs for young people up to the age of 18 years
- Group programs have included an Automotive program, Netball team, Basketball teams, fishing program, Landscaping, Community garden & young women's programs as well as one-off educationally focused topical sessions

#### **Youth Centre Programs**

#### **Achievements**

- Over 20,000 visits to the centre in 2013–14
- Partnership with the Challenger TAFE Institute provided accredited training courses during school hours



Left: Youth Services. Right: Aged Services - Cockburn Community Care.

- End of School term events such as the Big Night In, Deadly Moves Dance Party
- Subsidised programs included drama, technology, arts, music lessons, health, basketball, boxing and cooking programs.

### Youth Development

The City provides a broad range of activities and programs that are accessible to all young people living in the City aged 10 to 24 years of age.

### Achievements

- School holiday programs
- Art workshops
- Recreational programs such as skate, bike riding and band competitions.
- Facilitated the City's Youth Advisory Collective ensuring effective inclusion of young people's voices into their local community
- Delivered 'Blissco' – a free mobile youth service available throughout the City, three times a week
- Grant funds received to partner with the South West Metro Community Drug Services Team to deliver a recreation and education program 'Blissco at the Coolbellup Hub'.

The full strategy is available on the website at [www.cockburn.wa.gov.au/Youth\\_Services](http://www.cockburn.wa.gov.au/Youth_Services)

### Seniors Services

Administers Council funded services, programs, community development, events and facilities aimed at providing and developing increased amenity, active ageing and leisure opportunities for senior citizens. Services include provision of the Cockburn Seniors Centre based programs, outings, events, meals and seniors community development activities.

The interim Cockburn Community Men's Shed opened in November 2013 in the old South Coogee Bush Fire Brigade building in Wattleup. The shed is open three days per week on Tuesday Wednesday and Thursday. The Shed is a place for men to get together around things that interest them, to learn new skills and socialise.

### Cockburn Seniors Centre

The Cockburn Seniors Centre has grown continuously since it opened five years ago, offering a diverse range of programs to promote an active ageing community.



## Governance and Community Services Directorate (continued)

### Achievements

- Over 1,000 members averaged 1,900 visits to the centre each month
- 14 hours per week of physical activities including Heartmoves classes, pilates, yoga, line dancing, Zumba, table tennis, tai chi, social dancing and cycling
- A range of social activities including caring and sharing craft group, indoor bowls, pool and darts, bridge, social cards, progressive whist and the popular monthly Sundowner
- Offered numerous learning and creative opportunities through computer classes, mahjong, choir, jewellery and paper-craft, art and drawing classes, mosaics, crime club, quiz, Toastmasters and the Tales of Times Past oral history group
- Over 50 volunteers contributed more than 250 hours each week in the kitchen, running the café, driving buses and running programs
- More than 5,000 affordable healthy meals last year were prepared by the Centre cook and volunteers
- Over 500 people attended the combined Cockburn, Melville and Fremantle Health Lifestyle Expo for over 55s, hosted by the Seniors Centre

### Cockburn Community Care

Administers grant and fee funded frail aged and disability support services and programs aimed at providing increased support and wellbeing. Services include personal care, day centre programs, supported transport, home help services, home maintenance, social support, and carer support to enable the frail aged and people with disabilities to remain living in the community.

### Home Services (HACC)

A variety of services are provided including help with cleaning, shopping, bill paying, social support to engage in the community, respite, personal care, transport and basic home and garden maintenance.

### Achievements

- Growth funding of an extra \$95,240 per annum was secured in 2013–2014 to increase the hours of service in the community. This is a second consecutive year of growth funding
- 17,127 client hours of service were provided in 2013–2014
- 564 individual transport services were provided.

### Centre Based Day Care (HACC)

The day centre provides a range of activities and outings and also functions as respite for carers. Programs include those for seniors, younger people with disabilities and a for people with dementia. Lunch and refreshments are included and transport is provided in specially equipped vehicles to allow easy access for people with physical disabilities.

### Achievements

- 18,306 client hours of service were provided
- 6,800 transport services were provided (to and from the centre).

### Carer Support Service

Services for carers (a carer is someone who provides care and support for a parent, partner, child, relative or friend, who has a disability, is frail aged or has a chronic mental illness) include monthly coffee mornings, occasional luncheons and weekend retreats, support and advocacy, information and assistance to access respite.

### Achievements

- 141 client hours of service were provided
- Funding for a weekend retreat was secured from Carers WA.

### Home Care Packages

Home Care Packages individually funded to meet the needs of seniors with more extensive and complex requirements, including medication prompting. These seniors are eligible for residential care but prefer to remain in their own homes. Cockburn Community Care is funded to provide packages for up to 35 clients.

### Achievements

- 7,890 client hours of service were provided.

#### Kwobarup Aboriginal Program

This service caters specifically for Aboriginal people. This Centre-Based Day Care service runs an art program, activities and outings in a relaxed and friendly atmosphere.

### CORPORATE COMMUNICATIONS BUSINESS UNIT

#### *Marketing, Customer Services and Media Liaison*

Provides a range of communications material and services that ensure the community is engaged with, and informed about, the City's services and programs.

### Achievements

- Mounted successful campaigns to rally community support to retain as much of Cockburn as possible to ensure strong communities were kept together and Council remained financially viable
- The annual Community Perceptions and Needs and Business Perceptions Surveys were completed (see pages 14-15 for some of the results)
- The bi-monthly printed newsletter 'Cockburn Soundings' rated highly in the survey
- Over 200 media responses were answered
- 23,791 customers were served at front counter
- 11,810 payments were receipted
- 97,522 calls were taken in the Contact Centre
- 7,475 customer requests were raised by the Customer Service Team
- 586,881 visits to the City's website (+14%)
- The use of Social Media, namely Facebook and Twitter continued to increase.

#### *Event Management, Arts and Cultural Services*

Provide a range of entertainment and cultural events to the community.

- 59 artists participated in Show off with over

1700 visits and 39 works sold

- Management strategy commissioned for the Davilak Ruins in Manning Park with assistance from Lotterywest
- Azelia Ley Museum celebrated its 30th anniversary in November 2013
- Justice Crew & Samantha Jade Concert at Success Regional Sport and Community Facility was attended by nearly 10,000 people
- Kate Ceberano Concert at Manning Park was attended by an estimated 3,000 people
- Several thousand people attended the Cockburn Rotary Spring Fair (Medieval theme) at Manning Park, The Australia Day BBQ and Coogee Beach Festival, both at Coogee Beach.

All events are now promoted as Smoke Free (playgrounds, beaches, parks, reserves and the City's playing fields are already smoke free).



Top: Coogee Beach Festival.  
Bottom: Show Off Art Exhibition 2014.

# Engineering and Works Directorate

Responsible for delivering and maintaining a safe road, cycleway and path system, developing and maintaining parks and managing the natural environment for the enjoyment of everyone as well as collecting and disposing of waste from all residential properties in the district and providing and maintaining buildings and other facilities on Council property for community use.

## HIGHLIGHTS

**121,500**

Tonnes of waste received at Henderson.

**64,953**

Bins lifted per week by the City's trucks.

**85,000**

Number of plants and trees planted in Cockburn.

**4,100**

Plants planted by 132 community members in volunteer events.

**2,018**

KM of verges and kerbs mowed.



Left: The City's Park Services Team.

Right: Roads Design Team.

<b>Asset Development</b>	<b>\$M</b>
Roads, footpath and drainage	9.1
Developer contributed infrastructure	5.3
Parks and environment	3.3
Buildings	26.8
Landfill site	0.03
Plant — New & Replacement	2.5
<b>Total</b>	<b>47.3</b>

<b>Operational Activities</b>	<b>\$M</b>
Roads, footpaths and drainage maintenance	7.4
Parks and environment maintenance	11.3
Waste disposal	6.0
Waste collection	11.6
Facilities maintenance	5.0
Plant maintenance	3.4
Underground power infrastructure contribution	0.05
<b>Total</b>	<b>45.3</b>

## WASTE SERVICES BUSINESS UNIT

### *Waste Disposal Services*

Operate a landfill site at Henderson to accept waste in accordance with the requirements of a Class III site under the Environmental Protection Act and maximise the financial return of the site.

### *Henderson Waste Recovery Park (HWRP)*

#### *Achievements*

- 18% improvement on recovery of recyclable items to 7,972 tonnes (or 6.5% of the total waste received) largely as a result of the effective recovery of mulch, heavy gauge steel and Western Power poles
- \$106,000 additional income (total of \$406,000) from the sale of heavy gauge steel at optimal times and prices
- 54 tonnes of toxic household hazardous waste was removed from the waste stream that otherwise would have been landfilled
- A 4% increase in tonnes of product diverted from landfill through the Recycle Shop
- The facility captured 5.2Mil m<sup>3</sup> landfill gas thereby reducing CO<sub>2</sub> emission to under the National Greenhouse and Energy Reporting System
- Completion of sealing of the 900m Cell 7 road
- Construction of three ground water monitoring wells to assist in understanding the impact, if any, of the new Cell 7 on the aquifer
- Business Plan was developed for the potential purchase of the Cockburn Cement Land north of the HWRP.



## Engineering and Works Directorate (continued)

### Waste Collection

Provides a regular, reliable and safe waste and recycling collection service for every residential premise within the district and disposes of it in an environmentally acceptable manner.

#### Achievements

- 64,953 bins per week (3.4% increase from 2012–13) were lifted by 13 trucks, 5 recycle trucks and 6 composting trucks, amounting to 3.377 million bins for the year
- A 3.3% reduction in general waste (MSW) tonnage, due mostly to the City's Waste Education Program. This decrease occurred despite allowing for an extra 1,093 tonnes from an additional 1,200 new residents
- 4,240 tonnes was collected via the City's verge collection program, a 6% increase on the previous year
- 2,012 mattresses and 28.57 tonnes of E-Waste were recovered and recycled, prior to being picked up during junk verge collections
- Significant reduction in over compaction charges in the City's co-mingled recycling deliveries to the RRRC.

### PARKS AND ENVIRONMENT BUSINESS UNIT

Delivers the design, construction, rehabilitation and maintenance of the City's open spaces. The team manages water resources, greenhouse gas emissions, natural and wetland areas, highly manicured playing fields, passive parks, foreshore areas, streetscapes and park infrastructure.

#### Parks Services

Parks Management develop strategies and policies, provide advice on park and horticultural related matters, assess district and local structure plans, construct and maintain parks, ovals and streetscapes on Council-owned land in accordance with agreed service levels.

Parks Operations perform a range of ground maintenance activities across the City, providing a functional and attractive amenity for use by local residents and visitors.

### Parks Operations

*Designs and constructs a wide range of park infrastructure and facilitates the renewal of equipment that has reached the end of its useful life.*

#### Achievements

- Maintained over 690Ha of turf and landscape areas on sporting ovals, passive parks and community facilities
- Installed collection stations to monitor leachate and nutrient content to accurately determine fertiliser programs
- 211 playgrounds were managed and maintained of which 31 have shade sails
- Responded to 3180 customer requests
- Street tree database developed
- Maintained over 50Ha of streetscapes, including roundabouts, median islands and verge treatments
- Major roadside landscaping including Spearwood Avenue (Friendship way), Phoenix Road, Beeliar Drive, Russell Road and Wentworth Parade
- 5,000 trees pruned under power lines to meet Western Power regulations
- 1,270 street trees provided to residents upon request
- 586km of verges and 1,432km of kerb line mowed
- 621km of footpath spraying.

### PARKS CONSTRUCTION AND RENEWAL

#### Water Operating Strategy

Outlines the City's management and monitoring of groundwater abstraction in accordance with Department of Water Licence conditions.

#### Achievements

- 209 bore locations managed and monitored
- 198 locations monitored monthly to enable individual water budgets for each park
- Water quality monitoring of five significant locations adjacent to environmentally sensitive

areas: Kurrajong Reserve, Kevin Bowman Reserve, Manning Reserve, Bibra Lake Picnic area and Waterbuttons Park

- Annual Report to Department of Water outlining the City's annual abstraction per licence, water quality and impact in water draw from aquifer

## Parks Construction & Renewal

### Achievements

- 16 playgrounds constructed or renewed including Smart Park, Mariposa Park, Boyd Crescent, Katich Park and Hargreaves Park
- Irrigation systems replaced at Steiner Reserve & Michigan Park
- 15 water meters installed to Bore head works
- Park improvements at Albion Reserve, Enright Reserve (Stage 1) & Dixon Reserve
- Draft Coogee Beach Reserve Masterplan developed.

### Greening Plan

- Street Tree Planting: Winterfold Road, Elderberry Drive, Parkway Road, Antigonus Street, Archidamus Road and Bibra Drive
- Streetscape planting on Hammond Road and Spearwood Avenue (Peace Park and Aboriginal sections of Friendship Way).

### Shade Sail Strategy

The strategy identifies the criteria for the installation of shade sails and planting of trees around playgrounds. The following playgrounds had shade sails installed:

- Edwards Park
- Beeliar Reserve
- Beale Park.

### Bibra Lake Management Plan

- Regional Adventure Playground Consultant appointed
- Revegetation works 1.5ha – 26,000 tube stock planted.

## Environmental Management

Incorporates the combined disciplines of natural area management, environmental education, climate change and sustainability, providing excellent customer service and striving to maintain and continuously improve environmental values and sustainable outcomes for the City.

### Environmental Operations

Manage over 1000Ha of natural areas managed. Seek to improve and protect the environmental values of these conservation reserves by undertaking rehabilitation and intensive maintenance programs.

### Achievements

- The City hosted the 2013 national Keep Australia Beautiful — Australian Sustainable Cities Awards
- 69,320 plants planted over 5.5Ha including Coogee Beach, Manning Lake and uplands, Lot 27 Progress Drive and Success Bushland
- Feral Animal Control Program continuation
- Bird tracking program at Denis De Young reserve and Banksia Eucalypt Woodland to assist in determining ecological linkages
- Installed two Dieback foot cleaning stations and signage at Lot 800 Gwilliam Drive, Bibra Lake
- Dieback mapping undertaken in Levi Reserve and treatment undertaken within Banksia Eucalypt Woodland, Bandicoot Reserve and Holdsworth Reserve
- Veldt Grass control undertaken in nine reserves to reduce fuel loading and prevent biodiversity loss
- Fire control undertaken in many reserves
- Intensive priority weed control undertaken within Denis De Young, Gil Chalwell and Buckingham Reserves following bushfire in Banjup
- Offset works - revegetation works and monitoring conducted in Coogee Beach, Bibra Lake and Little Rush Lake.

## Engineering and Works Directorate (continued)

### *Environmental Capital and Renewal Works*

#### Achievements

- Reinstated fire damaged rabbit proof fence line at Denise De Young Reserve
- Continued limestone firebreaks at Lukin Swamp, Rose Shank, Gil Chalwell and Triandra reserves
- Finalised Market Garden Swamp dual use path link trail
- Relocated dual use path at C. Y. O'Connor Reserve after storms
- Installed Gross Pollutant Trap on Water Corp drain at Yangebup Lake
- 12 school and community planting days conducted
- 50 Rottnest Island Pines given to staff and residents as part of a native Christmas Tree giveaway
- 100 native plants significant to Aboriginal culture given away as part of Reconciliation Week
- \$21,000 for restoration of coastal heath within Manning Park (CoastWest)
- \$40,000 received for completion of trail network within Market Garden Swamp (Lotterywest)
- \$38,000 from Department of Transport for relocation of storm damaged path at C. Y. O'Connor
- Fauna Movement Study (Bird Tracking) (Curtin University)
- Turtle Research Project (Murdoch University)
- Fish and Crayfish Fauna of Yangebup Lake' Report (Murdoch University)
- Bushfire Report completed by Murdoch University Sustainability Intern.

### *Renewable Energy / Greenhouse Gas Emission*

#### Achievements

- City is on track to achieve its emissions reduction targets
- Open Space Lighting Feasibility Study completed
- Solar Photovoltaic Implementation Plan developed

- Parks Alternative Energy Assessment undertaken
- Energy Audit Program — inspection and analysis of major facilities underway
- 423 additional solar photovoltaic panels were installed on City buildings, bringing the total to 1,022
- Free advisory visits for 30 households, community and childcare centres offered as part of the Energy Audit Program
- Murdoch Wind Monitoring Trial completed.

### *Sustainability*

#### Achievements

- Community events included two ECO home design workshops, a Living Smart course, flexitarianism seminar, plastic free July, de-clutter workshop and sustainable September event series
- 13 sustainability grants were awarded
- Hosted sustainability internship in partnership with Murdoch University
- Established staff sustainability committee
- Established a staff community garden
- Sustainable home designs created for the City
- 2014–15 Sustainability Action Plan adopted by Council
- Ecological corridor 'Green Links' brochure developed.

### *Environmental Education and Community Events*

#### Achievements

- Over 200 children from seven primary schools attended World Environment Day Schools Festival
- Eight school tours of Henderson Waste Recovery Park
- Over 100 subsidised worm farms and four worm farm workshops, 25 compost bins and 10 Bokashi Bins were delivered as part of the Resident Worm Farm/Compost Subsidy Scheme.



Left: 99kw Solar Panel System on the Cockburn Integrated Health and Community Facility. Right: Midge Monitoring, Bibra Lake.

- Supported eight schools to attend Waste and Recycling Tours at RRRC, Canningvale
- 34 environmental and waste education incursions at local schools
- Over 500 children participated in 28 events for Get Wild About Wetlands Holiday Program
- Four school-based sessions (over 450 students) and two community workshops (over 100 participants) delivered through TurtleWatch education sessions
- 200 residents participated in residential Native Plant Subsidy Scheme (3,333 plants sold at discounted rate)
- 65 students devoted 215 hours to the Adopt-a-Beach School Program (Coastcare/UN Sandwatch) partnership with South Coogee Primary School and Coastcare, which involved in-class learning, on-ground action and links with a school in Kiribati
- 10 Environmental Education Initiatives Grants awarded
- 17 landowners received Landowner Biodiversity Grants for over 50 hectares of private property
- 11 community groups were supported to undertake clean-up sites within the City as part of Clean Up Australia Day, with over 400 volunteers participating
- 19 Adopt-a-Spot Program locations which support the Keep Australia Beautiful program.

## Water

### Achievements

- WaterWise Council status maintained
- Wetland litter audits undertaken
- Water management targets set to help reduce water consumption and improve water quality in Cockburn
- 30 households, community and childcare centres received free water and energy advisory visits
- 50 residents received free WaterWise Packs
- WaterWise Demonstration Garden installed at Henderson Waste Recovery Park
- Continued Hands on Wetlands partnership with Cockburn Gateway Shopping City
- The City delivered on ground activities to improve water quality in Yangebup Lake
- Continued partnership with Cockburn Wetlands Education Centre.



## Engineering and Works Directorate (continued)

### INFRASTRUCTURE SERVICES BUSINESS UNIT

#### *Asset Services*

Ensure that Council's assets meet and provide required levels of service in a cost effective way through an optimal balance of creation, preservation, enhancement and disposal.

#### *Achievements*

- Management Plans for Fleet & Plant, Roads, Footpaths, Buildings, Drainage and Parks & Environment developed for 2014 – 2017
- Mobile computing trial completed within the Parks Operations area to enhance service delivery
- Infrastructure assets accessible and reportable from both the City's Asset Management and GIS Systems via mapping functionality with Intramaps 2012
- Electronic data entry forms developed to enhance the capture & updating of data sets for New, Upgrade, Renewal and Disposed Assets
- Project Management software implemented to assist the Engineering and Works Directorate in the delivery, management and reporting of project activities and expenditure for the City's capital works programs
- Enhanced planning functionality to support the scheduling and dispatch of maintenance activities for the City's Fleet & Plant assets
- Revaluation Reports developed to achieve compliance with the implementation of Fair Value Regulations for the City's Infrastructure assets
- Asset related customer request reports developed, providing the City with the capability to review service delivery for reactive maintenance activities based on historical data and customer trends.

### Project Management and Development Services

Provide a consistent framework and methodology for the development and implementation of all major projects within the City.

#### *Achievements*

- Cockburn Integrated Health and Community Facility at Cockburn Central completed.
- Design and Specifications for the City's new Operations Centre and depot upgrade completed.
- Contract management of the landscape and civil design for the Regional Playground Bibra Lake Reserve Progress Drive
- Contract management for the Design and Construct tender of the Western Suburbs Skate Park at Market Garden Swamp Reserve
- Assisting in the management of the feasibility study tender for the Commercial Materials Recovery Facility (CMRF) at the Henderson Waste Recovery Park
- Contract management for the design of the Cockburn Community Men's Shed at Cockburn Central
- Completion of Stage 2 of the Cockburn Sound coastal vulnerability and adaption plan project. The City is the lead agency and project manager for the Cockburn Sound Coastal Alliance (comprising the Cities of Fremantle, Cockburn, Kwinana and Rockingham and Perth Region NRM)
- Successful trial of the Eco-Shark Barrier at Coogee Beach
- Sustainability initiatives associated with energy use reduction and increased renewable energy take up for the City's buildings and facilities, and investigating Electric Vehicles for potential incorporation into the City's vehicle fleet and provision of publicly accessible EV charge stations.

## Facilities and Plant Services

Manage, maintain and deliver Council owned buildings, structure and plant services for staff and the community.

### Achievements

- Construction and/or refurbishment of various community sporting buildings including Lucius and Goodchild Park clubrooms
- Construction of Manning southern toilet block replacement (for completion late 2014)
- Upgrade works at Jandakot Hall
- Improvements to the Cockburn Tennis centre facility
- Coogee beach and café toilet sewerage upgrades (for completion later in 2014)
- Ongoing audits and improvements of the City's buildings and facilities for asbestos and accessibility.

Plant acquisition including:

- Three replacement waste collection trucks, a side loader waste collection truck, a waste services dump truck and a replacement waste services front end loader
- A Roads Services truck upgrade plus new three tonne graffiti crew truck
- Mowing trucks, trailers and ride on mowers for Parks Services
- Thirty new and replacement vehicles purchased for Council.

## ENGINEERING BUSINESS UNIT

Comprises of four service units:

### Road Construction Services

Construct and maintain roads, drains and associated infrastructure in accordance with adopted designs.

### Road Design Services

Provide design services for roads, paths and drains. Conduct development assessment and traffic management treatments under the responsibility of Council in accordance with Australian Standards and industry best practice.

## Road Planning and Development Services

Ensure development occurs in accordance with all relevant Australian Standards and Council's development conditions and specifications.

### Transport and Traffic Services

Ensure that planning and development of the transport network within the City meets the community's and industry needs while minimising environmental impact.

### Achievements

- The widening of Hammond Road from Russell Road to Bartram Road
- Completed a second carriageway for Frankland Avenue from Russel Road to Gaebler Road
- Constructed drainage works and second carriageway for North Lake Road between Hammond Road and Kentucky Court (for completion January 2015)
- 9.7km of pavement resurfacing works were completed on roadsides within the City
- A major path and cycleway construction and rehabilitation program was completed, including the provision of on road cycleway along Hammond Road and off road cycleway along North Lake Road between Discovery Drive and Tait Place
- Completed Black-spots projects at the intersection of North Lake Road/Phoenix Road, North Lake Road/Forrest Road and North Lake Road/Farrington Road
- Commenced the Black-spot project at the intersection of Beeliar Drive and Hammond Road (for completion October 2014)
- Completed a Integrated Transport Plan for the City of Cockburn
- Completed State Underground Power Program in East Hamilton Hill.

# Planning and Development Directorate

Responsible for managing the statutory and strategic planning for the City, as well as overseeing heritage, urban design and sustainable development. This directorate oversees building approvals, development compliance and environmental and public health services, as well as managing the acquisition and sale of the City's land assets.

## HIGHLIGHTS

**\$530M**

Value of building applications submitted this year.

**10,000**

Households engaged with the Your Move Program to get healthier.

**6,499**

Number of pools and spas registered with the City.

**729**

Number of food premises inspected in the City.



Left: Port Coogee, Dome Cafe. Right: Port Coogee Marina Services Building.

## BUILDING SERVICES BUSINESS UNIT

Ensure that buildings and structures within the district provide acceptable levels of public safety, amenity and comply with all relevant building legislation, codes, standards and regulations.

### Achievements

- 3,079 building permits issued, an increase of 5.66% on the previous year
- 7.5% decrease in building works to \$530M (total value)
- 6.38% fee income increase to \$1.05M. This is due to a 26% increase in residential dwellings (1,238) that attract higher fee income
- Average time to issue all Building Permits fell from 16.2 to 14 working days between 2012–13 and 2013–14.

The average issuance time for a Building Permit in 2013–14 was:

- Certified — nine working days
- Uncertified — 19 working days
- All Building Permits — 14 working days.

### Electronic Lodgement System

- The City issued 555 Building Permit approvals for single residential dwellings online for the period, 33.4% more than the previous year. These applications are all completed, stamped and issued electronically. The City expects that this form of lodgement will continue to increase over the coming years.

### Other Building Services Approvals

- 152 Occupancy Permits were issued (197% increase on previous year)
- 84 Demolition Permits were issued (47% increase on previous year)
- 23 Sign Licences were issued (26% decrease on previous year)
- 40 Built Strata Title clearances were issued (82% increase on previous year).

### Mandatory Private Swimming Pool Inspections

- The total number of registered pools and spas in 2013–14 was 6,499. 1,536 pools were checked for compliance during the year.

### Building Act

- The introduction of the new Building Act 2011 in April 2012 has continued to provide many challenges for the Building Service. The Building Act and associated Building Regulations are still being changed a number of times each year by the State Government. These changes continue to require ongoing review of business process and information system processes.

Building Approvals for the 2013–14 period are as follows compared to the previous four years:

Year Ending	Permits	\$ Value	\$ Fee	Residential	Commercial	Industrial	Other Ancillary Buildings
30/06/10	3007	457M	1.402M	1265	165	-	1577
30/06/11	2578	380M	1.375M	899	186	1	1492
30/06/12	2519	476M	1.151M	919	154	2	1447
30/06/13	2914	574M	0.987M	983	186	17	1728
30/06/14	3079	530M	1.05M	1238	130	73	1638



## Planning and Development Directorate (continued)

### ENVIRONMENTAL HEALTH BUSINESS UNIT

Ensure that the conduct and operation of premises and activities within the district comply with accepted standards and practices for public health. Ensure that the quality of the environment is protected and improve and manage public health promotion.

#### *Co-Health Healthy Lifestyle Programs*

##### Achievements

- \$703,607 was secured from the Australian Government to run the Co-Health initiative, providing free physical activity and healthy eating programs to the community
- A full-time Health Promotion Officer and two casual Aboriginal Engagement Officers were employed by the City
- Fremantle Medicare Local provided funding to run the Healthy Eating Activity and Lifestyle (HEAL) program for free for disadvantaged groups
- Maintained the Be Active Cockburn Healthy Lifestyles website ([beactivecockburn.wa.gov.au](http://beactivecockburn.wa.gov.au)) that promotes CO-Health programs and events and TravelSmart initiatives.
- 10 Connecting Schools Grant projects completed worth \$70,000 to improve cycling infrastructure for students
- \$20,000 funding from RAC Community Partnerships Grant for bike education in five schools, provided two new bike maintenance stations for commuter use in the City at Cockburn Central Town Square and the Civic Centre and 12 community bike education and maintenance sessions
- Advocacy and support for the Cockburn Bicycle User Group (BUG)
- Participated in the Australia-wide Super Tuesday Bike count
- Continued provision of a daily shuttle bus for the City's Civic Centre staff from Cockburn Central train station
- More than 600 people taking the TravelSmart pledge to not drive at least one day per week
- Provision of community events that celebrate active transport such as the Bikeweek bike extravaganza held in March at the Town Square
- A new Summer series of Bike Maintenance Sessions for all ages of riders
- Cockburn Fremantle Councils' combined annual TravelSmart Trek.

#### *TravelSmart*

Aims to reduce single occupant vehicle use through the promotion of active transport, including walking, cycling and public transport.

##### Achievements

- Delivery of a successful Bike Rescue Project with 10 'high risk' young people, in conjunction with the City's Youth Centre and Dismantle
- 10,000 households (about 30,000 people) engaged with the Your Move program in the City in 2013–14. 'Your Move' was an intensive behaviour change program that aimed to get households more physically active and opting for active travel
- 15 schools participated in the TravelSmart to School program including paid professional development for teaching staff who are TravelSmart Champions,

### Environmental Health Programs

#### *Mosquito Program*

33 notifications from the WA Department of Health for follow up patient interviews during summer:

- 31 Ross River Virus
- 2 Barmah Forest Virus
- 374 stormwater structures were treated with larvaecide. Frequent treatments were focused in suburbs around Thomsons Lake – Success, Atwell, Aubin Grove, Hammond Park and Beeliar.

#### *Industrial Premises Program*

- The Industrial Premises Officer works pro-actively with proprietors to achieve compliance with a wide range of minimum environmental management standards.



Left: Port Coogee Beach, 2013. Right: Kitchen inspection.

- 131 premises were visited in regard to mechanical, equipment hire and transport/laydown depots. Of these 33 (25%) were non-compliant. The main offence (50% of the 33 premises) was discharging a Schedule 1 material to stormwater soakwells and/or soil onsite
- 100% compliance has been achieved with the cooperation of proprietors
- One infringement (\$500) was served to a repeat offender for not appropriately bunding his waste oil and after a storm event it spilled into the soak wells.

#### Contaminated Sites

Currently, 10 sites have been reported to the Department of Environment Regulation (DER) and the City is investigating eight of these to varying degrees. These sites comprise land associated with McTaggart Cove in North Coogee, Dixon Reserve in Hamilton Hill, Bibra Lake Reserve, Howson Way, Bibra Lake, Dubove Reserve, Spearwood, Poole Reserve in Coogee, the Cockburn Fremantle Pistol Club site on the corner of Warton and Armadale Roads, Banjup, and the reserve adjacent to this lot on Warton Road. The City's Health Service has been active in coordinating the investigations and the

development of Site Management Plans for the McTaggart Cove, North Coogee and Howson Way, Bibra Lake, sites. It is envisaged that these two sites will be classified by the DER by December 2014 and the City may proceed with future development plans.

#### Noise

201 noise complaints were received compared to 223 last year:

- 35 construction
- 8 from industry
- 63 music
- 7 road, rail and aircraft
- 13 birds and roosters

## Planning and Development Directorate (continued)

### Dust

The City has a zero-tolerance policy with regard to potentially dust generating activities on development sites. As a result, 11 infringements were served for dust emissions and for works commencing without an approved Dust Management Plan.

Bulk earthworks are not permitted between 1 October and 1 April without the special approval of Council. In the lead up to the 2013-14 summer moratorium, developers also indicated an increased willingness to complete high risk earthworks before 1 October. Seven developments were awarded ongoing approvals for low-risk earthworks after this date after reducing the works areas into separate stages. This approach is proving to be satisfactory for industry and is likely to be preferred rather than seeking an exemption for high risk earthworks from Council.

### Food

- 729 food premises inspections were carried out
- 529 food premises required inspection
- 248 temporary food businesses and 72 new food businesses were approved in 2013–14
- 20 improvement notices were issued for poor cleanliness, maintenance and inadequate pest control
- Five infringement notices of \$250 each were issued for repeated minor offences
- No prosecutions were taken under the Food Act 2008
- The Safe Food Handler Training session continued to be offered with 8 sessions being conducted resulting in 59 food handlers being trained.

### Infringements

\$12,450 in fines were issued:

- 20 Infringements or warnings under the Environmental Protection Act (EPA), including:
- Three \$250 and one \$500 fine for Unauthorised Discharge Regulations (UDR)

- 10 \$250 noise fines were issued
- Five infringements under the Food Act – four \$250 individual infringements and one \$1,000 corporate infringement
- 15 Local Law infringements – 13 \$500 infringements for dust and two \$100 infringements for keeping miniature pigs.

### STATUTORY PLANNING BUSINESS UNIT

Provides control and management of development, land use and subdivision functions within the City to ensure standards of amenity are maintained. The Service also undertakes compliance and enforcement action against unapproved development.

#### Achievements

- 1,149 development applications were received (an increase of 9% on last year)
- 1,110 applications were approved (an increase of 7%)
- 20 applications were also submitted and determined under the Joint Development Assessments Panel (up from six the previous year)
- \$507M is the estimated construction value of all development applications received over this period
- The average processing time for approving development applications was 44 calendar days (down from 51 last year)
- 1,859 new lots (an increase of 25%) were created following City recommendations and conditions of support
- 24 new Detailed Area Plans approved for small lot development
- 236 Development Compliance matters were logged and investigated over the 12 month period (an increase of 34%).

### STRATEGIC PLANNING BUSINESS UNIT

Prepare structure plans, scheme amendments, formulate strategies and adopt policies which provide guidance and direction for the growth of the City.



Left: Strategic Planning Team, 2013 Planning Institute Award (Commendation), Hamilton Hill Revitalisation.  
Right: Hamilton Hill revitalisation underway.



### Achievements

- Development and adoption of Cockburn Central West Structure Plan, providing for delivery of approximately 1,100 new dwellings and the City's new Regional Aquatic and Recreation Centre
- Development and adoption of Structure Plans for the Hammond Park locality, including the new town centre precinct
- Hamilton Hill Revitalisation Strategy residential zonings achieved
- Coolbellup Revitalisation Strategy prepared
- Housing Affordability and Diversity Strategy and Economic Development Directions Strategy prepared.

### Housing Density

- The City has a wide range of residential development opportunities - from traditional family sized dwellings through to grouped dwellings and apartment style dwellings. These provide a good range of housing choice, which helps to contribute to housing affordability.

### Planning Approaches

- The City engaged with the community in all

aspects of its strategic planning. Highlights over the past year include the community visioning sessions which provided key input to the themes of the Coolbellup Revitalisation Strategy.

### Land Administration

- The City's Land Administration Division ensures that the City's property interests and land portfolio are appropriately managed, to maximise social, economic and environmental outcomes, which underpin the City's governance approach to sustainability. Key achievements over the last 12 months:

#### *Subdivision and development of land owned by the City*

- Completion of the sale of industrial land within Bibra Lake and residential land within Spearwood and Hamilton Hill
- Naval Base Management Strategy achieved

#### *Value adding to the City's land portfolio*

- Rationalisation, redevelopment and sale of lots for residential development that were previously drainage sumps, and which had the drainage function diverted to new water sensitive urban design means.



# Finance and Corporate Services Directorate

This division is responsible for managing the annual budget, financial reporting, long term financial planning, managing financial risks including treasury, rates and other taxation issues for the City. This division also manages Information Services and Technology and Human Resources including recruitment, payroll and occupational health and safety.

## HIGHLIGHTS

**\$119.2M** | Operating revenue.

**\$50.7M** | Capital expenditure.

**\$24.1M** | Capital income.



Left: Graduation Awards celebrate the City's commitment to training. Right: Finance staff.

## FINANCIAL SERVICES BUSINESS UNIT

### Internal Audit

The Council's extensive internal audit activities continued in 2013–14. The following audit projects were completed and reported to the Audit & Strategic Finance Committee of Council:

- Employee Timekeeping
- Fraud Risk Review
- Revenue
- Enterprise Risk Program

### External Audit

The City's external auditors completed their interim audit into the City's finances in June 2014. This covered a review of the accounting and internal control procedures, as well as selected transaction testing. Their findings were presented in the interim audit report to the Audit & Strategic Finance Committee in July 2014. No significant matters were reported.

In accordance with the adopted terms of reference, the 2013-14 Annual Financial Statements were presented to the Audit & Strategic Finance Committee in November 2014 for their review and recommendation to Council for adoption.

### Property, Rating and Revenue Services

Delivers a rates (and other property based charges) issuing and collection service. Creates and maintains the central property database for the City and all applicable statutory obligations. Controls and delivers all revenue services including invoicing and collection and the coordination of the electors' Electoral Roll for Council.

### Achievements

- The City's rates modelling software was further developed with integration to the IntraMaps GIS geospatial tool
- Completed a review of all non-rated and rates exempt properties to ensure ongoing applicability and eligibility
- Completed a review and standardisation

exercise of general ledger controls for all property system generated revenue charges

- Documented all procedures for infringement events, including processes for uploading of files, processing payments, Department of Transport exports, write-offs, issue of final notices and referral to Fines Enforcement Registry
- Review of all guarantors for Henderson Waste Recovery Park credit accounts to ensure all tip debtors have a current guarantee in place
- Strengthened debt recovery activities with more standardised workflow across the revenue team and the use of means inquiries to substantiate ability to pay debts, leading to an increase in recovery rates and a reduction in recalcitrant and long term debtors.

### Accounting Services

Provides financial services for the City to meet its statutory and business obligations with respect to financial risks, taxation and accounts payable and ensures the efficient deployment of works and project costing systems and the development of associated budgets.

### Achievements

- Configured the financial integration for the new Capital Works asset management module
- New paperless workflow solution was developed and successfully trialled for non-purchasing type payments (reimbursements, refunds, purchase order exempt)
- 'Procure to Pay' systems and controls have been strengthened in response to extensive audit and management review, including those around the authority to commit spending against budget
- Insured values for all plant and machinery were critically assessed against current market values, resulting in significant savings in premium costs.

## Finance and Corporate Services Directorate (continued)

### *Budgeting and Financial Reporting Services*

Provide management financial reporting, budget variance analysis and asset accounting services to all business units, management and Council and ensures Council's compliance with statutory financial reporting and audit requirements. Coordinates Council's financial planning function, including compiling the annual budget and long term financial plans.

#### *Achievements*

- The Long Term Financial Planning model developed within the City's Technology One enterprise system was utilised for the first time in preparing the 2014–15 annual budget
- Internal review and take up of fair value for all plant and equipment report in line with statutory requirements
- New accounting system developed and implemented for managing unspent restricted grants and contributions
- Forward planning undertaken in preparation for Local Government reform, including review of the general ledger chart of accounts and post reform financial reporting requirements. Analysis of fees & charges, financial reserves and borrowings for the proposed new entity was also completed.

### *Procurement Services*

Facilitate efficient and cost effective procurement for all stakeholders by providing valued support services in competitive sourcing and contract management, whilst ensuring organisational compliance with statutory and internal procurement requirements.

#### *Achievements*

- A comprehensive review and rewrite of all procurement policies and documents
- Developed and circulated a Statement of Business Ethics to the City's active suppliers
- A new framework was developed to enable the monitoring, reporting and follow-up of policy and procedural non-compliance

- Completed the first stage implementation of a fully functioned and integrated contracts management module within the City's Technology One enterprise system
- Developed and delivered a comprehensive mandatory procurement induction training program to all staff using procurement services.

### *Information Services Department*

#### *Achievements*

- Development of an Information Services Strategic Plan 2015–18
- Disaster Recovery site implementation.

### *Information Technology Services*

Delivers support, maintenance and planning for future enhancement/growth in respect of Council's information technology requirements.

#### *Achievements*

- 17 major projects commenced with 14 completed
- Remediation of the systems environment as per recommendations from a Microsoft Audit Report.
- Upgrades to Windows server 2012 and Exchange Server 2013.

### *Business Systems*

Provide ongoing development and support of business systems to enhance the effectiveness and efficiency of Council's operations by the use of technology.

#### *Achievements*

- 27 major projects commenced with 16 completed
- Implementation of HR/Payroll and Building Services Business Improvement Report recommendations
- Completed five business requirement studies
- Implementation of the following business systems:
  - » Content Management System

- » Parking Infringement System
- » Contracts System
- » Development Applications v2
- » Facility Booking for South Lake Leisure Centre, Youth Centre and Seniors Centre
- Project to upgrade, consolidate, performance manage and monitor our Database Infrastructure.

### **Geographic Information Systems (GIS) Services**

Deliver the support, maintenance and development of GIS systems and datasets that provide stakeholders with the tools to analyse, visualise and explore corporate location-based information.

#### **Achievements**

- Developed database to enable the visualisation and identification of crime and crime hot spots within the City. This information has been made available for access by CoSafe and WA Police
- In conjunction with the Asset Services Unit and Parks Services Unit we have assisted in the facilitation of mobility in the field to handle work orders and asset management.

### **Records Services**

Provide a high standard of technologically advanced records management services to support the governing functions of council.

#### **Minimum Compliance Requirements**

The recordkeeping plan is to provide evidence to adduce that:

- The efficiency and effectiveness of the organization's recordkeeping systems is evaluated not less than once every 5 years
- The organization conducts a recordkeeping training program
- The efficiency and effectiveness of the recordkeeping training program is reviewed from time to time
- The organization's induction program addresses employee roles and responsibilities in regard to their compliance with the organization's recordkeeping plan.

#### **Achievements**

- Commenced the cataloguing of all records storage facilities and undertook the destruction of 565 boxes of records, which has allowed us to recommence receiving archiving from Service Units. Storage was at capacity prior to this
- Worked with a number of business units to identify what should be registered in ECM (the City's record keeping system), increase uptake of ECM and streamline processes.

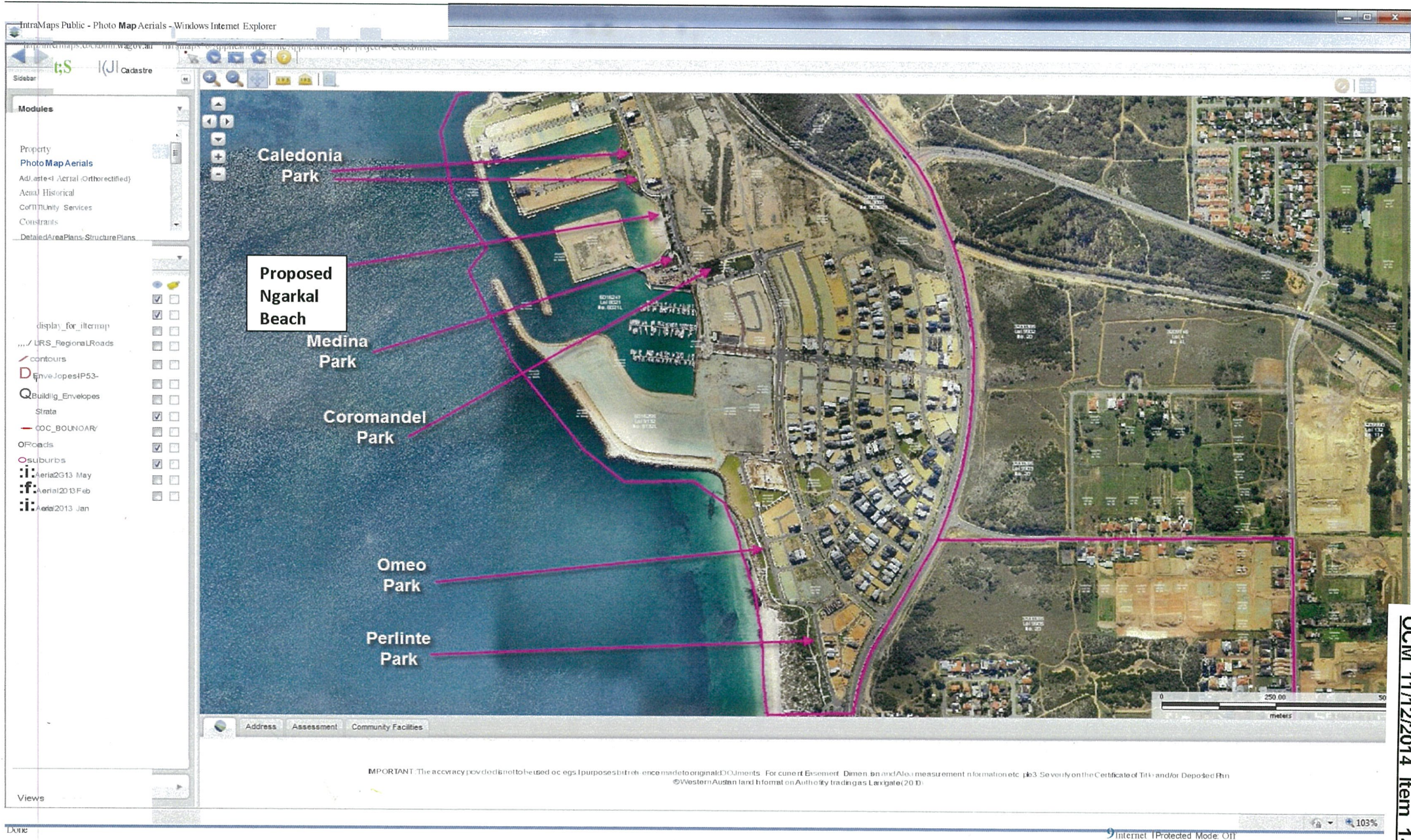
### **HUMAN RESOURCES MANAGEMENT BUSINESS UNIT**

To provide policy, programs and advice which shape the workforce to ensure it is capable of achieving the business objectives now and in the future.

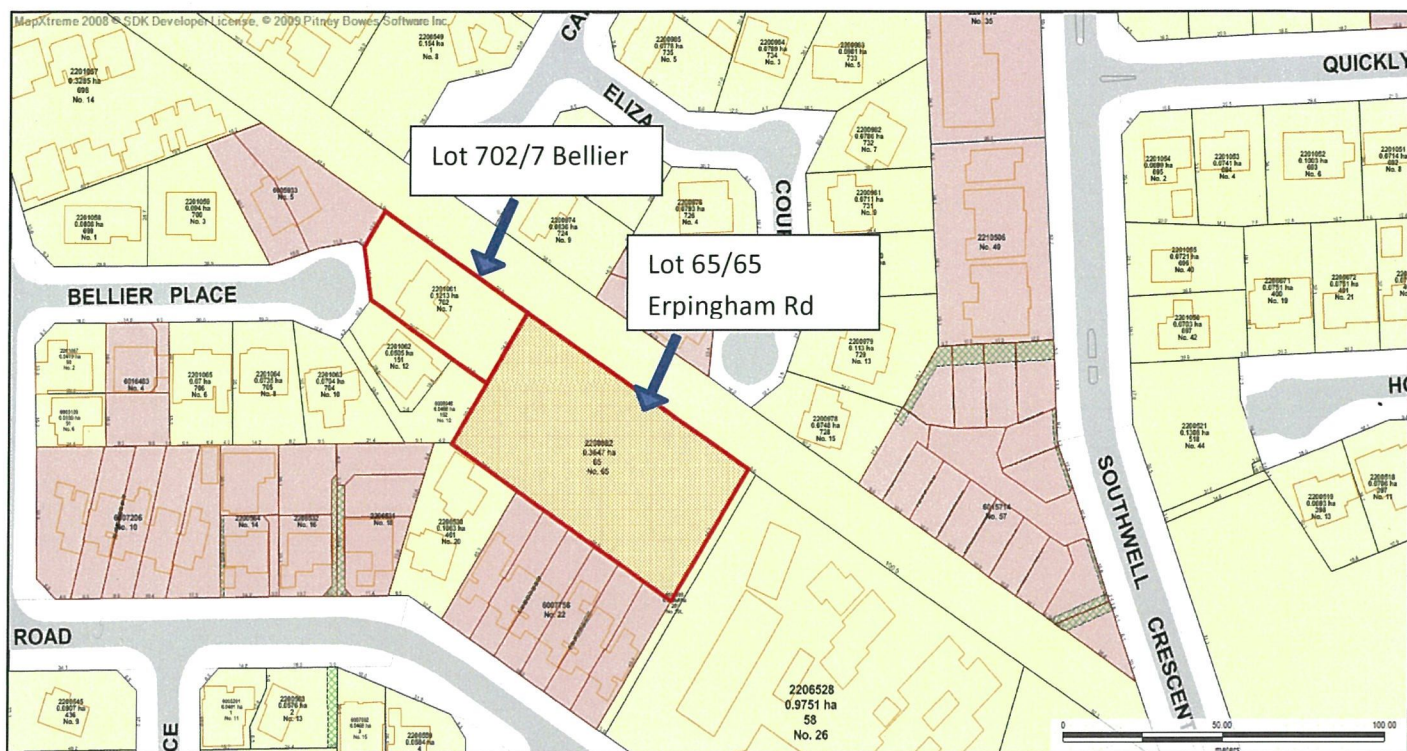
#### **Achievements**

- Payroll processing has been streamlined and the organisation moved from processing two pays to one pay per fortnight
- A new Enterprise Agreement was developed and negotiated with good outcomes for employees and the organisation
- A system for the automatic recording of time and attendance was investigated to replace the current paper based, manual spread sheets and timesheets
- Development of a structure for a larger organisation continued to support the local government reform process
- The values of the organisation were reviewed with a focus group of employees.

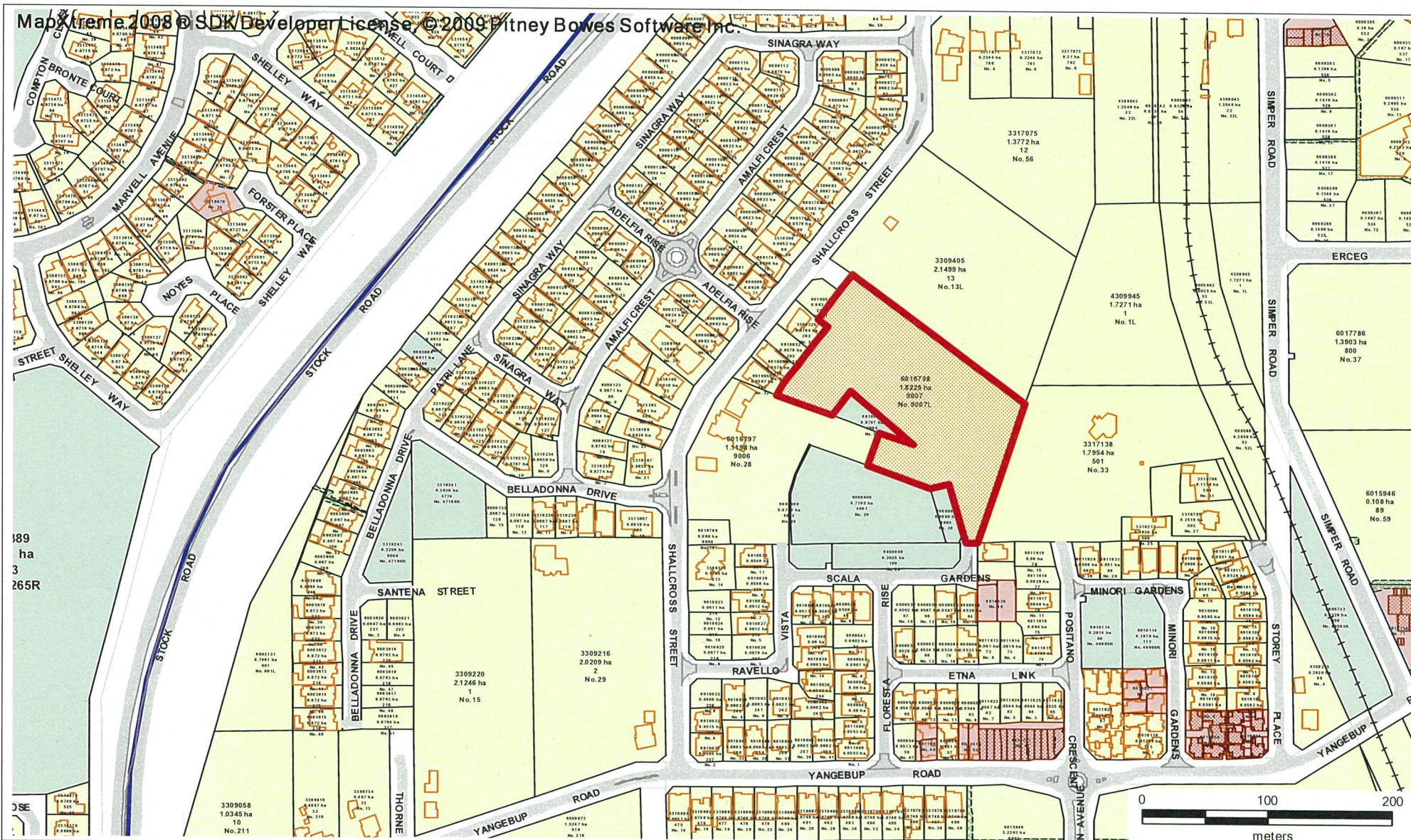












**City of Cockburn**  
G.I.S Services Department

**Location Map – Lot 9007 Scala Gardens, Yangebup**

PRINTED ON:  
Thursday, 20 November 2014

SCALE = 1:4319

DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.



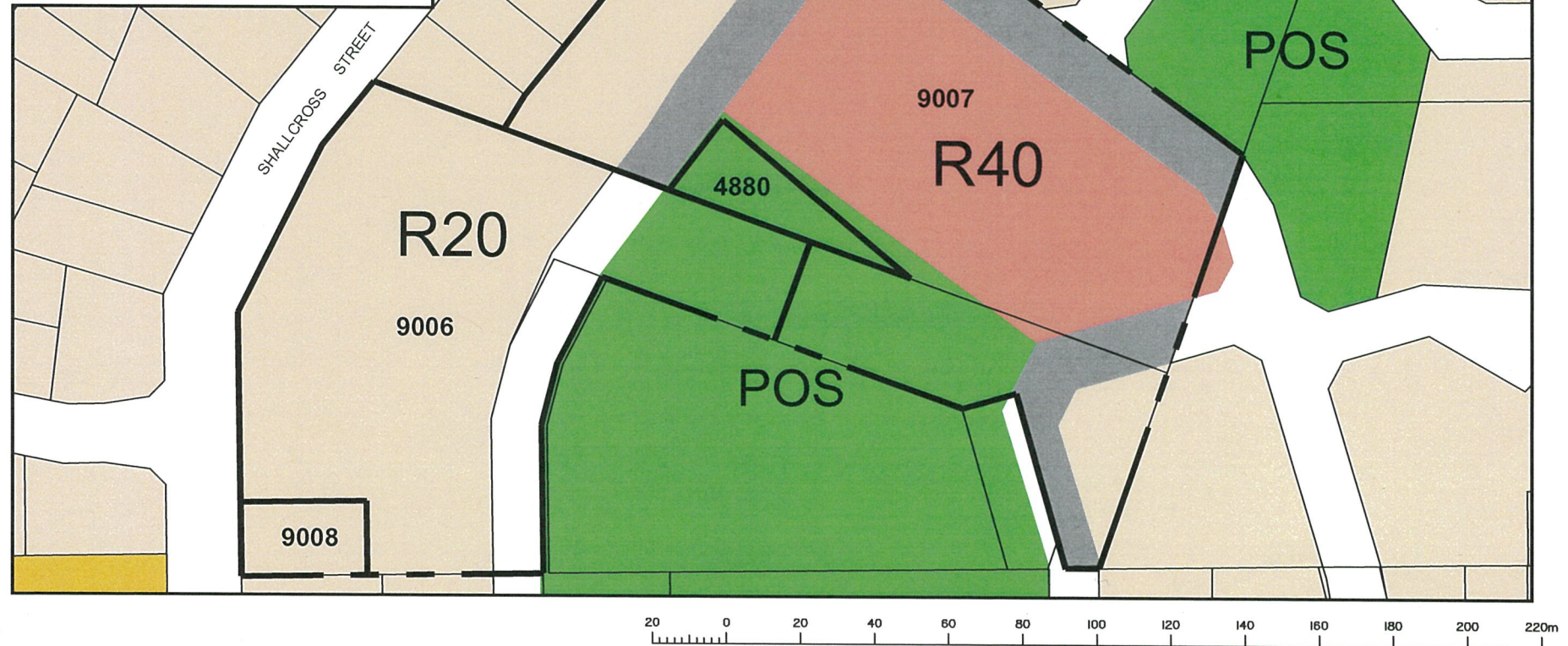


# Plan 1 - Existing Structure Plan

Individual Lot Statistics		
Lot Number	Area	POS (10%)
9006	11198 m <sup>2</sup>	1120 m <sup>2</sup>
9007	18225 m <sup>2</sup>	1823 m <sup>2</sup>
9008	680 m <sup>2</sup>	68 m <sup>2</sup>
<b>Total</b>	<b>30103 m<sup>2</sup></b>	<b>3010 m<sup>2</sup></b>
(POS already ceded within application area (Lot 4880) = 787m <sup>2</sup> )		

## Legend:

Application Area Boundary



PROJECT  
**LOT 9006 - 9008 & 4880  
SHALLCROSS STREET**

Job Ref.	166	Date	11 JUNE 2014
Comp By.	BDC	DWG Name.	166-1-002B.dwg
Checked By.	MW	Locality	YANGEBUP
Local Authority		CITY OF COCKBURN	

CLIENT

**ACEFIELD HOLDINGS PTY LTD**

EXISTING LAND HOLDINGS AND  
STRUCTURE PLAN COMPARISON



© COPYRIGHT PROTECTS THIS PLAN  
Unauthorised reproduction or amendment  
not permitted. Please contact the author.

Scale  
**1:1500**

Sheet  
**A3**

Plan Ref  
**166-1-003**

Rev  
**B**

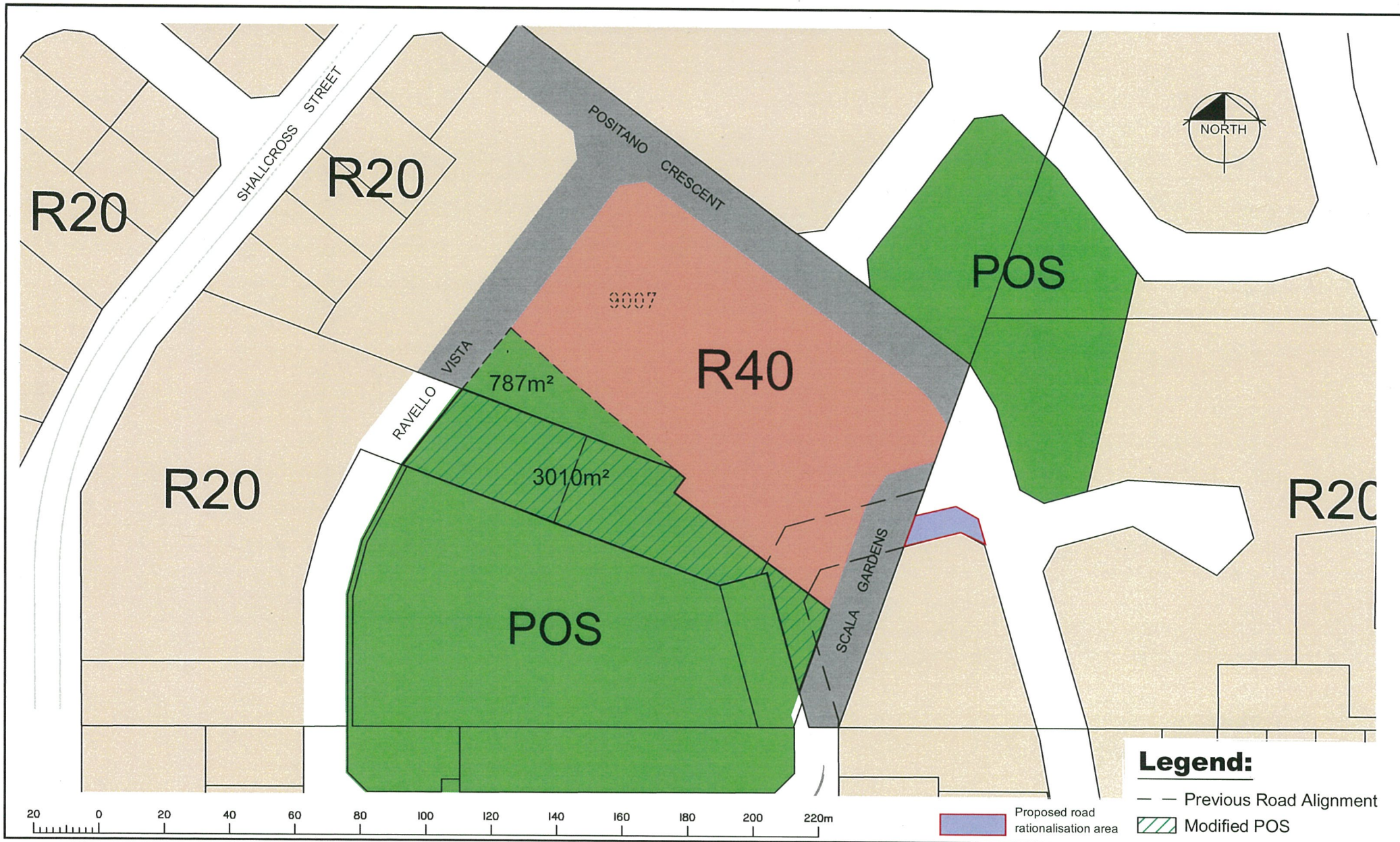
RPS Australia East Pty Ltd  
ACN 140 292 762  
ABN 44 140 292 762

Subiaco Office  
38 Station Street  
Subiaco WA 6008

**T**+61 8 9211 1111  
**F**+61 8 9211 1122  
**W** rpsgroup.com.au

Attach 2





PROJECT		LOT 9007, 9008 & 4880 SHALLCROSS STREET		CLIENT		ACEFIELD HOLDINGS PTY LTD		<div><div>RPS</div><div>RPS Australia East Pty Ltd ACN 140 292 762 ABN 44 140 292 762</div><div>Subiaco Office 38 Station Street Subiaco WA 6008</div><div>© COPYRIGHT PROTECTS THIS PLAN Unauthorised reproduction or amendment not permitted. Please contact the author.</div><div>T +61 8 9211 1111 F +61 8 9211 1122 W rpsgroup.com.au</div></div>					
Job Ref.	116	Date	11 JUNE 2014	MODIFIED STRUCTURE PLAN		Scale	1 : 1500	Sht.	A4	Plan Ref	116-1-004	Rev	B
Comp By.	BDC	DWG Name.	116-1-002B										
Locality	YANGEBUP	Local Authority	CITY OF COCKBURN										

Cristinziano & Carmela Di Lazzaro  
 211 Beeliar Drive  
 Yangebup WA 6164  
 0448 211 333  
 9<sup>th</sup> October 2014

<b>CITY OF COCKBURN</b>
DOC No
13 OCT 2014
SUBJECT 118/110
RETENTION 124.3.2 AS
PROPERTY 6016798
APP
ACTION MATTHEW CAIN

Strategic Planning Department  
 City of Cockburn  
 PO Box 1215  
 BIBRA LAKE DC WA 6965

Attention: Mr Matthew Cain

Dear Matthew,

**PROPOSED MINOR MODIFICATION TO CELL 6 STRUCTURE PLAN – LOT 9007 SCALA GARDENS, Yangebup**

Thankyou for your letter dated 2<sup>nd</sup> of October 2014 in relation to the proposed Structure Plan modification adjacent to our land holding.

We would like to state that we do not support the modification nor do we agree with your comments within the letter that proposal alters the current road structure to form a more regular/consistent road configuration that will ultimately benefit future residents.

It should be noted that the agreed road configuration as we understood it was as per Annexure 'A' (please refer to attached plan) and not as per the modified structure plan attached to your letter. Annexure 'A' shows a superior road layout with a more regular cell configuration that maximises the developable area of our property. We did receive a plan from the adjoining developer that outlined what they referred to as an 'existing structure plan' (refer to Annexure 'C') but we were not aware at that time of its origins (nor did we consent to the creation of the plan) as we always understood that the plan referred to in Annexure 'A' was the approved layout by all parties including the City of Cockburn.

We would like it noted that we strongly oppose the proposed Structure Plan modification for many reasons including but not limited to the following:

*Differences between Annexure 'A' and proposed Structure Plan modification -*

- It varies considerably to the original plan referred to in Annexure 'A'. The key issues identified when comparing the proposed Structure Plan with Annexure 'A' are as follows:
  - The road layout on Annexure 'A' is superior when compared to the Proposed Structure plan with a consistent road reserve that has less impact on our land holding; and
  - The configuration of the POS adjacent to our residence has been altered on the Proposed Structure plan. At some point there has been an additional residential lot placed between our residence and the POS that is irregular and of little value as a development site. Further, our residence will no longer have views to the POS as an irregular residential lot has been placed in between our residence and the POS.



*Specific comments on the proposed Structure Plan modification as attached (Annexure 'B') include -*

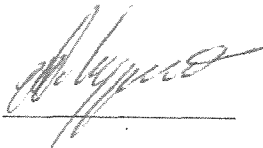
- The proposed Structure Plan modification creates an unusual remnant development cell adjacent to the new road. The new cell will be odd shaped leaving us with irregular lots that will be less attractive to the market should we choose to develop our land holding;
- The proposed Structure Plan modification creates an odd alignment for the road at the 4-way intersection within our site as the new road will now 'side onto' the intersection; and
- The proposed Structure Plan also increases the amount of road reserve within our land holding decreasing our developable area.

In addition, we also seek clarification as to whether there is an overarching Local Structure Plan over the whole area that limits the amount R40 that can be allocated to a particular cell. If so, the proposed Structure Plan modification could affect our chances of increasing density within our site to R40 as all of the surplus density may have been allocated to adjoining landowners. We wish to reserve the same opportunity as adjoining developers to increase density within our site to R40 if required at a future point in time and therefore require your feedback on this issue.

In summary, we request that City note our objection on the public record to the proposed Structure Plan modification. We believe that there are better design alternatives that can be of benefit to all land owners as reflected in Annexure 'A'. We request that the City reject the proposed Structure Plan modification and request that the applicant work with us to prepare a more balanced plan that does not impact our land holding in terms of road layout, yield, cell configuration and density.

Please do not hesitate to contact us should you wish to discuss our objection further.

Sincerely,



Cristinziano Di Lazzaro



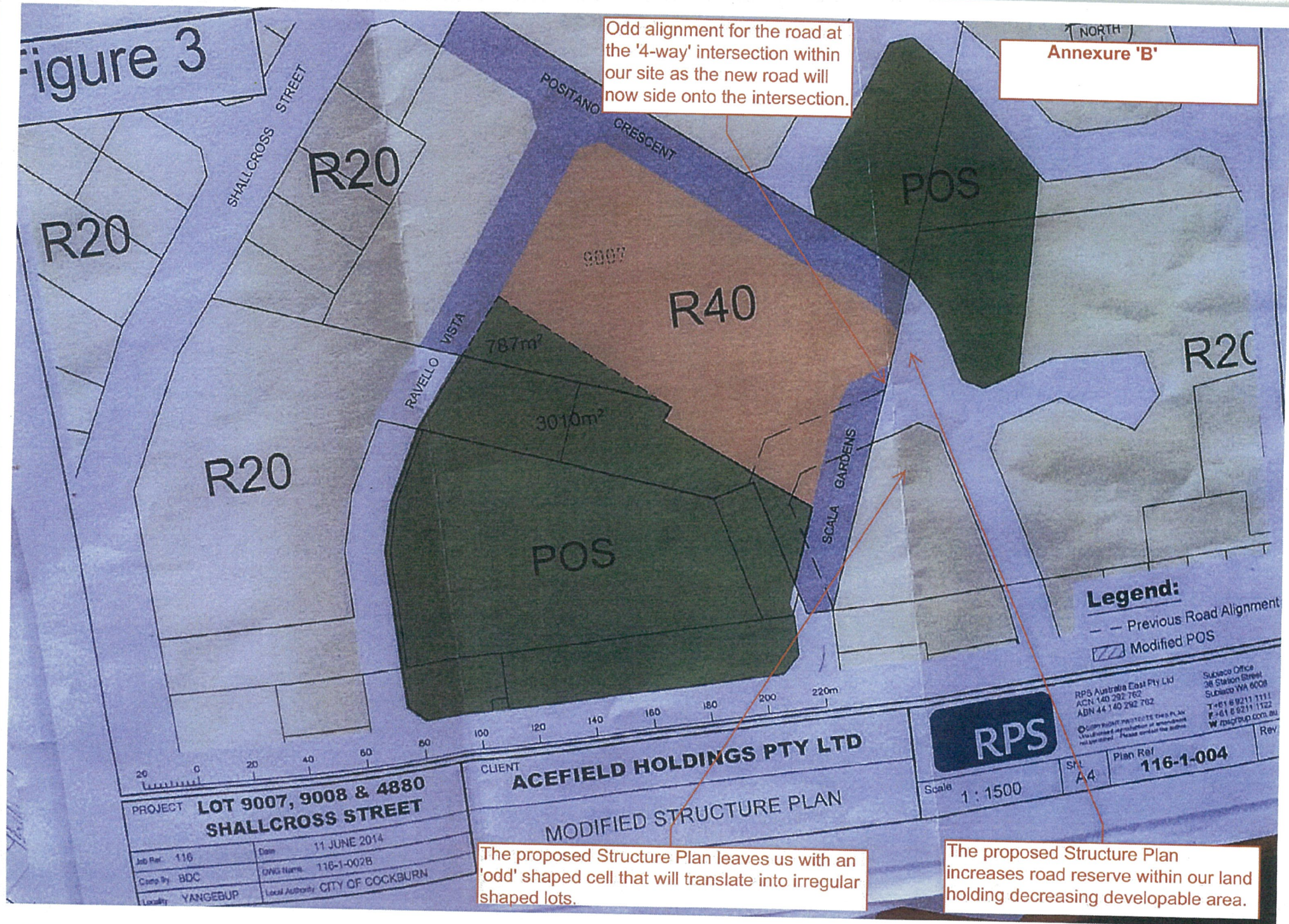
Carmela Di Lazzaro







Figure 3





# Existing Structure Plan

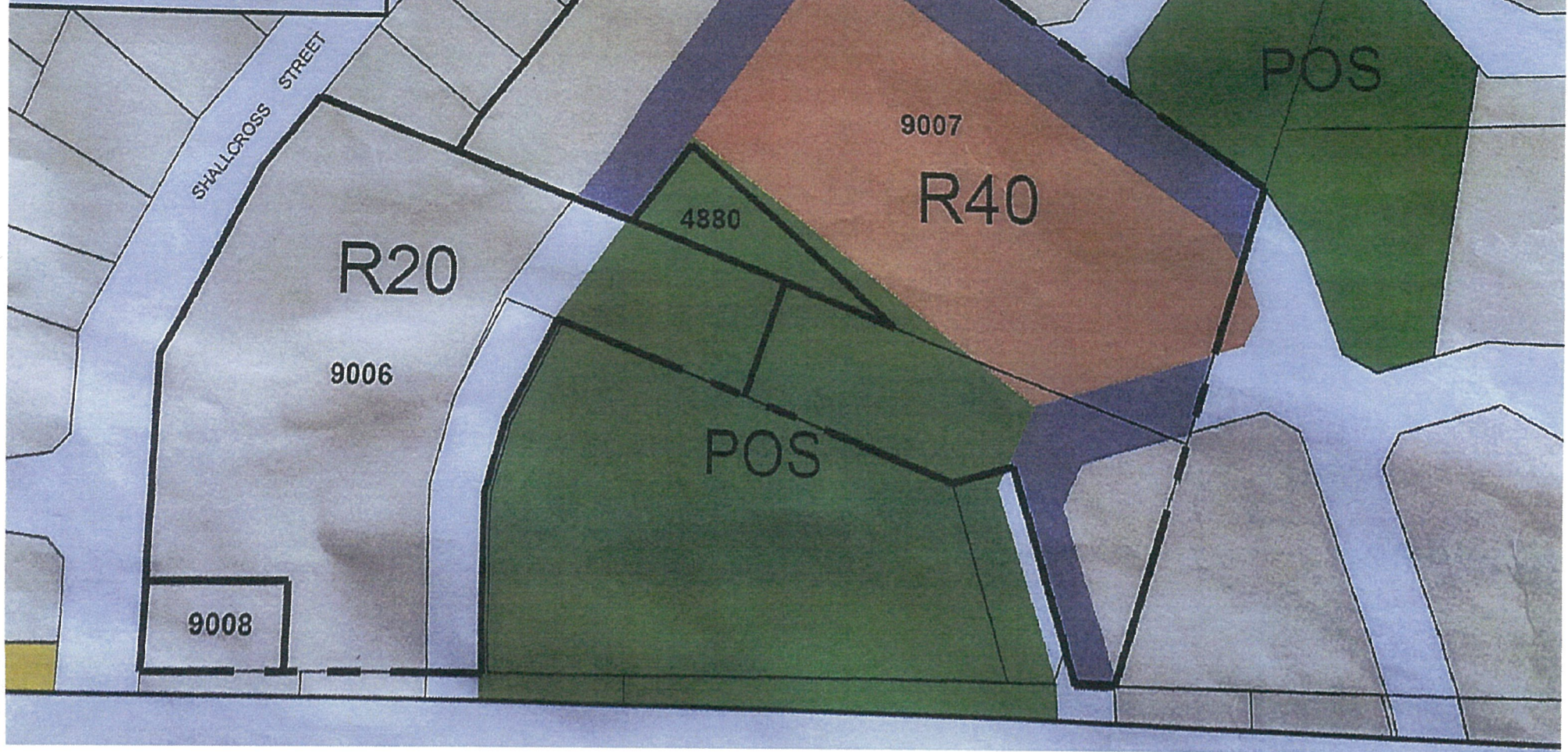
Annexure 'C'

## Individual Lot Statistics

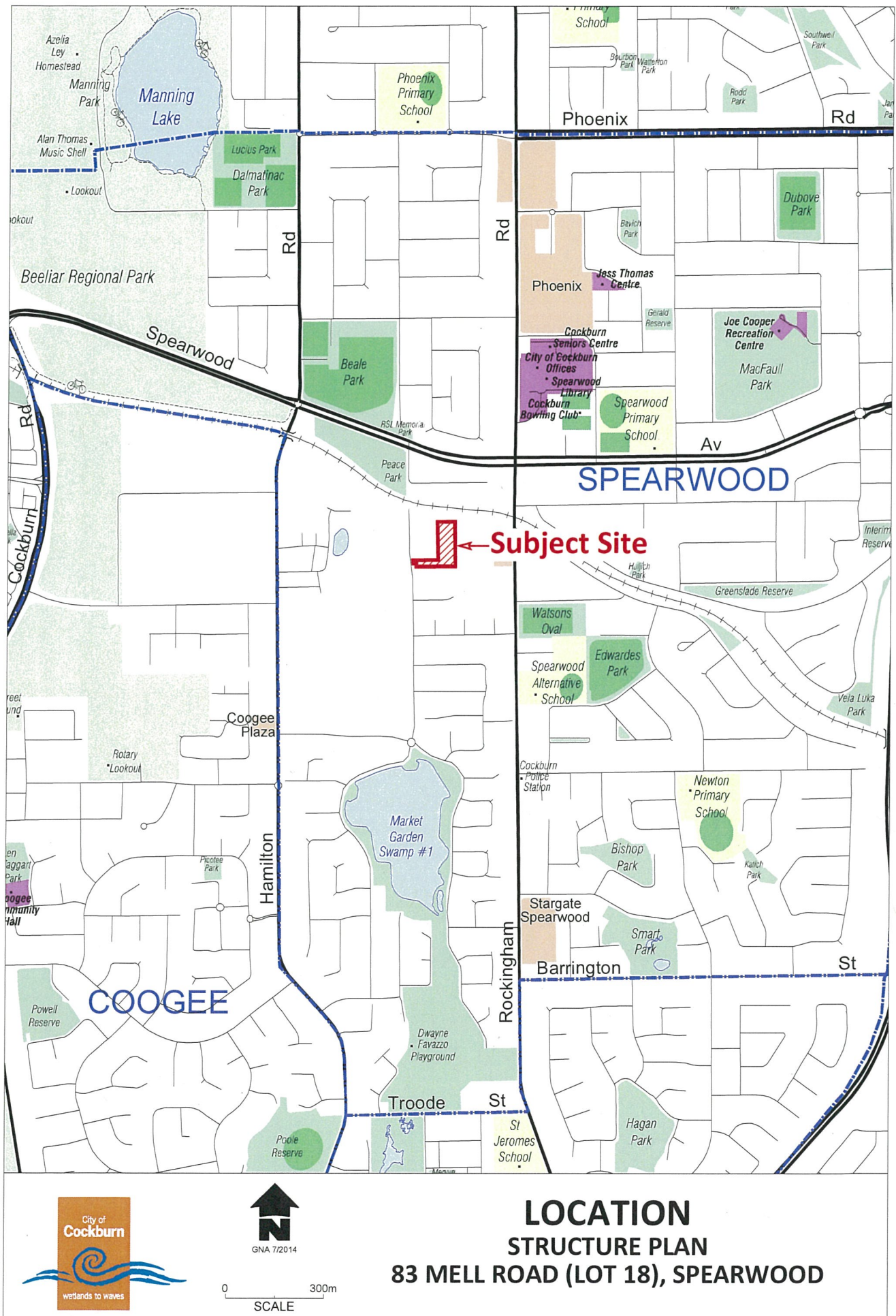
Lot	Area	POS (10%)
9006	11198 m <sup>2</sup>	1120 m <sup>2</sup>
9007	18225 m <sup>2</sup>	1823 m <sup>2</sup>
4880	680 m <sup>2</sup>	68 m <sup>2</sup>
9008	30103 m <sup>2</sup>	3010 m <sup>2</sup>

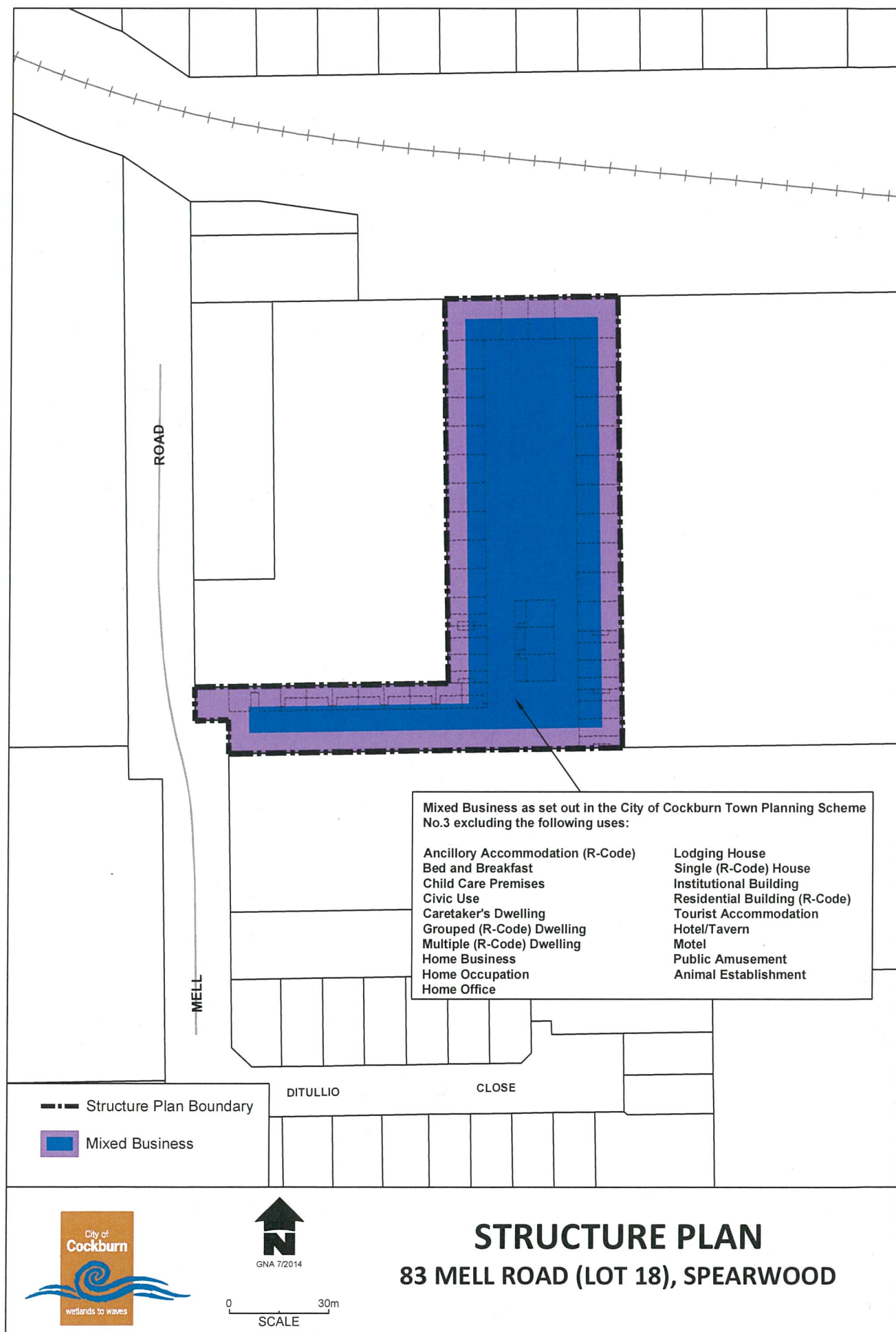
Already ceded within application area (Lot 4880) = 787m<sup>2</sup>

Application Area Boundary









**SCHEDULE OF SUBMISSIONS**  
**STRUCTURE PLAN PROPOSAL – 83 MELL ROAD, SPEARWOOD**

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Grzegorz Sikora 10/83 Mell Rd Spearwood WA 6163	<p><b>Objection</b></p> <p>Specifically I object to the planned removal of the use as a home business which is permitted under the current Town Planning Scheme No.3 for mixed business.</p> <ul style="list-style-type: none"> <li>• Units 5 to 12 on this property are perfectly suited to this kind of arrangement and should be permanently allowed to continue to function in this way if they so choose.</li> <li>• I have been using the property as an engineering office/prototyping workshop at the front and as a home at the back and want this to continue.</li> <li>• There have never been any problems or complaints with the way that my property is being used from any other owners, tenants or from any other surrounding properties. I have also never had any issues with the way other properties are used.</li> <li>• I also believe this arrangement aligns with current council goals as there is a home and commercial development under construction just a few streets away. This kind of development adds vitality and increases the sense of community and security in an area.</li> </ul>	Units 1 to 12 are designated as office/showroom units, as this is what they were approved for under the planning approval granted by City of Cockburn Town Planning Scheme No. 3. This has not, and was not, approved for a home business as part of the original Development Application, and represents a serious breach of the Scheme. That is, a residential dwelling use is a prohibited use here. This represents a potentially serious health and building breach given that the units have not been constructed to allow such occupancy for habitable purposes. This will be pursued via compliance action.
2	Adel Reyhani PO Box 19 Mosman Park WA 6912	<p><b>Objection</b></p> <p>Referring to the City of Cockburn correspondence to the owners of 83 Mell Road Spearwood dated 17 September 2014 regarding the modifications to the zoning plan, I would like to express my objection to the proposed structure plan and its new zoning as mixed business with restriction on residential uses.</p> <p>The A&amp;M Consulting Engineers Pty Ltd ITF A&amp;M Reyhani Super Fund approved the purchase of unit 11 with the understanding that this unit 11 is designated as caretaker's unit and it could be used as home businesses (commercial and dwelling). Unit 11 was at the time the only unit amongst the first 12 units to have the full mezzanine floor</p>	Unit 11 is designated as office/showroom units, as this is what it was approved for under the planning approval granted by City of Cockburn Town Planning Scheme No. 3. This has not, and was not, approved for a care taker dwelling as part of the original Development Application, and represents a serious breach of the Scheme. That is, a residential dwelling use is a prohibited use here. This represents a potentially serious health and building breach given that the units have not been constructed to allow such occupancy for habitable purposes. This will be pursued via compliance action.

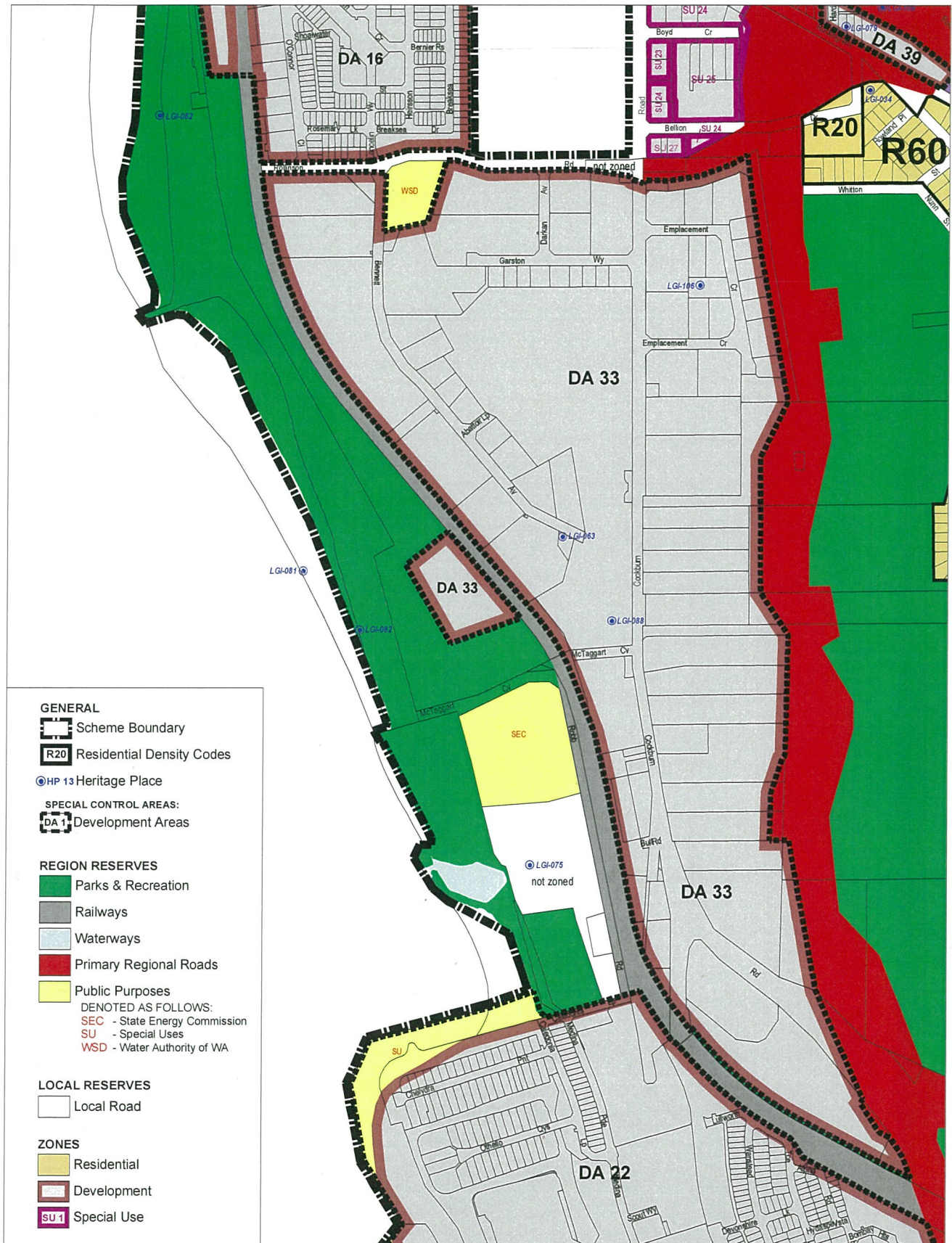
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>constructed. The Engineering Department of the City of Cockburn has all the files regarding the additional structural construction to this unit. As a result the price tag on unit 11 was higher than the other available units. In addition our company spent a large sum of money to make this unit more suitable for home business use. It is our opinion that a number of the units are currently being used as home businesses and this arrangement has been agreeable by all. In fact this subject was brought up in the last Annual General Meeting and no one said anything against this. It also appears that these units are surrounded by residential zones in Spearwood and some would be naturally used as home businesses.</p> <p>In conclusion and in reference to the above statements I earnestly appeal to the council to zone the units in the way that they are currently being used, as mixed commercial and dwelling, as per current Town Planning Scheme No.3 – 20.5.2014 under zone mixed business which allows the use as a home business.</p>	
3	Department of Water PO Box 332 Mandurah WA 6210	<p><b>No Objection</b></p> <p>Thank you for the referral dated 17 September 2014 regarding the proposed structure plan for Lot 18 Mell Road in Spearwood. The Department of Water (DoW) has reviewed the application and has no comment to offer at this time.</p>	Noted.
4	Lenny Druskovich 7/83 Mell Road Spearwood WA 6163	<p><b>Objection</b></p> <p>With regards to the modifications to the zoning plan Ref 110/101, I, Lenny Druskovich owner of unit 7,83 Mell Road, Spearwood, would like to object to the proposed structure plan and its new zoning as mixed business with restriction on residential uses.</p> <p>My objection is based on the following reasons:</p> <ol style="list-style-type: none"> <li>1. This unit was sold to me with the understanding that it could be used as home businesses (commercial and dwelling). That is what I was looking for.</li> <li>2. I bought this unit which was relatively complete with carpet and partitioning ready to move in and spend additional moneys to make it more suitable for this type of use which is operating successfully.</li> </ol>	Unit 7 is designated as office/showroom units, as this is what it was approved for under the planning approval granted by City of Cockburn Town Planning Scheme No. 3. This has not, and was not, approved for a home business as part of the original Development Application, and represents a serious breach of the Scheme. That is, a residential dwelling use is a prohibited use here. This represents a potentially serious health and building breach given that the units have not been constructed to allow such occupancy for habitable purposes. This will be pursued via compliance action.



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>3. As far as I am aware this arrangement has caused no issues amongst the other owners and tenants of these units.</p> <p>I would like to request the council to zone the units in the way that they are currently being used:</p> <ul style="list-style-type: none"> <li>• As mixed commercial and dwelling</li> <li>• As per current Town Planning Scheme No.3 - 20.5.2014 under zone mixed business which allows the use as a home business</li> </ul>	
5	Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p><b>No Objection</b></p> <p>Thank you for your letter dated 17 September 2014, request comment on Structure Plan Proposal for 83 Mell Road, Spearwood.</p> <p>Main Roads has reviewed the application; this property does not abut any roads under Main Roads Control. Main Roads has no comment on the above proposal.</p>	Noted.
6	Fremantle Ports PO Box 95 Fremantle WA 6959	<p>Thank you for the opportunity to provide comment on the proposed structure plan at No. 83 Mell Road, Munster.</p> <p>The proposed structure plan is relevant to Fremantle Ports' role in the facilitation of trade in a sustainable manner as the lot as to which it pertains is located immediately south of the freight railway line.</p> <p>State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning identifies noise as the major concern for certain land uses in close proximity to freight railway lines. By excluding residential use classes and certain other sensitive uses from the proposed 'Mixed Business' zone, the proposed structure plan is considered to enable land use that is compatible with the adjoining freight railway line.</p> <p>Fremantle Ports request that similar consideration is granted to future land use planning decisions for land in close proximity to key freight transport routes.</p>	<p>Noted.</p> <p>The City consistently reviews all proposed structure plans that are located within close proximity to major road or rail links. This is done to ensure that no future land uses are adversely impacted by noise from surrounding road and rail traffic. The City assesses the need to noise assessments where development surrounds major road and rail links, pursuant to State Planning Policy 5.4. The health and amenity of the community is of utmost importance to the City and to ensure that this is not jeopardised, new developments are subject to noise assessments. These should be carried out at the earliest possible stage, which is usually the Structure Planning phase.</p> <p>As noted in the submission, this site has been proposed as 'Mixed Business' with restrictions on residential development, largely due to the proximity to the freight rail line directly to the north of the subject site.</p>



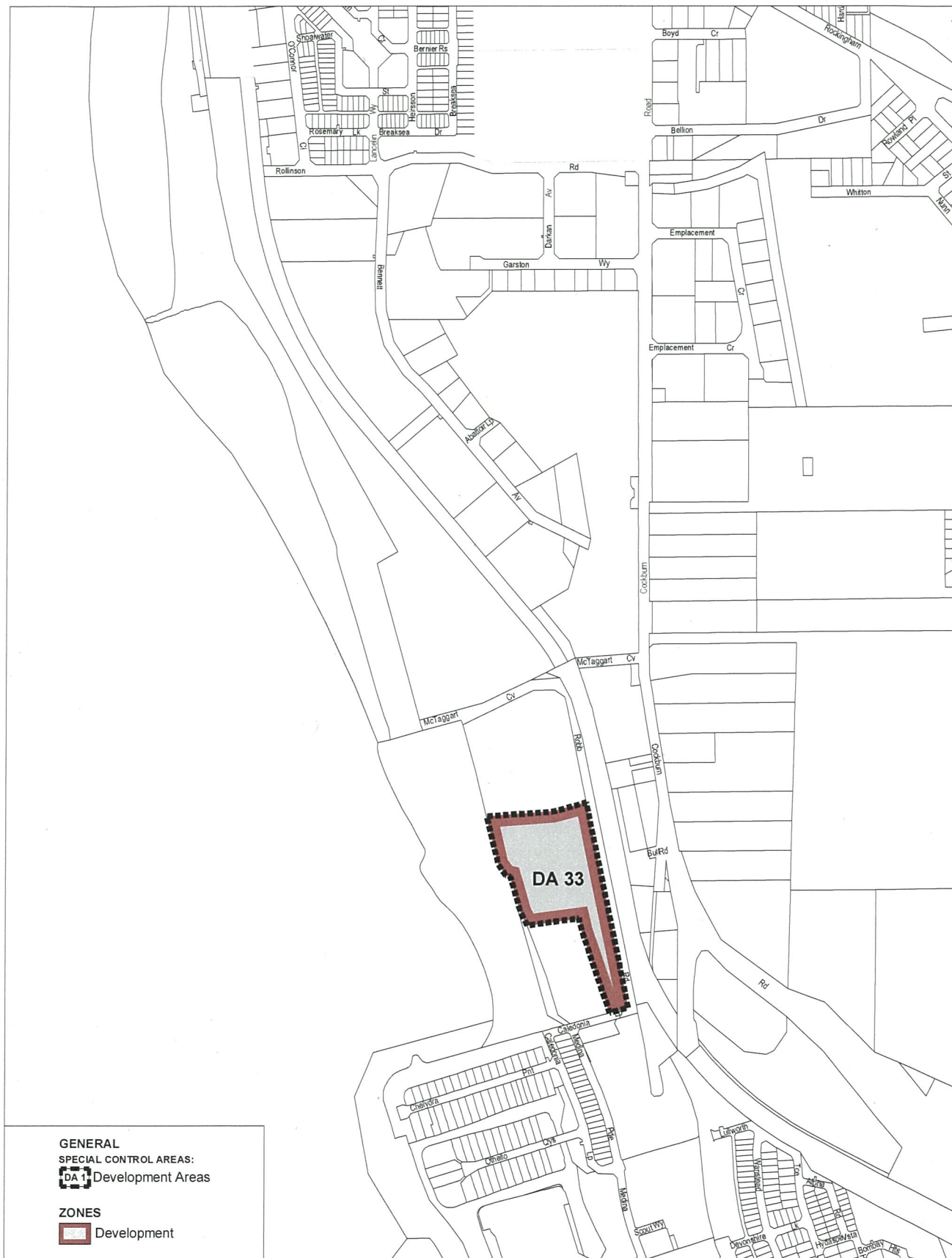
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
7.	Owners/Representatives Units 5,7,8,10,11,12/83 Mell Road Spearwood WA 6163	<p><b>Objection</b></p> <p>In reference to the modifications to the zoning plan Ref 110/101, we the owner/representatives of the following units of 83 Mell Rd Spearwood:</p> <p>(signatures of units 5,7,8,10,11,12/83 Mell Road enclosed with submission.</p> <p>Object to the proposed structure plan and its new zoning as mixed business with restriction on residential uses. Our objection is based on the following reasons:</p> <ol style="list-style-type: none"> <li>1. The units were sold to us with the understanding that they could be used as home businesses (commercial and dwelling).</li> <li>2. Some of us took the home business option and spent funds to make our units more suitable for this type of use.</li> <li>3. At least 4 of the units have been used as a home business in the last 2 years.</li> <li>4. This arrangement has been agreeable to all We appeal to the council to zone the units in the way that they are currently being used: <ul style="list-style-type: none"> <li>• As mixed commercial and dwelling</li> <li>• As per current Town Planning Scheme No.3 - 20.5.2014 under zone mixed business which allows the use as a home business.</li> </ul> </li> </ol>	<p>These units are designated as office/showroom units, as this is what they were approved for under the planning approval granted by City of Cockburn Town Planning Scheme No. 3. This has not, and was not, approved for a dwelling as part of the original Development Application, and represents a serious breach of the Scheme. That is, a residential dwelling which encompasses a home business is a prohibited use here. This represents a potentially serious health and building breach given that the units have not been constructed to allow such occupancy for habitable purposes. This will be pursued via compliance action.</p>





0 200m  
Scale

## EXISTING ZONING TOWN PLANNING SCHEME No.3 AMENDMENT No.108









GNA 11/2014

**PROPOSED ZONING**

**TOWN PLANNING SCHEME No.3**

**AMENDMENT No.108**

0 200m

Scale





Figure 1: Site Location

Project: LWMS  
Lot 1, 111 and 810 Wattleup Road LSP  
Client: Qube Hammond South Development Pty Ltd



Plan Number: EP14-018(02)-F17

Drawn: GRO Date: 06/05/14  
Approved: DPC Date: 11/07/14  
Checked: RLE Scale: 1:8,000@A4

0 75 150 300 Metres

**emerge**  
ASSOCIATES  
Integrated Science & Design





Plan 1: Structure Plan Map



LEGEND

METROPOLITAN REGION SCHEME RESERVES  
PARKS AND RECREATION

LOCAL SCHEME RESERVES  
LOCAL ROAD  
PARKS AND RECREATION

ZONES  
RESIDENTIAL

OTHER  
R20 R CODES  
STRUCTURE PLAN BOUNDARY

**SCHEDULE OF SUBMISSIONS****PROPOSED LOCAL STRUCTURE PLAN - LOTS 1, 111 & 810 WATTLEUP ROAD, HAMMOND PARK**

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Westernpower 363 Wellington Street Perth WA 6000	<p>Thank you for submitting the above due diligence request to Western Power for a response.</p> <p>As there is/are overhead/underground distribution/transmission lines/cables/easement adjacent to your proposed works, Western Power will review your request and provide detailed comments.</p> <p><i>Please note that this email should not be considered to be an approval or non-objection to works. It is not advisable to commence with your works until you have received further comment from Western Power.</i></p> <p><b>General Worksafe Information:</b></p> <p>As there are overhead power lines and/or underground cables, adjacent to or traversing the property the following should be considered prior to any works commencing. This information should be considered when planning works although it should be noted that the provision of this safety information does not indicate an approval of these works to proceed.</p> <p>It is responsibility of the person in control of the workplace to ensure that works comply with regulation 3.64 (1) and (2) of the Occupational Health Regulations 1996. These regulations state that a minimum distance must be maintained from the overhead line during the course of any works. The person in control of the workplace is responsible for ensuring no personnel, plant, or material encroaches within the danger zone around the lines. The responsible person must assess their work methods and decide whether they can maintain this minimum separation. You need to be aware that the line will sag under the influence of temperature (either ambient or due to current flow) and deflect under the influence of the wind. You cannot reliably base an assessment of the expected clearance on the static position of the line.</p> <p>For more information on this please visit the website links below:  <a href="http://www.westernpower.com.au">http://www.westernpower.com.au</a> or <a href="http://www.1100.com.au">www.1100.com.au</a></p>	Comments Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><a href="http://www.commerce.wa.gov.au/WorkSafe/">http://www.commerce.wa.gov.au/WorkSafe/</a></p> <p>Western Power is obliged to point out that any change to the existing power system, if required, is the responsibility of the individual developer.</p> <p>If you have further questions please contact Western Power on 13 10 87.</p>	
2	Telstra Corporation Limited Locked Bag 2525 Perth WA 6001	<p>Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded it and look forward to further documentation as the development progresses.</p> <p>A network extension will be required for any development within the area concerned. The owner/developer will have to submit an application before construction is due to start to NBN Co. ( for greater than 100 lots or living units in a 3 year period) or Telstra (less than 100 lots or living units). Developers are now responsible for telecommunications infrastructure, i.e. conduits and pits. NBN and/or Telstra will provide the cable.</p> <p>Applications to Telstra can be made on the Telstra Smart Community website: <a href="http://www.telstra.com.au/smart-community/developers/">http://www.telstra.com.au/smart-community/developers/</a></p> <p>More information regarding NBN Co. can be found on their website <a href="http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html">http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html</a></p> <p>Please dial 1100 (Dial before You Dig) for location of existing services.</p> <p><b><u>Other useful information</u></b></p> <p><b><u>Federal Government Fibre in new developments (excerpt)</u></b> Following extensive consultation with stakeholders and consideration of the NBN Implementation Study, the government announced on 20 June 2010 that from 1 January 2011:</p> <ul style="list-style-type: none"> <li>• NBN Co Limited would be the wholesale provider of last resort in new developments within or adjacent to its long term fibre footprint and meet the cost of doing so</li> <li>• developers—and on their properties, property owners—would be responsible for trenching and ducting</li> <li>• Telstra would not have infrastructure responsibilities but would be retail provider of last resort</li> </ul>	Comments Noted



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<ul style="list-style-type: none"> <li>developers could use any fibre provider they want, providing they met NBN specifications and open access requirements. <a href="http://www.communications.gov.au/">http://www.communications.gov.au/</a></li> </ul> <p><b><u>WAPC Statement of Planning Policy no. 5.2 Telecommunications Infrastructure</u></b> <a href="http://www.planning.wa.gov.au/dop_pub_pdf/SPP5_2.pdf">http://www.planning.wa.gov.au/dop_pub_pdf/SPP5_2.pdf</a></p> <p><b><u>Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects</u></b> <a href="#">G645_2011.pdf</a></p>	
3	Department of Education 151 Royal Street East Perth WA 6004	<p><b>No objection</b></p> <p>Thank you for your letter dated 28 October 2014 regarding the Proposed Structure Plan at Lots 1, 111 &amp; 810 Wattleup Road, Hammond Park, The Department of Education has reviewed the proposal and advises that it has no objection to the amendment.</p>	No Objection Noted
4	Department of Aboriginal Affairs PO Box 3153 EAST PERTH WA 6892	<p>Thank you for your letter regarding the Structure Plan for Lots 1, 111 and 810 Wattleup Road, Hammond Park (Plan) received by the Department of Aboriginal Affairs (DM) on 29 October 2014.</p> <p>A review of the Register of Aboriginal Places and Objects, as well as the DM heritage database concludes that there are no known heritage places within the proposed Plan. As such, the information held indicates no approvals will be required prior to development.</p> <p>For any future works that the City of Cockburn (City) will be conducting DM advises the City to refer to the State's Aboriginal Heritage Due Diligence Guidelines (Guidelines). The Guidelines can assist the City to determine whether any proposed activities will impact on Aboriginal heritage. The Guidelines can be found on the DM website at the following link:</p> <p><a href="http://www.daa.wa.gov.au">http://www.daa.wa.gov.au</a></p>	Comments Noted

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
5	Qube Property Group PO Box 8298 SUBIACO EAST WA 6008	<p><b>Support</b></p> <p>Refer to the City's correspondence dated 28 October 2014 in regard to the abovementioned structure plan proposal.</p> <p>Qube Wattleup Development Pty Ltd (Formerly Wattleup Road Development Company Pty Ltd) would like to make a submission in support of the proposed structure plan. We believe that the proposed plan will enhance the area and drive further growth of much needed amenity in the area.</p> <p>Please consider this a full endorsement from Qube Wattleup Development Pty Ltd in support of the proposed structure plan.</p> <p>I trust the above is satisfactory however should you have any queries please do not hesitate to call.</p>	<p><b>Support Noted</b></p>
6	Burgess Design Group PO Box 8779 Perth Business Centre WA 6849	<p><b>No Objection – Request Changes</b></p> <p>Burgess Design Group acts on behalf of our clients Mr Mate &amp; Anica Dropulic, the registered landowners of Lot 110 (H424) Wattleup Road, and, Wattleup Road Property Development Pty Ltd, being the contracted purchaser of Lot 109 Wattleup Road, Hammond Park. the advertised Structure Plan Map provides an indicative layout over Lot 110 which does not reflect the most up-to-date planning over our client's landholding. In particular, the LSP indicates a laneway being proposed in the south western area of the proposal, between Lots 111 and 110, and linking the two sites. This proposed laneway is of concern as detailed engineering investigations and preliminary earthwork designs indicate that an appropriate grade cannot be achieved for this laneway link. The level differences between our client's landholding, the subject land and with the existing Wattleup Road needs to be managed effectively. Reducing levels below RL 38.0m on Lot 110 is of serious concern and a laneway in the proposed location is simply not achievable. We request the laneway linking Lots 110 &amp; 111 be removed from the proposal as this will enable more flexibility in the design over our client's landholding, for which an extensive design review process has been ongoing with project engineers, as a result of servicing constraints and earthwork requirements. We further request the indicative design over Lot 110 be updated to reflect substantial planning carried out over our client's landholding</p>	<p><b>Changed To the Laneway Noted – Supported</b></p> <p>The City acknowledges that issues raised by the submitter and notes that similar advice has been submitted by the Water Corporation.</p> <p>The City has communicated the need for change with the applicant and has received support for the removal of the laneway. The Officers' recommendation notes the need to remove the laneway and recode the land to traditional residential street block. This change will allow for better management of cut and fill on site and will lead to a better urban outcome.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>We write with regards to the City's request for comments on the Proposed Structure Plan over Lots 1, 111 and 810 Wattleup Road, Hammond Park. Burgess Design Group acts on behalf of our clients Mr Mate &amp; Anica Dropulic, the registered landowners of Lot 110 (H424) Wattleup Road, and, Wattleup Road Property Development Pty Ltd, being the contracted purchaser of Lot 109 Wattleup Road, Hammond Park.</p> <p>The advertised Structure Plan directly abuts Lot 110 Wattleup Road on its eastern boundary, affecting the detailed planning being carried out over our client's landholdings. Whilst we do not object to the development of the area and the general intent of the Structure Plan proposal, we are seeking a modification to the plan so as to better reflect the detailed planning carried out to date over Lots 109 &amp; 110 Wattleup Road.</p> <p>In this regard, the advertised Structure Plan Map provides an indicative layout over Lot 110 which does not reflect the most up-to-date planning over our client's landholding. In particular, the LSP indicates a laneway being proposed in the south western area of the proposal, between Lots 111 and 110, and linking the two sites. This proposed laneway is of concern as detailed engineering investigations and preliminary earthwork designs indicate that an appropriate grade cannot be achieved for this laneway link without seriously altering the natural surface level of Lot 110. This is a result of the topography of the land in this area which indicates significant level differences between Lots 111 and 110.</p> <p>Site specific planning carried out over lot 110 provides an alternative street and lot layout in this location, and shows lots backing onto Lot 111 allowing retaining to be provided along the boundary of Lots 110 and 111 (similar to that north of the realigned Wattleup Road). Removal of this laneway enables more flexibility in the design over our client's landholding, for which an extensive design review process has been ongoing with project engineers as a result of servicing constraints and earthwork requirements.</p> <p>Our client's landholding is generally between 10m to 30m above the highest measured groundwater table. The current surface level of Lots 109 &amp; 110 ranges from RL 48.0m AHD in the south east, to RL 38.0m AHD in the south west, to RL 28.0m AHD in the north east. The Lot 1, 810 &amp; 111 engineering and servicing report also identifies a steep landform across the subject site, with contours depicted at approximately RL 44.0m AHD at the</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>south-western boundary of the proposal area, indicating a steep grade between Lots 110 and 111. Our project engineer has advised that based on the preliminary earthworks planning there is a 2.8 metre difference in future lot levels at the new Wattleup Rd, varying to 1 metre difference at the existing Dropulic dwelling on Lot 110. At the point where the laneway is proposed, there is a 2.9 metre disparity. The effect of such differences in height would require a laneway gradient greatly in excess of 2%, which exceeds the maximum gradient allowed in a laneway to permit car access to the dwelling carport.</p> <p>In addition to the site level constraints, the existing Wattleup Road is undulating and poses further difficulties in achieving acceptable levels across our clients land. As this road level is somewhat fixed until further development proceeds south of Wattleup Road, when changes to the road level may be supported, Wattleup Road remains at around RL 44.0AHD adjacent to lot 110. As prescribed by the Southern Suburbs District Structure Plan (SSDSP), Wattleup Road is realigned through our client's landholding and as such vehicular access needs to be provided from Wattleup Road as an alternative alignment for east-west traffic flows. This access is provided via Lot 109 where the level of Wattleup Road is at RL 38m AHD, making it the most practicable location to incorporate the road realignment whilst ensuring an acceptable contour to work with across the site.</p> <p>Water Corporation has also advised that no planning has commenced to provide services along Wattleup Road and as a result, water and sewer services will need to be provided to Lots 109 &amp; 110 via an extension from Frankland Avenue via the development of Lots 1, 810 &amp; 111. In this regard, Water Corporation has advised it can only supply a water service to RL 38.0m AHD, and therefore the high land adjacent to Wattleup Road will need to be earthworked down to this level, cutting the natural surface level of Lot 110 (RL 48.0AHD) by up to 10m, creating a significant level difference between the existing Wattleup Road (RL 44.0AHD) and future development (RL 38.0 AHO).</p> <p>The level differences between our client's landholding, the subject land and with the existing Wattleup Road needs to be managed effectively. Reducing levels below RL 38.0m on Lot 110 is of serious concern and a laneway in the proposed location is simply not achievable.</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>A copy of the Proposed Structure Plan over Lots 109 &amp; 110 is attached for the City's reference and will also be provided to Roberts Day for inclusion with their LSP so as to ensure an accurate consideration of the adjoining site. The Proposed LSP over our client's landholding is expected to be submitted within the coming weeks, subject to finalisation of technical reporting.</p> <p>We further note the preliminary earthworks plan provided as part of the LSP servicing report is not reflective of the LSP design. This preliminary earthworks plan however, provides a better approach to dealing with steep grades across at the boundary of the two sites, indicating future lots between Lots 110 and 111 backing on to each other. The design approach in the advertised preliminary earthwork design is supported but will need to be updated to reflect the latest designs over Lots 109 &amp; 110.</p> <p>As a result of detailed engineering investigations and the preliminary earthworks design, it has become apparent that a laneway in the proposed south-west location of the advertised LSP is simply not feasible and we request this be removed from the proposal. We further request the indicative design over Lot 110 be updated to reflect substantial planning carried out over our client's landholding.</p>	
7	Water Corporation PO Box 100 Leederville WA 6902	<p><b>No Objection</b></p> <p>Thank you for your letter of 28 October 2014 inviting comments from the Water Corporation regarding the above local structure plan.</p> <p>The Corporation has no objections to the structure plan. The Corporation has adopted water and wastewater conveyance planning to guide the servicing of this and other surrounding land. This infrastructure planning is subject to ongoing review and can be modified as necessary by the developers' engineers in consultation with, and to the satisfaction of the Water Corporation.</p> <p>The Corporation's sewer catchment planning has identified that large parts of the subject land will require substantial fill in order to achieve the required elevations for the operation of the gravity sewers. An existing 300mm gravity sewer terminates at the northern boundary of the site near the intersection of Frankland Avenue and Hammond Road. The developers will need to progressively extend this sewer south and west through the</p>	<p>No Objection Noted.</p> <p>The Corporations comments relating to the adopted water and waste management planning for the area are noted.</p> <p>A modification has been proposed to the Structure Plan map in light of comments from the adjoining landowner. These comments go to removing a laneway that would hinder setting finished lot levels in line with the Corporations advice.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>subdivision. In this regard, the developer's engineers should be encouraged to obtain further sewer planning information from the Water Corporation Land Servicing team prior to the subdivision stage.</p> <p>A large, steel water distribution main (610mm diameter) currently terminates in Hammond Road north of the intersection of Hammond Road and Russell Road approximately 2km north of the subject land. This distribution main supplies water through a network of smaller water reticulation pipes (DN250 and DN200) that are being incrementally extended southwards through subdivisions in this area. The subject land is beyond the current development front. Depending on the timing and rate of subdivision and development of this and other surrounding land, it is possible that water reticulation main extensions from the existing network to the north may not be able to provide adequate pressure and capacity to service these new areas. A further southward extension of the 610mm distribution main along Hammond Road may therefore be necessary to provide adequate pressures if subdivision commences in areas that are distant from the development front and if lot take up rates are much higher than anticipated.</p> <p>The Corporation will conduct water pressure monitoring in the some elevated areas of Hammond Park through the summer months to assist in timing the delivery of distribution mains upgrades in the area. Further consideration will be given to the timing of this distribution main extension project through the Corporation's review of its capital program, which usually occurs around mid-year.</p> <p>If you have any further queries in relation to servicing of this land, please contact me. Please quote our reference number on any return correspondence.</p>	
8	Department of Transport Level 8, 140 William Street Perth WA 6000	<p>In reference to your letter dated 28 October 2014 regarding the above structure plan. The Department of Transport (DoT) provides the following comments:</p> <ul style="list-style-type: none"> <li>The subject structure plan abuts Hammond road, which is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS) under the responsibilities of Department of Planning (DoP). The DoT has consulted with DoP and they indicated that they have no received the above application.</li> </ul>	<p>The City is required to forward all Structure Plans to the WAPC within 7 days of receipt in accordance with the Scheme.</p> <p>The Structure Plan has been reviewed by the WAPC and provided detailed feedback prior to advertising.</p>



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>In view of the above, the DoT would recommend DoP be consulted to resolve any possible transport issue especially Hammond Road.</p> <p>If you have any further queries or require any further information do not hesitate to contact me.</p>	
9	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	<p>Thank you for your letter of 28 October 2014 referring the above proposed Local Structure Plan (LSP) to the Department of Parks and Wildlife (the department) for comments.</p> <p>Lots 111 and 810 abut Harry Waring Marsupial Reserve (CR 29241) which is also known as Bush Forever Site No. 392 <i>Harry Waring Marsupial Reserve, Wattleup</i> and forms part of Beeliar Regional Park. The subject land is within the Southern Suburbs District Structure Plan – Stage 3 (DSP) which was adopted by the City of Cockburn (the City) on 13 September 2012.</p> <p>The department (as the former Department of Environment and Conservation) provided advice to the City in a letter dated 24 July 2012 in relation to the DSP. The department also provided preliminary advice to the applicant's consultant in an email dated 6 June 2014. The relevant aspects of the department's earlier advice and additional comments are provided in the following information.</p> <p><b>Drainage management</b></p> <p>In regard to drainage management, the department provided the following preliminary advice on 6 June 2014:  <i>"The department understands that as part of the structure plan, a [local] water management strategy will be prepared. All drainage infrastructure (including drainage basins) should be located within the development/site boundary. In regard to the discharging infrequent large events outside the site boundary into the adjacent reserve [CR29241] - the water management should mimic the pre-development hydrology - this may be done in accordance with an approved Local Water Management Strategy and the Decision process for stormwater management in WA (i.e. overland flow paths across vegetated surfaces).</i></p>	<p><b>Comments Noted.</b></p> <p>Comments relating to the LWMS and the DPAW's expectations on post development flows are noted. The Council recommendation requires that formal advice from the DoW of the approval of the LWMS be received prior to forwarding the Structure Plan to the WAPC.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><i>There has been some obvious disturbance to the south-eastern area of the reserve [CR 29241] with the death of mature trees and the lack of regenerating vegetation; so consideration should be given to the water quality of water flowing from a drainage basin (e.g. use of bubble-up pits, vegetated swales) to avoid any further impacts to the reserve. Also the department has observed water erosion occurring within other department-managed lands from stormwater runoff from outside of the lands, so consideration should be given to the infrastructure design to avoid erosion occurring from surface runoff."</i></p> <p>The department has reviewed the Local Water Management Strategy (LWMS) and has noted the location of the drainage swales being adjacent to the reserve. The department is not in a position to determine if the LWMS adequately addresses the department's advice outlined above (i.e. mimic the pre-development hydrology, water quality and avoiding erosion). The department supports a LWMS that takes into consideration the district drainage objectives (DSP - General note C) and is to the satisfaction of the Department of Water.</p> <p><b>Flora and fauna management</b></p> <p>An extensive area of regionally significant native vegetation is located within the adjacent Beeliar Regional Park and the department's records indicate the presence of priority and rare flora within the local area, including <i>Dodonaea hackettiana</i> (Priority 4) and <i>Caladenia huegelii</i>, which is listed as 'flora considered likely to become extinct or rare therefore in need of special protection' (generally referred to as threatened flora) under the <i>Wildlife Conservation Act 1950</i>.</p> <p>The department notes that a flora survey in accordance with EPA's <i>Guidance Statement 51</i>, required to determine the presence or absence of priority or rare flora, and priority or threatened ecological communities; nor a fauna survey have been undertaken within the subject land.</p> <p>The Environmental Assessment and Management Strategy (Emerge Associates 2014, pages 4 and 8) states that "<i>A detailed site visit was undertaken in April 2014 which found that, despite the high degree of historical disturbance, the vegetation [on Lot 111] was relatively intact and contained open woodland of Banksia spp., Allocasuarina fraseriana...The northern two thirds of Lot 111 was largely in "Good" condition based on the</i></p>	<p><b>Comments Noted.</b> The City will endeavour to work with the developer to retain or transplate vegetation prior to clearing. Particularly where the vegetation is within the proposed areas of Public Open Space. The retention of such vegetation must be done in a manner consistent with the Bushfire Management Plan.</p> <p>The Baldivis Tramway runs north-south along the eastern boundary of the subject area; this land is in the ownership of the Western Australian Planning Commission. Currently the land is utilised as part of the market garden operations. Long term the entirety of the Historic Baldivis Tramway is to form an</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><i>Keighery (1994) scale... Lot 111 provides the highest value fauna habitat on the site as it contains relatively intact remnant native vegetation likely to support fauna... Lot 111 also contains suitable foraging habitat as well as a number of trees which may provide potential breeding habitat."</i></p> <p>The department recommends areas of high conservation value, such as native vegetation in good (Keighery 1994) or better condition, which contains conservation significant flora species or comprises suitable habitat for conservation significant fauna, be retained and incorporated into future development as public open space reserved for Conservation and [passive] Recreation. It seems there has been no consideration for the retention of vegetation <i>"Due to the topography of the site, development works will require cut and fill in order to provide suitable levels for roads, lots and drainage. As a result, it is unlikely that any of the native vegetation on the site will be able to be retained in Public Open Space (POS) areas."</i> (Emerge Associates 2014, page 17).</p> <p>It is noted from the Fire Management Plan (Emerge Associates and Bushfire Safety Consulting, 2014) that a proposed 22m wide road east to the future Hammond Road dissects the Historic Baldivis Tramway Trail (Greenway link 78), which may reduce its effectiveness as a proposed green link. The trail is formalised as a strip of Parks and Recreation reservation that links Frankland Reserve to Harry Warring and Thomsons Lake; in recent times, the approach taken to the conservation and interpretation of this trail has been to respect its integrity and to not reduce or modify the existing reserve; and the City's Greening Plan proposes the Baldivis tramway trail as a green link (<i>Draft District Structure Plan</i>, City of Cockburn February 2012).</p> <p><b>Boundary interface treatment</b></p> <p>In regard to the boundary interface with the regional park, the department provided the following preliminary advice on 6 June 2014:</p> <p><i>"The department was advised in 2012 that at the City's Council meeting on 13 September 2012, the draft Southern Suburbs District Structure Plan was adopted subject to some modifications including "adding interface/buffer roads to the southern boundary of Harry Waring Reserve and the northern boundary of Frankland Reserve". If public open space (POS) is proposed then it needs to accommodate the interface/buffer road.</i></p>	<p>important link as part of the City's Greening Plan. It is likely that the Baldivis Tramway will be revegetated over the medium term to provide for an ecological linkage. It is important that the development of residential land within the proximity of the Tramway does not prejudice the revegetation of the same. Currently residential zones land is approved to the east of the Tramway as part of the Hammond Park Town Centre Structure Plan, the proposed Structure Plan indicates that future lots will directly back onto the Tramway.</p> <p>Considering the width of the tramway, being 20m, it is unlikely that future vegetation will be classifiable under the State Bushfire Prone Area Map due to its width. As such the direct frontage of lots onto the Tramway Reserve is unlikely to create a situation where the revegetation of this portion of the green link is significantly hindered.</p> <p>The interface between the Harry Waring Marsupial Reserve and the subject site is wither through Public Open Space or road reserve. No lots are to directly face the Regional Reserve. The location of the Open Space and the road is to ensure that all Bushfire requirements are met on the subject landholding and no off site requirements are places onto the Regional Reserve.</p> <p>The landscape concept plan indicates a dual</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><i>Consideration should be given to landscaping any POS with local native plant species so that the values of the adjacent reserve are not compromised. Any fire management requirements need to be provided for within the development/structure plan area."</i></p> <p>The department supports having a hard edge (e.g. perimeter road) between residential development and the regional park, for reasons of public safety, protection of bushland and fire safety for residents. The LSP (i.e. Structure Plan Map dated 29 Sept 2014) does not provide a buffer road along the adjacent Harry Waring Reserve. It seems the POS abuts the boundary of the reserve, therefore not allowing adequate access along the existing boundary for fence maintenance or fire suppression. It is noted that the Landscape Master Plan (Landscape Strategy, Emerge Associates 2014) shows a pedestrian path at the boundary.</p> <p><b>Fire management</b></p> <p>All necessary fire management requirements should be provided for within the subject land, in accordance with the (Interim) <i>Planning for Bushfire Protection Guidelines</i>, Edition 2 (Western Australian Planning Commission and Fire and Emergency Services Authority 2010) and any other relevant policies.</p> <p>The department recommends the provision of a hard edge (e.g. perimeter road) to provide adequate separation between conservation areas (e.g. regional park) and urban development. Such a hard edge helps mitigate fire risk and provides improved access for fire suppression. The LSP does not provide a hard edge along the adjacent Harry Waring Reserve. It is noted from the Fire Management Plan (Emerge Associates and Bushfire Safety Consulting, 2014) that the fire management requirements are provided for within the structure area; however, a proposed 22m wide road east to the future Hammond Road (Section 7.2.2 Element: Vehicular Access) dissects the Historic Baldivis Tramway Trail (Greenway link 78).</p> <p><b>Department of Environment Regulation</b></p> <p>Information or advice on issues relating to contaminated sites, acid sulfate soils, native vegetation clearing permits, industrial buffers, air quality, and noise and dust management can be obtained from the Department of Environment Regulation.</p>	<p>use path along the boundary with the Regional Reserve; this along with the road interface will allow DPAW and the Conservation Commission sufficient access to the boundary fencing for maintenance and fire suppression.</p> <p>Noted. The proposed Structure Plan places no off site requirements on either the Harry Waring Marsupial Reserve or Franklin Reserve.</p> <p>The provision of the east-west realigned Wattleup Rad is consistent with the Southern Suburbs District Structure Plan Stage 3 and is required to provide adequate movement networks through the locality.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		Thank you for the opportunity to comment on this matter. Should you have any queries regarding the above comments, please contact Planning Officer Grace Patorniti of this office on telephone 9442 0300.	
10	Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	<p>Thank you for your letter dated 28 October 2014 requesting Main Roads comments on the above structure plan proposal. Reference is made to the referral material for the proposal described above which was received by Main Roads under the <i>Planning and Development Act 2005</i> on 29 October 2014.</p> <p>An assessment of the structure plan proposal has been undertaken and the department advises that the proposal is acceptable to Main Roads, subject to the following advice:</p> <p><b>Advice to applicant:</b> Main Roads has reviewed the Transport Assessment Report dated October 2014 and provides the following:</p> <p>1. Section 3.5 <i>Changes to the Surrounding Road Network</i> on page 7 - The second dot point is not correct with regards to the left in/left out intersections located between Barfield Road and Frankland Avenue. The ultimate road planning between Barfield Road and Frankland Avenue identifies that there is to be no access permitted at any point along this section of Rowley Road.</p> <p>2. Drawing No. 200221-32-1 is to reflect the updated version as attached (Drawing No. 200221-32-1).</p> <p><i>Drawing enclosed with submission.</i></p>	<p><b>Comments Noted</b></p> <p>The Officers' Recommendation has incorporated the requested changes in the submission.</p>
11	Department of Health PO Box 8172 PERTH BUSINESS CENTRE WA 6849	<p>Thank you for your letter dated 28 October 2014 requesting comment from the Department of Health (DOH) on the above proposal.</p> <p><b>1. Water and Sewerage</b></p> <p>For the development density indicated (R30 and R40) in the proposed structure plan, the <i>Government Sewerage Policy - Perth Metropolitan</i></p>	<p><b>Comments Noted</b></p> <p>Although portions of the site are within 2km of Thomsons Lake the Subject Site is not included within the Policy area of the City's APD76 Subdivision around Thomsons Lake. Therefore the City is not able to require the preparation of neither a Mosquito</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><i>Region</i> requires the provision of reticulated sewerage and scheme water to serve the developments.</p> <p><b>2. Public Health Impact</b></p> <p>The City of Cockburn should use this opportunity to minimise potential negative impacts of increased density development such as noise, odour, light and other lifestyle activities. Public health impacts draw attention to those issues and they should be appropriately and adequately addressed at this stage.</p> <p>DOH has concerns there could be an impact on human health from "incompatible" activities from the surrounding areas from pesticide spray applications such as market gardens. The City should also consider ways to mitigate potential impacts to air quality (dust, odour, spray drift, etc.) from nearby non-urban activities (market gardens, sand quarries) and/or should the industrial buffer boundary (to the south) be moved closer to this or future developments.</p> <p>The DOH has released <i>Guidelines for Separation of Agricultural and Residential Land Uses</i> for your consideration. A copy is attached or may be downloaded: <a href="http://www.public.health.wa.gov.au/">http://www.public.health.wa.gov.au/</a></p> <p><b>3. Mosquito Borne Disease Control</b></p> <p>The subject land is in a region that regularly experiences significant problems with nuisance and disease carrying mosquitoes. These mosquitoes can disperse several kilometres from breeding sites and are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses.</p> <p>Human cases of RRV and BFV diseases occur annually in this general locality. For example in the 2011/2012 season, there were 117 cases of Ross River virus in the City of Cockburn, of which 6 occurred in Hammond Park and then in 2013/14 there were 88 cases of Ross River virus in the City of Cockburn, of which 5 occurred in Hammond Park.</p> <p>The subject land is within 2km of mosquito breeding habitat in Thomsons Lake and mosquitoes will disperse from these sites to the subject land under favourable environmental conditions. Spatial analysis of RRV case data has shown that disease risk is significantly greater for residents within</p>	<p>Management Plan nor notifications on titles at either Subdivision or Structure Plan stages.</p> <p>Comments relating to interface of residential and agricultural uses are noted. The City will assess any requirements relating to this at subdivision.</p>



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>2km of Thomsons Lake compared to those further away.</p> <p>It is likely that despite the best efforts of mosquito management strategies, current and future residents in this location will be at significant risk from mosquito-borne diseases in some years.</p> <p>Recommendations:</p> <ul style="list-style-type: none"> <li>• New residents be warned of the risk of mosquito-borne disease and the potential for nuisance mosquitoes via an appropriately worded notification on any newly created property titles; and</li> <li>• The City of Cockburn ensures they have sufficient resources to continue mosquito management for the future of the development.</li> </ul> <p><b>4. General</b></p> <p>It is noted from the plans provided that there is no provision for vehicle parking at any of the public open space (POS) areas. As the residential density is R30 and R40 vehicle parking will be a premium. To reduce impact upon local roads, additional public parking should be provided strategically around POS areas to enable non-local residents to access the park with their friends and families.</p> <p>To maximise access and usage of POS it should be located along connected walking and cycling routes with appropriate support facilities (eg: seating/bike racks, shaded areas, drinking water fountain, etc.).</p> <p>For your information, there are currently two approved permanent fumigation sites at Quarry PL4 &amp; PL8 (corner of Moylan &amp; Wattleup Road, Henderson). The fumigation business is currently looking into "opening" PL 7 as another permanent fumigation site. However, these sites are quite a distance away from the proposed dwellings at the opposite end of Wattle up Road.</p> <p>Should you have queries or require further information please contact Vic Andrich on 9388 4978 or <a href="mailto:vic.andrich@health.wa.gov.au">vic.andrich@health.wa.gov.au</a></p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
12	Department of Water PO Box 332 Mandurah WA 6210	<p><b>No Objection</b></p> <p>Thank you for the abovementioned Local Structure Plan, received with correspondence dated 28 October 2014.</p> <p>The Department of Water has reviewed the referral, with particular reference to the Local Water Management Strategy (LWMS), and wishes to advise it has no objections to the proposal. Should the LWMS require further amendments by the City of Cockburn it should be revised accordingly and resubmitted to both agencies.</p> <p>If you have any queries regarding this advice please do not hesitate to contact the undersigned at the Mandurah office on (08) 95504202.</p>	<b>No Objection Noted.</b>



City of  
**Cockburn**



wetlands to waves

---

CITY OF COCKBURN

# **ECONOMIC DEVELOPMENT DIRECTIONS STRATEGY**

**DECEMBER 2014**

---



## Contents

Executive summary	2
1.0 Aim of the Economic Development Directions Strategy	6
2.0 A Case for Change	6
3.0 The importance of economic development planning	7
• State Government Context	
• What is the Role of Local Government in Economic Development?	
4.0 Economic trends and challenges	11
• Global markets- demand and competition from emerging economies	
• Rapid Development of the digital and knowledge based economy and resulting need to plan for high-quality knowledge-intensive jobs.	
• Workforce dynamics	
• Future population growth	
• Labour force	
• Qualifications	
• Unemployment	
5.0 Industry structure and Cockburn's 6 key Strategic Sectors	24
• Cockburn Economy Snapshot	
• Strategic industry analysis	
• Emerging sector – Tourism	
6.0 Activity centres	28
• Centre performance assessments – current situation	
• Activity centre floor space projections	
• Employment requirements of Activity Centres	
7.0 Industry and stakeholder views	33
• Business Perspectives Feedback	
8.0 Setting up the Economic Development Framework	34
• Discussion point 1 - Where are we now? SWOT and internal analysis of Cockburn	35
• Discussion point 2 - What is our vision and priorities?	
• Discussion point 3 - Identifying an approach and framework.	39
• Integrating with Cockburn's Integrated Planning Framework.	40
9.0 Delivery recommendation	41
10.0 Timing and costs	42
11.0 References	43
12.0 Appendix A - City of Cockburn Strategic Industry summaries	44

## **Executive summary**

### **Background**

Cockburn's location within the South-west growth corridor has resulted in planning over the last 25 years being largely growth orientated with large tracts of greenfield sites developed for residential development and the infrastructure required to support this growth. Active planning of key developments has also seen the delivery of new jobs and services including the industrial precincts of Bibra Lake Estate (addition of Cockburn Commercial Park and Phoenix Business Park), the Australian Marine Complex and Jandakot City. While forecasts indicate a strong future for Cockburn, growth attributable to greenfield development is expected to slow towards 2022. As the City transitions towards growth mainly resulting from urban infill and revitalisation, this slow in growth is likely to see a change in focus for the City - moving away from its major land and infrastructure delivery role, to providing a greater focus on supporting Cockburn's key strategic industries, local businesses and activity centres of which have arisen as a result of these developments.

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

### **Aim and structure of the Directions Strategy**

The aim of this Directions Strategy is to identify the key elements influencing Cockburn's economy and provide them in a context that demonstrates why the City needs to be strategic about economic development for the future. This Directions Strategy does not provide a full assessment of the Local Government Area (LGA), rather it is a tool to identify a future path of which is likely to build upon and add to the information outlined within this report.

Essentially, the report seeks to answer three key questions – Where are we now? Where do we want to be? How will we get there?

### **Structure of the Report**

Section 1 and 2 of the Direction Strategy provides a discussion on the importance of, and why the City should be, embarking on establishing a formalised approach to economic development.

Section 3 demonstrates analysis work undertaken to identify economic trends and challenges facing the Cockburn sub-region, including:

- Global markets and demands;
- The influence of the digital economy on local markets and the need to plan for knowledge intensive jobs, and;
- Cockburn's workforce dynamics, labour force, qualifications and employment.

Section 4 provides a snapshot of industry structure and Cockburn's 6 key strategic sectors.

Section 5 is focused on activity centres, presenting the relevant information identified within the CoC Local and Commercial Activity centres Strategy (LCACS) of which an economic development strategy should consider.

Section 6 details business and industry feedback from the most recent Business Perspectives feedback.

Section 7 identifies common economic development roles and an internal analysis of the City's current economic development functions. The report then draws together the external and internal analysis work by establishing 3 discussion points of which can be used to guide the next stage – the development of the Economic Development Strategy. The below Figure illustrates this process.



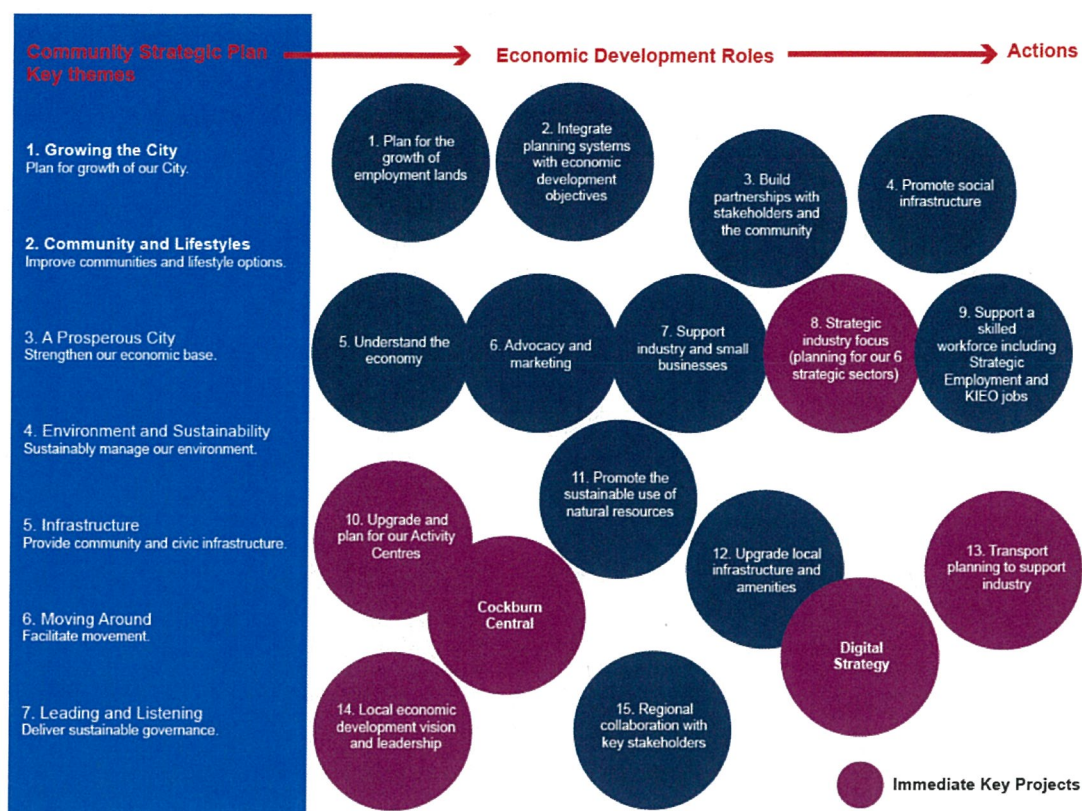
**Discussion point 1 - Where are we now?** This is done by taking the results of the analysis work and preparing a SWOT analysis of Cockburn.

Analysis reveals the City undertakes some economic development functions, integrated into existing departmental structures and roles, however there are significant opportunities to address the results of the SWOT analysis presented in section 7 (see page 35). Key opportunities identified include:

- Enhancing the current performance and presentation of Cockburn's Activity Centres;
- Leveraging off opportunities associated with emerging digital technology;
- Supporting our sub regions 6 key strategic sectors, and;
- Strategic economic development leadership both internally and across the sub region through a focused advocacy role.

**Discussion point 2 - What is our vision and priorities?** The Strategy identifies key objectives and themes for the City to focus on so as to guide the development of a full Economic Development Strategy. The recommended Draft framework is closely aligned with the Community Strategic Plan and is presented in the following figure.





### Discussion point 3 – How will we get there?

This discussion point essentially gave stakeholders an opportunity to comment on the overall proposed framework during the community engagement stage. This important step included a discussion paper *Setting the Directions for Cockburn's Economy*, drawing on the main findings of this Directions Strategy.

Now, given the outcomes of the community engagement stage, the report has been modified to conclude with three key recommendations:

**Recommendation 1:** Develop a Digital Strategy.

**Recommendation 2:** Prepare a Tourism Feasibility Study in conjunction with the Events Strategy.

**Recommendation 3:** Prepare an Economic Development Strategy utilising the content of this report.

Details can be found on page 39.

## 1.0 Aim of the Economic Development Directions Strategy

The City of Cockburn is embarking on the preparation of an Economic Development Strategy and as a result the Strategic Planning Team has been tasked with the responsibility of preparing a Directions Strategy. This Directions Paper is a preliminary report which documents:

- The benefits if integrating economic development led objectives into the City's functions;
- An external analysis to provide a snapshot of the region including the 6 key Cockburn sectors and activity centres performance;
- Business and industry views, and;
- A recommended framework and approach.

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

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

## 2.0 A case for change

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

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

Given Cockburn's location within the South-west growth corridor, planning over the last 25 years has largely been growth orientated with large tracts of greenfield sites developed for residential development and the infrastructure required to support this growth. As an example of this growth, there has been an increase of 29,422 residents in the last 10 years (ABS 2014), seeing Cockburn grow from 73,929 to 103,351 residents and a focus on the delivery of large, regionally significant projects including Cockburn Central (Thomsons Lake Regional Centre), Southern Growth Suburbs, Cockburn Central West, Muriel Court and the emerging Cockburn Coast development. Active planning of key developments has also seen the delivery of new jobs and services including the industrial precincts of Bibra Lake Estate (addition of Cockburn Commercial Park and Phoenix Business Park), the Australian Marine Complex and Jandakot City. While forecasts indicate a strong future for Cockburn, growth attributable to greenfield development is expected to slow towards 2022, as the City transitions towards growth mainly attributable from urban infill and revitalisation.

This slow in growth is likely to see a change in focus for the City, moving away from its major land and infrastructure delivery role, to having to provide a greater focus on supporting Cockburn's key strategic industries and local businesses of which have arisen as a result of these developments. This will include identifying an approach to support the regions key strategic sectors and to enable more Cockburn residents to work closer to home rather than commuting to distant employment centres.

Emerging Council amalgamations demonstrate the need to undertake a regional collaborative role and a shared, coordinated approach beyond the City's current boundaries. Now is an opportune time for the City to consider in practical terms where it sits in terms of achieving the community's vision for the future, confirm where we want to be, and decide collectively how we will get there.



At a national level, factors that have contributed to economic change include a strong Australian dollar, the emergence of the digital economy and online markets, the expansion of Asian economies and economic challenges in Europe and the United States, demographic change such as an ageing population, and competition within Australia for particular types of skilled labour. As the economy transitions, some industries face greater competitive pressures while for others, opportunities arise. One of the key challenges for Cockburn will be how to take advantage of opportunities to achieve sustainable economic growth into the future.

Closely aligned to economic development is the need for the City to consider the development of a Digital Strategy and a Tourism Strategy (Corporate Business Plan 2012/13-2016/17). Emerging technologies associated with high speed broadband are seeing local governments across Australia develop Digital Strategies to improve, for example, the efficiency of internal administrative functions and to assist industry and businesses to leverage off this improved infrastructure so as to compete on a metropolitan, national, and global playing field. The development of a tourism feasibility study and potentially a strategy, will allow Cockburn to identify what tourism related opportunities exist within the locality and where investment should be provided.

### **3.0 The importance of economic development planning**

A successful local economy is a key driver of the wellbeing of a community. As a result, Council has an important role to play in promoting and facilitating economic development for local businesses and supporting the City's residents through the provision of jobs and services.

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

Planning for economic development is an important contributor to building strong, sustainable local economies. Economic development is a core feature of Cockburn's Community Strategic Plan sustainability aims, with sustainability being concerned with the balance between economic prosperity, social cohesion and environmental health.

Cockburn's unique environmental attributes of wetlands and continued stretch of coastline contribute to a relaxed lifestyle. These assets contribute to the community's attachment to the locality and have contributed to the attraction of young families of which have taken up home owning opportunities over the last 25 years across the local government area.

The coastline also continues to attract and support the needs of a strong ship building and marine resource (oil and gas) industry and business cluster at the Australian Marine Centre (AMC), and provides a unique location for Cockburn's key Strategic sectors of which contribute to an estimated total gross regional product (GRP) of \$6.1 billion (Economy Id, 2014). Along with the AMC, the Western Trade Coast (WTC) incorporates the Kwinana Industrial Area, Latitude 32 and Rockingham Industry Zone creating a hub for fabrication and manufacturing that supplies goods for the resources and agricultural sectors and contributes 33 per cent of all value added in WA's manufacturing sector. WTC generates more than \$14.7 billion in direct sales and accounts for 2 per cent of WA's Gross State Product (Economy Id, 2014).

Overcoming how the economy and the environment can be sustainably planned for into the future, the importance of social capital, and supporting business growth and jobs, are key outcomes of a long term economic plan for Cockburn.

The economic development strategy presents an opportunity to strengthen the Cockburn economy by taking a strategic rather than a reactive approach and contribute to wider regional and state goals.

## State Government Context

Improving the relationship between where people live and work, a reduction in commuting time and cost, and reducing the associated impact on transport systems and the environment is an important priority of the Western Australian Government, detailed within the metropolitan strategic plan - "*Directions 2031 and Beyond*".

Recognised are the WA Governments Connected City Scenario of which is expected to deliver improved levels of employment self-sufficiency across all sub-regions. There is an expectation that local governments will contribute to the planning for meeting this metropolitan policy aspiration.

The draft Outer Metropolitan Perth and Peel Sub Regional Strategy (August, 2010) has established employment self-sufficiency targets. Employment self-sufficiency in the South-west subregion is currently 60 per cent. To achieve the Directions 2031 employment self-sufficiency target of 70 per cent, an estimated 87,000 to 113, 000 additional jobs will need to be provided in the sub-region over the next 25 years. It is worthy to note that the City's current employment self-sufficiency is close to 80%, however employment self-containment (the proportion of employed residents who are employed within industries within the boundaries of Cockburn) is only 24.2%. This is a significant opportunity for this Strategy to address.

The City of Cockburn Local and Commercial Activity Centres Strategy (LCACS) identifies it is more than realistic for the South-west sub-region, including the City of Cockburn to achieve the employment outcomes set for it under Directions 2031. However, even though the City achieves its employment self-sufficiency target, achieving growth of strategic employment, of which is knowledge intensive and export orientated, should still remain a key objective for the City. Together with increasing the aforementioned employment self-containment percentage. A more detailed discussion on Strategic Employment and KIEO jobs is provided later within this report.

The WA Government in collaboration with industry prepared the *Economic and Employment Lands Strategy: non-heavy industrial. Perth and Peel regions* (April 2012). Of note is the recognition of the changing face of industrial land given the increasing pressure to convert industrial land to higher end uses, such as offices and residential uses. What this means for the economic development strategy is the need to allow industrial land to evolve as technology and innovation advances, however also ensuring their operations are not impeded due to non-industrial uses and their operations being allowed to encroach onto industrial land. This point demonstrates the important link between economic development and land use planning. A key action recommended for the South West Sub-Region is the need to develop an economic development and employment strategy. A key question for economic development planning at Cockburn is how it will undertake an integrated approach and collaborative regional role. What opportunities exist to manage land use conflicts on a regional scale and identify opportunities for regional collaboration?

### What is the role of Local Government in economic development?

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

Responding to this trend the Council of Australia Governments (COAG) identifies the five key determinants<sup>1</sup> of long-term regional economic development as the foundation for regional planning. These are presented in **Table 1** demonstrating the inter-related nature of economic development planning.

---

<sup>1</sup> The Council of Australia Governments (CAOG) identified these determinants at its inaugural meeting in July 2012 (*Regional Economic Development Guide*. Department of Regional Australia, Local Government, Arts and Sport).

**Table 1: 5 Key determinants of long term regional economic development.**

<b>Human capital</b> , particularly education and skills.	<i>Human capital</i> is the stock of knowledge, expertise and abilities of a population.
<b>Sustainable</b> (economically, environmentally and socially) <b>communities and population growth</b> .	<ul style="list-style-type: none"> <li>- <i>Sustainable communities</i> refer to the ability of a region to endure in the long-term. It has economic, environmental and social dimensions.</li> <li>- Population growth refers to change in the size of a population over time, caused by migration and natural change through births and deaths.</li> </ul>
<b>Access to international, national and regional markets</b> .	<i>Access to international, national and regional markets</i> is the ability to trade goods and services in a given market.
<b>Comparative advantage and business competitiveness</b> .	<ul style="list-style-type: none"> <li>- A region has a <i>comparative advantage</i> when it can produce a product, good or service at a lower opportunity cost than other regions.</li> <li>- <i>Business competitiveness</i> is the ability of a business to sell and supply goods and services compared to a competitor. A business has a competitive advantage when its products or services cannot be easily duplicated by competitors.</li> </ul>
<b>Effective cross-sectoral and intergovernmental partnerships</b> (including through place-based approaches) and integrated regional planning	<ul style="list-style-type: none"> <li>- <i>Effective cross-sectoral and intergovernmental partnerships</i> are areas of formal and informal cooperation between stakeholders, which can help deliver on shared priorities.</li> <li>- <i>Integrated regional planning</i> aligns the objectives of government, businesses and the community to coordinate development efforts at different levels.</li> </ul>

A wide range of actions can be undertaken to address each key determinant and the City already performs some of these activities in its current processes. **Table 2** illustrates activities to promote regional economic development as identified by the Department of Regional Australia, Local Government, Arts and Sport.

A key objective in developing an Economic development Strategy will be to analyse and refine the greatest opportunities for job generation by managing the region's strengths and trends as they occur in the National and Global environment. The development of the Strategy will be a process by which public, business and non-governmental sector partners work collectively to create better conditions for economic growth.

**Table 2: Types of regional economic development activities.**

<b>Human Capital</b> Skills and employment development <ul style="list-style-type: none"> <li>• Education and training</li> <li>• Workforce skills development</li> </ul>	<b>Social and environmental sustainability</b> Social and environmental sustainability <ul style="list-style-type: none"> <li>• Land planning and development (including meeting the 70% employment self-sufficiency set by Directions 2031)</li> <li>• Urban space and community infrastructure development</li> <li>• Social and green development activities</li> <li>• Urban service delivery</li> </ul>
<b>Access to Markets</b> Promotion <ul style="list-style-type: none"> <li>• Regional branding and international promotion</li> <li>• Investment attraction</li> <li>• Events and expos (trade, tourism, sports, etc)</li> </ul>	<b>Comparative Advantage and Business Competitiveness</b> Investment and Development <ul style="list-style-type: none"> <li>• Developing funding applications and managing projects</li> </ul> Organisational Capacity Building <ul style="list-style-type: none"> <li>• Fostering entrepreneurs and Small and Medium Enterprise (SMEs)</li> <li>• Technical assistance and educational programs</li> <li>• Promotion of technology, creativity and innovation</li> </ul>
<b>Partnerships and Integrated Planning</b> Strategic Development <ul style="list-style-type: none"> <li>• Fostering the formation of partnerships and consortiums</li> <li>• Strategic planning for economic development</li> </ul>	



## 4.0 Economic trends and challenges

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

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

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

### **Global markets- demand and competition from emerging economies**

Growth of overseas markets may present opportunities and implications for Cockburn and the wider Perth Metropolitan region. For example, the competition and rivalry within the shipbuilding sector is high. In WA shipbuilders must compete with rival firms from Norway, Japan and Singapore. Despite such competition, WA firms have secured a significant share of global markets, however competition within the shipbuilding sector remains high (Mazzarol, 2004). This indicates the presents of unique firm based resources within this industry cluster, with firms leveraging from their primary operational activities and human resource and technology support activities to maintain global competitiveness.

The recently prepared Australian Marine Complex (AMC) Study for the Future (2014) identifies a change of approach is required for planning for the future with a new operational and management model to retain businesses and support continued business clustering. While the State and Federal Government are actively involved in planning and development issues at the AMC, the City has the opportunity to proactively assist this important employment sector and an economic development strategy should identify clear roles and mechanism to support this relationship of which is likely to be related, amongst other things, to identifying land and infrastructure constraints, resident and employment skills matching and lobbying with other areas of government and regular communication and engagement.

### **Rapid Development of the digital and knowledge based economy and resulting need to plan for high-quality knowledge-intensive jobs.**

An important trend is the emergence of “knowledge workers”. These are highly skilled people possessing attributes central to driving economic and social innovation in the knowledge-based economy. Knowledge workers tend to seek autonomy and control over their working lives and they are usually more committed to their occupation rather than an organisation, with the result that their job and residential mobility tends to be high. Given services and jobs are being delivered electronically, knowledge intensive jobs in particular have the ability to move offshore and therefore be subject to global competition.

Fundamentally the knowledge economy phenomenon applies across all sectors. So while it can be said the knowledge intensive industries and workers are an important part of Cockburn's job sectors, the knowledge economy is not limited to knowledge intensive industries.

**Table 3** indicates 28.9% of Cockburn's workforce is classified as “knowledge workers”, and this is considered relatively strong for a sub-region given the benchmarking shown of Perth metro (33.6%), Brisbane metro (33.8) and Adelaide metro (34.8%).

Table 3: Knowledge workers in the City of Cockburn

	Cockburn						
Occupations	2001	2006	2011		Perth metro	Brisbane Metro	Adelaide Metro
Knowledge workers	%	%	#	%	%	%	%
Professionals	12.3%	14.8%	8,378	18.1	22.1	22.2	23.2
Managers	5.5%	9.8%	4,995	10.8	11.5	11.6	11.6
				28.9	33.6	33.8	34.8
Services							
Community and Personal Service Workers	-	8.9%	4,296	9.6	9.6	9.6	10.6
Clerical and Administrative Workers	-	16.1%	7,343	15.4	15.4	16.2	16.8
sales workers	-	9.9%	4,161	9	9	9.4	
Skilled/semi-skilled; manual							
Technicians and Trades Workers	16%	19.3%	8,594	18.6	15.9	13.5	12.4
Labourers	10%	12%	4,421	8.9	8.7	9.2	8.7
Machinery Operators And Drivers	10.2%	7.9%	3,391	6.4	6.4	6.4	5.4

Source: ABS Census and Economy Id, 2014.

However it is also important to consider employment self-containment alongside occupations of residents to identify if we are providing the right jobs for these important knowledge workers. **Figure 1** identifies industries commonly identified as key employers of knowledge intensive jobs and illustrates a significant amount of loss of these jobs in sectors: Manufacturing, mining, professional, scientific and technical services, education and training, health care to outer regions.

Currently there is a disproportionate level of high-quality knowledge-intensive jobs outside the Perth Central Area. The City of Cockburn Local and Commercial Activity Centres Strategy identifies approximately 13,900 to 27,400 additional jobs within the South-west Sub Region need to be Knowledge Intensive Export Oriented (KIEO) in nature by 2031. Further stating that the right mix of employment will contribute strongly to the maturity of Cockburn's Activity Centres and further highlighting Cockburn Central Regional Centre in particular as having the potential to offer knowledge intensive consumer services such as education, healthcare, and strategic services to a regional, state, national, or international economy.

Section 5 of this report provides further discussion regarding economic development planning of Activity Centres.



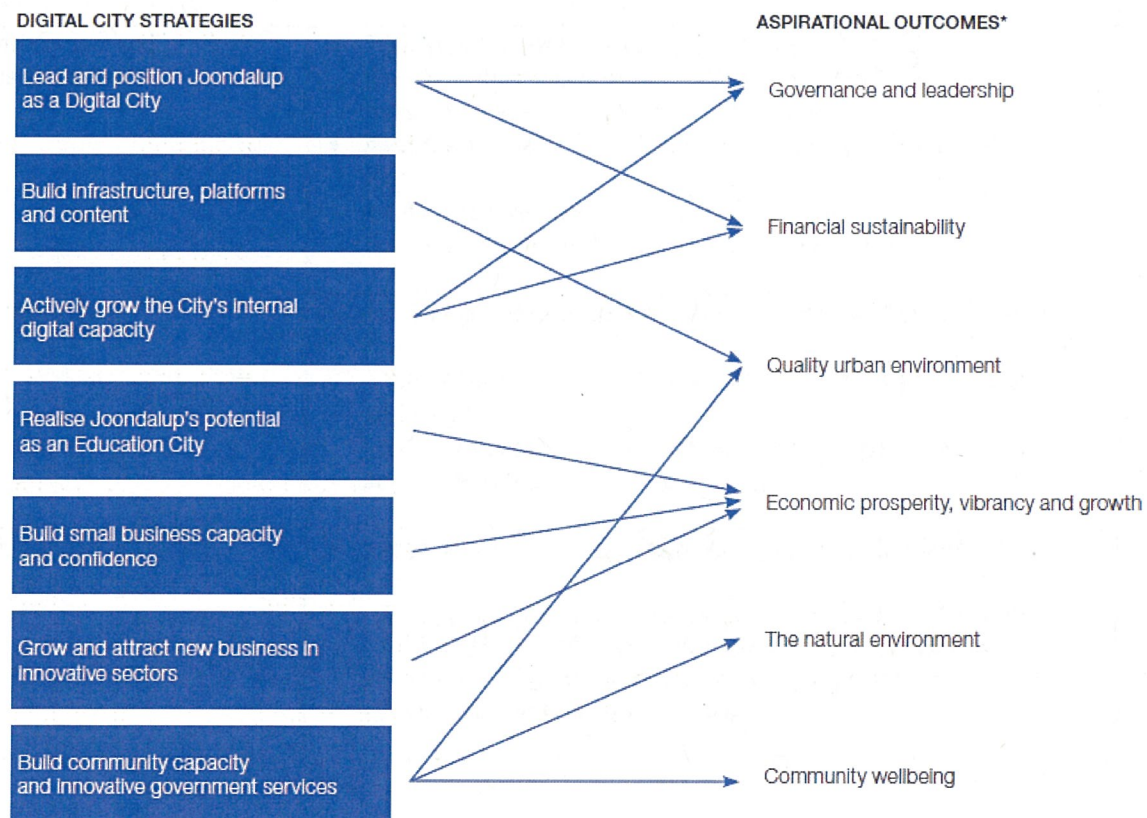
- Leadership programs including working with schools as it is the next generation that will see the reality and benefits of the current plans;
- Plan and deliver capacity building programs;
- Identify and promote local Digital Business Champions;
- Online directory of businesses;
- Build capacity for home businesses;
- Build capacity for key sectors;
- Investigate the creation of a virtual and physical space that provides opportunities for start-ups;
- Develop a roadmap of support mechanisms from student projects to high growth companies, and;
- Promotion of the City as an attractive place to do business.

Given the association of these actions with economic development, the development of a Digital Strategy should be closely aligned with the aspirations, and inform, the Economic Development Strategy to ensure investment is focused where it is needed most and where the greatest opportunities are possible.

**Figure 2** is an extract from the Joondalup City Digital Strategy, highlighting the strategic link between the Digital Strategy and the community aspirational outcomes, identified within the Joondalup Community Strategic Plan 2012-2022. This figure suggests that like the emerging Cockburn Economic Development Strategy, a digital strategy/approach cuts across several areas within Council and is not purely IT focused.

**Figure 2:** Joondalup Digital Strategies and aspirational outcomes.

Digital strategies contribute to meeting the City's aspirations.



\* taken from Joondalup's Strategic Community Plan 2012-2022

The benefits of digital technologies relate directly to the aspirational outcomes documented in the City's *Strategic Community Plan 2012-2020*.

It is important to recognise the digital economy as a productivity driver that is essential to our region's growth and competitiveness in a national and international market. In this regard there is a strong link with the emerging economic development strategy.

### Workforce dynamics

The provision and quality of the workforce is an important foundation to the support of economic development. Local business opportunities are influenced by population size, demographic change and socioeconomic characteristics. The size and growth rate of the local population is an important driver. The larger the population catchment, the more likely an area is to attain critical mass to attract and grow businesses and services locally. This has a knock on effect in requiring additional support services including childcare, community health and school education, as well as consumption based activities, including retail, cafés and restaurants, entertainment and cultural recreation.

Recent population trends indicate an increase of the overall population growth rate by all age groups with the potential workforce age structure increasing by 18,244 during this 10 year period or 30%.

Other trends that are revealed in the data include: an ageing of the population with high growth rates in persons aged 55-65 (an increase of 3,534 or 39.3%); growth in the 20-34 age group suggesting the region is retaining persons attending higher education opportunities or employment when they leave school; and the region remained attractive to families, with growth in the prime family age group (35-54 years) of 7,187 or 26.9%.

This population growth has largely been driven by in migration as people move into the LGA. The greatest number of new residents is from overseas, closely followed by new residents moving from adjacent northern suburbs of Cockburn. Migration out of the region appears to be limited.

### Income levels

Table 5 shows household weekly incomes grouped into income quartiles. Income quartiles allow us to compare relative income earning capabilities across time. Analysis of the distribution of the population by income quartile in the City of Cockburn compared to Greater Perth shows that there was similar proportion of persons in the highest income quartile, and a lesser proportion in the lowest income quartile.

The most significant change in the City of Cockburn of persons between 2001 and 2011 was in the highest quartile which showed an increase of 9,460 persons (see figure 6).

**Table 5: Equivalised household income - quartile group dollar ranges.**

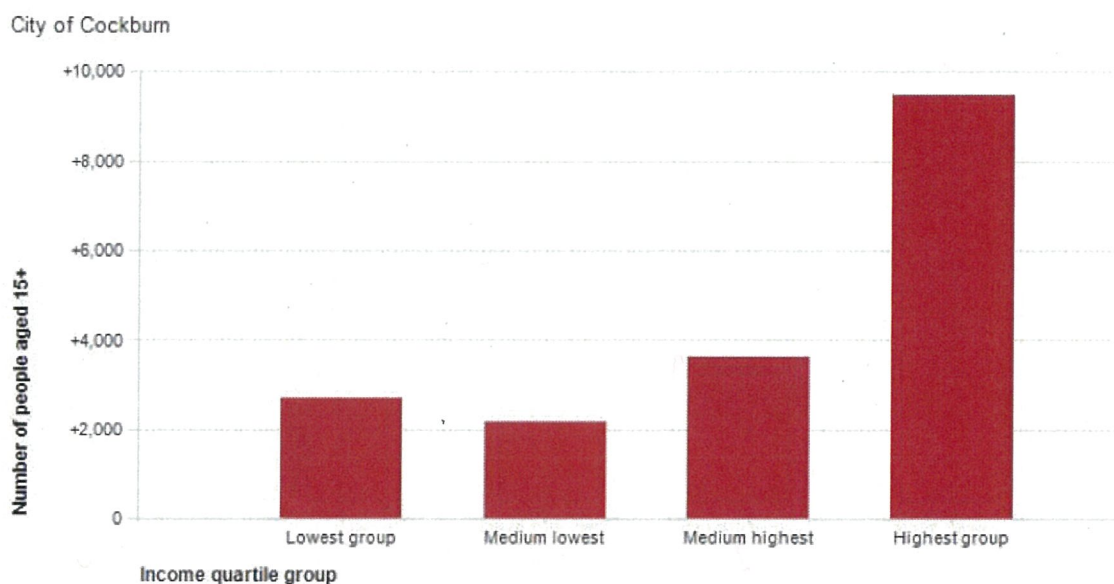
Calculated from income data for [theQBM]	Weekly income by Census year		
Equivalised household income ranges	2011	2006	2001
Lowest group	\$0 to \$432	\$0 to \$353	\$0 to \$282
Medium lowest	\$433 to \$763	\$354 to \$607	\$283 to \$482
Medium highest	\$764 to \$1,230	\$608 to \$982	\$483 to \$773
Highest group	\$1,231 and over	\$983 and over	\$774 and over



Table 6: Equivalised household income quartiles 2001-2011.

City of Cockburn	2011			2006			2001			Change	
Quartile group	Number	%	Greater Perth %	Number	%	Greater Perth %	Number	%	Greater Perth %	2006 to 2011	2001 to 2011
Lowest group	5,495	19.8	20.5	5,046	22.0	21.8	5,065	24.5	23.8	+448	+429
Medium lowest	5,768	20.8	21.3	5,498	24.0	23.5	5,400	26.2	24.8	+269	+367
Medium highest	7,643	27.5	26.0	6,594	28.8	26.4	5,784	28.0	26.5	+1,049	+1,858
Highest group	8,865	31.9	32.2	5,789	25.2	28.3	4,393	21.3	25.0	+3,076	+4,472
Total Households	27,770	100.0	100.0	22,927	100.0	100.0	20,643	100.0	100.0	+4,843	+7,127

Figure 4: Change in individual income quartiles, 2001 to 2011.



#### SEIFA Index by suburb

SEIFA scores show how disadvantaged an area is compared with other areas in Australia. The National average is 1000, and the overall SEIFA score for Cockburn was 1035 in 2011, showing an increase of 16 points from 2006. A higher score on the index means a *lower* level of disadvantage. A lower score on the index means a *higher* level of disadvantage.

The Australian Bureau of Statistics SEIFA Index is used to rank suburbs according to the population's socioeconomic advantage, disadvantage, economic resources, and education and occupation status.

Table 7: CoC SEIFA score by suburb 2011

Suburb	SEIFA Score 2011	usual resident population
Atwell	1085	8,642
Aubin Grove	1123	4,153
Banjup	1091	1,403
Beeliar	1050	5,869
Bibra Lake	1063	5,958
Cockburn Central	1035	693
Coogee	1067	4,139
Coolbellup	943	4,901
Hamilton Hill	943	9,863
Hammond Park	1108	2,435
Henderson n/a		
Jandakot	1101	2,737
Leeming*	1106	11,084
Munster	1035	3,477
North Coogee	1127	582
North Lake	1089	1,257
South Lake	992	5,970
Spearwood	970	9,081
Success	1078	8,512
Wattleup	1007	568
Yangebup	1027	7,125

Source: ABS (2011). Social economic Indexes for Areas (SEIFA).

Note: \*The suburb of Leeming is split between Cockburn, Canning and Melville LGAs.

N/A = SEIFA data not available.

While it is encouraging to see Cockburn moving up in the ranking of the SEIFAS index and see a 30% increase in the highest income quartile there still remains a proportion of communities that remain under the national average including Hamilton Hill, Coolbellup, and Spearwood. These areas of relative disadvantage are provided with a range of City of Cockburn support services, aimed at helping to support individuals and families in areas of employment, financial management, educations and community care. As we venture in to the sphere of local economic development, it becomes fundamental for our most disadvantaged communities to be the target for further support to enable the benefits of increasing economic activity to hopefully flow in to these locations.

The theme of benefiting our residents needs to be held equally with trying to benefit our industries.

### Future population growth

The City's traditional role in the housing market in the provision of affordable home owning opportunities is likely to continue in the short term with the continued development of the growth area of Success, Aubin Grove and Hammond Park, the rezoning of area such as Munster, Spearwood and Coolbellup. In the longer term these patterns are expected to change and as a result will have a direct impact on the slowing of population growth within the region.

The variety of periods of settlement in the City of Cockburn mean that various suburbs are at quite different periods in the suburb life cycle and this is perhaps reflected within the SEIFA index. As a result different areas within the region have slightly different functions based on both era of development and amount of new housing opportunities. The variety of function and role of the small areas in the City of Cockburn means that population outcomes differ significantly across the LGA.



Figure 5: Population forecast by suburb

City of Cockburn	Forecast year					Change between 2011 and 2031	
Area	2011	2016	2021	2026	2031	Total change	Avg. annual % change
City of Cockburn	95,315	109,173	119,840	126,856	131,428	+36,113	+1.62
Atwell	9,146	9,196	8,686	8,358	8,151	-995	-0.57
Aubin Grove - Banjup	5,875	8,015	9,002	8,847	8,570	+2,695	+1.91
Beeliar	6,266	8,336	8,749	8,674	8,502	+2,236	+1.54
Bibra Lake	6,370	6,449	6,448	6,455	6,519	+149	+0.12
Coogee - North Coogee	4,973	6,914	9,524	11,509	13,206	+8,233	+5.00
Coolbellup	5,246	5,322	5,310	5,363	5,421	+175	+0.16
Hamilton Hill	10,519	10,756	10,918	11,173	11,843	+1,324	+0.59
Hammond Park - Wattleup - Henderson	3,133	5,597	8,338	9,414	9,253	+6,120	+5.56
Jandakot	2,895	2,874	2,930	2,972	3,008	+113	+0.19
Leeming (part)	2,284	2,167	2,133	2,097	2,105	-179	-0.41
Munster	3,711	4,504	5,132	5,535	5,667	+1,956	+2.14
North Lake	1,345	1,428	1,520	1,527	1,531	+186	+0.65
South Lake - Cockburn Central	7,129	7,862	9,551	12,205	14,605	+7,476	+3.65
Spearwood	9,678	10,084	10,660	11,113	11,278	+1,600	+0.77
Success	9,033	11,116	12,019	12,659	12,877	+3,844	+1.79
Yangebup	7,589	8,416	8,785	8,822	8,764	+1,175	+0.72
Rottne Island	123	137	135	133	128	+5	+0.20

Population and household forecasts, 2011 to 2031, prepared by id The population experts, November 2009.

This future population growth will increase the size of the local job market but will present some challenges in terms of provision of infrastructure, services and jobs, including:

- In line with wider national trends, an ageing population will impact on the demand for services and will require good access health, aged care services and other support services.
- As further infill development occurs within revitalisation areas, demand will increase for improved services, including transport options and local services as older suburbs are retrofitted and densities increased.
- Population growth and further development across the region, particularly in coastal areas and in proximity to wetlands, will put pressure on the environmental integrity, the attributes and character of Cockburn.

As a result this will require a monitoring of trends and actions through the planning system and economic development initiatives to shape how communities evolve, the services required, and identify skills gaps for residents and local job matching.

### Labour force

In the City of Cockburn, there were 56,114 residents employed in the year ending June 2013 (Economy Id, 2014). In 2013 the City of Cockburn residents representing 4.38% of employed residents in Western Australia and Cockburn has a higher percentage of residents in the labour force than the State average.

The latest data in table 9\* shows that 66.4% of persons aged over 15 years were in the workforce and this was higher than that for Western Australia (64%). In total there were 46,953 residents in the labour force in 2011.

There are also differences on an area basis within the LGA, with the percentage of resident's unemployed being located within the older residential suburbs within Cockburn. This data correlates with the outcomes of the SEFA

index previously discussed. Those suburbs being Coolbellup, Hamilton Hill, South Lake and Spearwood of which are the focus of revitalisation strategies by the City.

**Table 9:** Cockburn labour force (persons over 15 years) by area 2011. (Abs 2011) (\*While 2013 data for labour force is available at a relatively high level, ABS 2011 is the latest when examining the data at suburb level).

	Number of residents 15 years and over	In the labour force	% of total residents	Percentage of labour force unemployed	
Areas					
Atwell	6,072	4,647	76.5%	171	3.7%
Aubin Grove	3,066	2,484	81%	73	2.9%
Banjup	1138	819	71.9	29	3.5
Beeliar	4296	2178	73.9	130	4.1
Bibra Lake	4842	3333	68.8	116	3.5
Coogee	464	334	71.9	8	2.4
North Coogee	3378	2231	66	96	4.3
Coolbellup	4,092	2,260	55.2%	170	7%
Hamilton Hill	8200	4746	57.8	289	6.1
Hammond Park-Wattleup	2332	1731	74.2	31	1.7
Jandakot	2287	1558	68.1	61	3.9
Leeming	1589	1209	76	47	3.8
Munster	2860	1865	65.2	75	4
North Lake	1038	726	69.9	25	3.4
South Lake	4756	3287	69.1	158	4.8
Cockburn Central	574	423	73.6	14	3.3
Spearwood	7622	4446	58.3	228	5.1
Success	6495	4795	73.08	177	3.7
Yangebup	5534	3881	70.1	161	4.1
<b>Cockburn</b>	<b>70,635</b>	<b>46,953 (2011)</b> <b>56,114 (2013)</b>	<b>66.4%</b>	<b>2,059</b>	<b>4.3%</b>
<b>Western Australia</b>			<b>64%</b>		<b>4.7%</b>

## Qualifications

Relative to Western Australia, Cockburn has a lower share of its resident population in all qualification types, with the greatest variance being degree qualifications (12.8% compared with 17.5%). Overall, 55.5% of the population do not have a post school qualification and this is significantly higher than the State average of 43.3% and is higher than was recorded in 2006 within Cockburn (50.9%). The drop in residents with a qualification between 2006 and 2011 is likely to be attributed to the major employment industries of manufacturing and trade that in some instances do not traditionally require a higher level qualification.



The skill levels of residents are also reflected in the occupational mix of employed persons. Cockburn has a lower share than WA of persons employed in managerial positions (10.8% and 12.2% respectively) and in professional occupations 18.1% and 19.1%). Cockburn has a higher proportion of technicians and trades workers (18.6%) compared to the State (16.7%) however this figure has dropped since 2007 (19.3%).

**Table 10:** Highest qualification level of residents (over 15 years old) City of Cockburn LGA 2011.

Highest qualification achieved (persons aged 15 years and over)	Cockburn LGA (2011)	% of Cockburn LGA (2011)	% of Cockburn LGA (2006)	Western Australia (2011)	% of WA (2011)
Bachelor or higher degree	11,514	12.8%	11%	315,512	17.5%
Advanced diploma or diploma	5,965	6.7%	7.1%	146,284	8.1%
Vocational	14,888	16.7%	20%	350,094	19.5%
Inadequately described	1,468	1.7%	1.5%	35,436	1.9%
No qualification	31,564	55.5%	49.1%	778,919	43.3%
Not stated	5,530	6.2%	11.2%	172,854	9.6%
Total	39,365	44.1%	50.9%	1,020,180	56.7%

**Table 11:** Occupation of Employed residents (over 15 years old) Cockburn LGA 2011.

Occupation	Cockburn LGA				Western Australia	
	2011		2006		2011	2006
	No.	%	No.	%	%	%
Technicians and Trades Workers	8596	18.6	7058	19.3	16.7	16.4
Professionals	8376	18.1	5406	14.8	19.9	18.6
Clerical and Administrative Workers	7342	15.9	5882	16.1	14.4	14.5
Managers	5000	10.8	3588	9.8	12.2	12.5
Labourers	4423	9.6	4405	12.0	9.7	10.9
Community and Personal Service Workers	4290	9.3	3265	8.9	9.4	8.9
Sales Workers	4159	9.0	3615	9.9	8.6	9.4
Machinery Operators And Drivers	3393	7.3	2820	7.7	7.6	7.3

Source: ABS 2011 data.

## Unemployment

Unemployment in Cockburn is relatively low compared to the wider South West region and is consistent with the state average. However there are low pockets of unemployment, and low participation rates in some areas of the LGA. Unemployment is an issue in Coolbellup, Spearwood, Hamilton Hill and South Lake.

**Table 12** provides unemployment data for Cockburn, Kwinana and Rockingham. It shows Cockburn unemployment has remained stable around the 4% to 5% for the last 5 years. Cockburn has a much lower rate than Kwinana and a lower rate than Rockingham.

Table 12: Unemployment by Local Government Area 2006 – 2013.

	June 2006	June 2007	June 2008	June 2009	June 2010	June 2011	June 2012	June 2013
Cockburn	1,429	1,143	1,525	1,881	2,488	2,251	2,322	2,651
Kwinana	838	650	890	1,002	1,302	1,287	1,339	1,678
Rockingham	2,081	1,671	2,233	2,695	3,476	3,249	3,455	3,873
<b>Unemployment rates %</b>								
Cockburn	3.0	2.6	3.3	3.9	5.0	4.4	4.4	4.8
Kwinana	7.9	5.8	7.4	7.9	10.1	9.7	9.7	11.6
Rockingham	6.1	4.1	4.7	5.0	6.9	6.6	6.6	6.3
Greater Perth metro area	-	-	-	3.7	4.9	4.3	4.1	-
Western Australia	3.4	3.2	3.1	5.4	4.4	4.2	3.7	4.8
Australia	4.6	4.3	4.2	5.8	5.2	5.0	5.2	5.7

Source: Economy Id and <http://myregion.gov.au/profile/perth/data/employment/unemployment>.

## 5.0 Industry structure and Cockburn's 6 key Strategic Sectors

### Cockburn Economy Snapshot

Analysis of Cockburn's economy provides insight into a strong and growing regional economy. In 2012/13 Cockburn had an estimated total gross regional product (GRP) of \$6.1 billion. The construction sector makes the largest contribution (24%) to the Cockburn economy, followed by mining (15%) and manufacturing (15%). The largest seven sectors account for approximately 80% of total gross value added output.

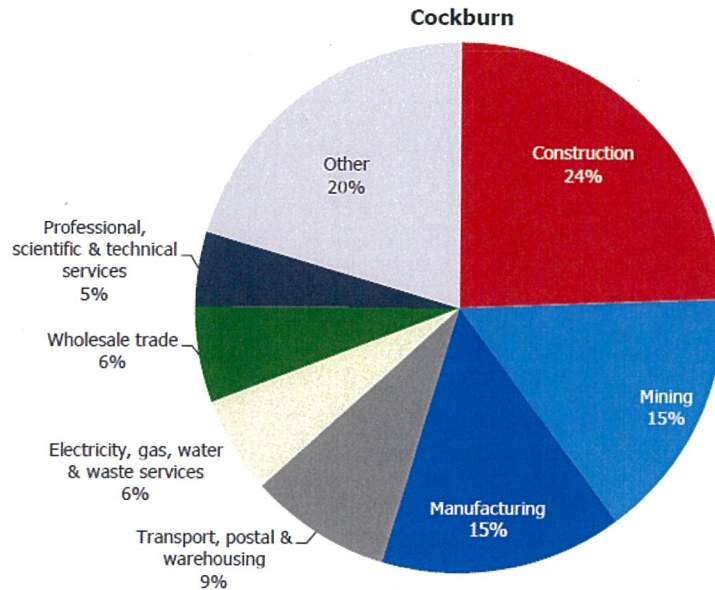


Figure 6: Structure of Cockburn's economy 2012/13.

Table 13 summarises Cockburn's employment change between 2006/07 and 2011/12. Total employment grew from 31,065 to 41,184, an increase of around 26%. This is a significant increase in employment and is reflective of a strong growing economy. The most significant trend is the growth in the construction industry accounting for about 14% of new jobs and second to only the manufacturing industry in terms of the number of people employed. Retail and all other sector experienced growth with the exception of Agriculture, Forestry and Fishing and Manufacturing.

Table 13: Cockburn employment change by industry 2006/07 to 2011/12

City of Cockburn	2011/12	2006/07	Change
Industry	Number	Number	2006/07 to 2011/12
Agriculture, Forestry and Fishing	245	394	-149
Mining	855	619	+235
Manufacturing	7,786	8,432	-646
Electricity, Gas, Water and Waste Services	1,643	1,314	+328
Construction	7,198	4,415	+2,783
Wholesale Trade	2,221	1,446	+775
Retail Trade	4,250	2,703	+1,547
Accommodation and Food Services	1,605	1,170	+436
Transport, Postal and Warehousing	2,678	1,893	+785
Information Media and Telecommunications	159	113	+46
Financial and Insurance Services	317	166	+152
Rental, Hiring and Real Estate Services	520	378	+142

City of Cockburn	2011/12	2006/07	Change
Professional, Scientific and Technical Services	2,202	1,272	+930
Administrative and Support Services	1,549	1,152	+397
Public Administration and Safety	943	826	+117
Education and Training	2,702	1,827	+875
Health Care and Social Assistance	2,103	1,361	+742
Arts and Recreation Services	563	437	+126
Other Services	1,645	1,146	+499
<b>Total Industries</b>	<b>41,184</b>	<b>31,065</b>	<b>+10,119</b>

### Strategic industry analysis

Population-driven employment is employment generated by activity servicing the needs of a particular population. By contrast *Strategic Employment* results from the creation and transfer of goods and services to an external market. Employment resulting from this activity may be distinct, in industries where there is little or no local demand (e.g. iron ore/uranium mining), or in the same industries as population-driven activity but with a different focus (e.g. manufacture of food/wine, higher education). Strategic employment does not automatically occur. It results from an enterprise actively seeking to meet the needs of an external market and developing a competitive advantage in the process. Employment therefore can be highly variable across different locations.

The presence of strategic employment within a local economy is critical to the long-term prosperity and resilience of an economy; as:

- There is no 'saturation point' to strategic employment (whereas there is only so much population-driven activity that a particular population needs/can afford);
- There tends to be an export orientation, enabling the injection of funds in to the region's circular flow of income;
- A diverse range of economic activity servicing external markets diversifies the risk associated with downturns in a single market;
- Strategic economic activity tends to include higher 'value-added' activities that are more likely to result in greater flow-on benefits to the local economy, and;
- Strategic economic activity tends to result in high wage-productivity for employees and significant business opportunities for small to medium enterprises.

LCACS (2012) analysed the strategic employment in the City of Cockburn in order to provide the statistical basis to underpin the development of high-productivity, high-growth industries in key targeted areas. Based upon this analysis, 6 key strategic industries integral to the continued development of strategic employment within the City of Cockburn are identified. The largest of these is *Other Transport Equipment Manufacturing* due to the agglomerations of marine manufacturing enterprises located at Henderson (including the Australian Marine Complex). Other major industry segments directly involved in the creation and exportation of goods and services to external markets that include significant numbers of strategic jobs includes:

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

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

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



An economic profile for each of the 6 strategic industries is provided in **Appendix 1**. These profiles are intended to provide the City an “at a glance reference” for the characteristics, needs and future growth opportunities of major strategic employers within the City. This information is essential if the City is to play a proactive role in the future economic development of these industries.

High-level analysis of major strategic employers located within the city was augmented with the outcomes of interviews with strategic employers within the strategic industry analysis (LCACS, 2012). It found that the majority of the development roadblocks for strategic industries within the Cockburn area revolve primarily around:

- Transport infrastructure;
- Telecommunications provision in the Henderson industrial area;
- The availability of gas, power and water for manufacturing related businesses, and;
- Power is also reportedly limiting some industries.

Outside of infrastructure requirements, the two most pressing constraints on business development appear to be the inability for existing firms to expand outside of their current land holdings, due to locational constraints, and the limited availability of a skilled labour force in various specialised roles.

Due to high demand for their services and products, many firms are finding the need to expand in order to compete more effectively within their Industry. Many firms located within the Henderson industrial area are finding it difficult to expand due to the constraints of their current location. This is particularly concerning that a large tract of land adjoining the Henderson industrial area and earmarked for the AMC expansion remains undeveloped by the State Government. These types of opportunities need to be continually promoted to the State Government, further establishing an advocating and lobbying role, especially where local research tells us that opportunity costs of not providing further land expansion continues to rise.

### **Emerging sector – Tourism**

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

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

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

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

## Centre performance assessments – current situation

In 2012 Cockburn's activity centres underwent comprehensive performance assessments. This involved assessing each centres performance in the areas of; Intensity, Diversity, Employment, Accessibility, Urban form and Economic activation. The results identify centres are largely performing at Perth metropolitan levels or below. **Figure 8** provides a summary of the results.

**Figure 8:** Activity Centre Performance Results (Source: Pracsys, 2011).

			Intensity	Diversity	Employment	Accessibility	Urban Form	Economic Activation
Commercial	Secondary Centre	Cockburn Central						
	District Centre	Phoenix						
	Neighbourhood Centre	Coolbellup				Not Assessed		
		Hamilton Hill				Not Assessed		
		Lakes Neighbourhood Centre				Not Assessed		
	Local Centre	Atwell				Not Assessed	Not Assessed	Not Assessed
		Berrigan Drive				Not Assessed		
		Hamilton Road				Not Assessed	Not Assessed	Not Assessed
		Newmarket				Not Assessed	Not Assessed	Not Assessed
		Rockingham Road				Not Assessed		
		Barrington Street				Not Assessed	Not Assessed	Not Assessed
		Yangebup				Not Assessed	Not Assessed	Not Assessed
Industrial	Strategic Industrial Centre	Henderson					Not Applicable	Not Applicable
	Regional Industrial Centre	Bibra Lake Industrial				Not Applicable	Not Applicable	Not Applicable
		Jandakot East				Not Applicable	Not Applicable	Not Applicable
		Jandakot West				Not Applicable	Not Applicable	Not Applicable
Specialised	Strategic Specialised Centre	Jandakot Airport					Not Applicable	Not Applicable

Desired	Above Average	
	Average	
Poor	Below Average	

This information reflects the need for centres to continue to mature if optimal levels of performance are to be achieved, or to ensure centres are able to support future growth. Of note is that of the centres assessed, all of them performed below average in the area of 'Economic Activation' of which assessed:

- **Purpose:** for example does the activity centre have a well justified economic purpose, providing for a variety of residents, workers and visitors, as appropriate for its level in the hierarchy).
- **Vision/plan:** Does a current vision/plan exist for the centre which captures the Centre purpose and provides direction for future development and is supported by the necessary structures.
- **Anchor tenants:** Are a diverse range of anchor tenants present, well configured and well supported by other tenants and necessary infrastructure?
- **Activated frontages:** Does the centre have a high proportion of their streets lined by active frontages which also demonstrate a vibrant mix of activities?
- **Permeability:** Is the centre, for example, easy to move through and does it connect well to the surroundings?

The below table provides LCACS Assessment findings and required actions to improve the economic activation of Cockburn's Activity Centres.

Activity Centre	Assessment findings and required actions
Cockburn central	One plan to set the overarching vision of the centre. Bring together the structure plans and be informed by initiatives to enhance ED.  Needs to increase employment levels.
Phoenix	Encourage diversification through the delivery of knowledge intensive consumer services (e.g health care, education)
Coolbellup	The centres economic purpose may have changed. The centres vision/purpose is not defined.  Needs to increase employment levels.
Hamilton Hill	Well justified economic purpose however the future vision/purpose of the centre is not defined.  Needs to increase employment levels.
Lakes Neighbourhood Centre	Well justified economic purpose however the future vision/purpose of the centre is not defined.
Atwell	No recommendations noted other than improvements to walkability and accessibility.
Berrigan Drive	The centres economic purpose may have changed. The centres vision/purpose is not defined.  Needs to increase employment levels.
Hamilton Road	Needs to increase diversity of uses.
Newmarket	Needs to increase employment levels.
Rockingham Road	The centres economic purpose may have changed. The centres vision/purpose is not defined.  Needs to increase employment levels.
Yangebup	Needs to increase diversity of uses.

All centres: Walkability assessment from activity centre boundary to inform transport improvements. (Source: LCACS, 2011)



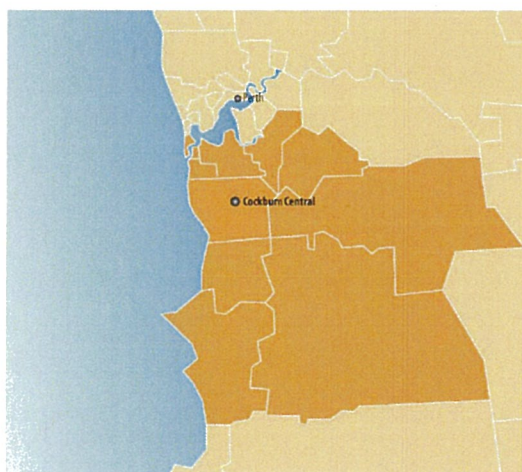
The following provides an example approach of how the City might start to address the economic activation of Cockburn's activity centres.

1. Assist land and business owners of the City's activity centres to prepare long term business plans to integrate the principles of SPP4.2.
2. Create a template and run briefing sessions and assist in facilitating the plans. This could also assist in developing strong relationships between the City and local businesses, strengthening communication lines.
3. The City can provide input the latest data and the technical information detailed within LCACS and come together with business owners to make recommendations and plans for the future of various centres.
4. Develop a program for centres to participate in – partly subsidised by the City. Information sessions that provide activity centre landowners with the knowledge on the skills available within the centre catchment to promote skills and employment matching and inform the types of skills available to inform future business expansion types.

### Activity centre floor space projections

Floorspace projections prepared in 2012 (LCACS) provide an indication of 'the boundaries of probable development' for each of Cockburn's activity centres, given a defined demand and supply scenario. The *Population Demand Assessment modelling* can assist in statutory decisions but can also provide an indication of the amount of floorspace required based on dwelling and population forecasts. Therefore this information can be utilised to identify targets and estimate the level of escape spending and loss of jobs to the local economy if provided alongside up to date baseline information relating to the delivery of dwellings at a given time.

The floorspace projections broken down into categories of shop, retail, office and entertainment (Appendix 1 of LCACS) should be considered alongside future plans to identify the shortfalls of centres and reduce the likelihood of escape spending from Cockburn's main trade area (**Figure 9**).



**Figure 9: Main Trade Area** - defines the main trade area considered to be emanating from Cockburn Central Secondary Centre. Cockburn Central was chosen due to both its high level status in the Activity Centre Hierarchy and its location just off Kwinana Freeway, meaning that it will have the largest catchment area of all centres in Cockburn. The trade area can be expected to rationalise over time.

Source: Pracsys, 2011

### Employment requirements of Activity Centres

The *Employment Allocation Modelling* (LCACS) for the City of Cockburn provides an analysis of the employment requirements of activity centres within the City if it is to effectively contribute to meeting the 70% employment self-sufficiency target set within *Directions 2031 and Beyond – Spatial Framework for Perth and Peel for the South West sub-region*. The modelling outlines two scenarios based upon high and low projections of population growth and suggest that it is more than realistic for the South-West subregion to achieve the employment outcomes set for it under both the low and high growth population scenarios. This is due to:

- The presence of significant strategic industrial infrastructure in all local Governments;
- Relatively moderate projected residential population growth (comparative to other outer sub-regions);
- Significant future public and private investment in employment generating projects (including Latitude 32 and the second port), and;
- Significant capacity for commercial centres to expand based upon existing agglomerations of activity, available transport infrastructure, and their designated levels in the hierarchy.

LCACS further identifies a fundamental challenge as we enter into an information-based economy, is that a greater proportion of the population is moving into knowledge intensive occupations that are less transactional in nature. By contrast the employment profile of many of Perth's Activity Centres (particularly those in the middle and outer sub-regions) is proving to be dominated by retail and consumer services (transactional based) activity. The result is an erosion of the variety of industry types and occupations, resulting in a mono-cultural retail and consumer services employment base in the middle and outer sub-regions, with knowledge Intensive Export Orientated (KIEO) employment centralised within the inner sub-region. Consequently, residents are forced to commute outside their sub-region to access high quality employment. Therefore, improving the employment quality of the outer sub-regions is necessary to lift the employment self-sufficiency and self-containment of each sub-region to a sustainable level (economically, environmentally and socially).

Important to note is that when defining employment quality it is necessary to distinguish between activities (and their resulting employment) that are *population driven*, and those that are *KIEO* in nature. Depending on future growth, approximately 13,900 (scenario 1) to 94,300 (scenario 2) additional jobs are required in the sub-region by 2031, of which approximately 13,900 (scenario 1) 27,400 (scenario 2) need to be knowledge intensive export orientated in nature. Appendix 5 of LCACS provides the full *Employment Allocation Modelling assessment*.

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

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

## SWOT analysis – Assessing Cockburn

The following SWOT consolidates the information presented in the earlier sections of this report. The analysis applies the principles of SWOT (strengths, weaknesses, opportunities, and threats) to assess the position of the Cockburn sub-region. The actions to be undertaken that can be deduced from these four elements are;

- Build on strengths;
- Eliminate weaknesses;
- Exploit opportunities; and
- Mitigate the effect of threats (Dealtry 1992: 2).

### Strengths

- Sustained population growth and a growing labour pool
- Housing development
- Geographic position given the proximity to the Perth City Centre, and the central position within the South West Group of Councils.
- Natural coast line.
- Integrated industries and supply chains
- Large employment lands with opportunities for expansion.
- Proximity to Jandakot airport.
- Bibra Lake Precinct - cluster of Ice skating rink, adventure world, new adventure playground, wetlands education centre, Aboriginal Cultural Centre.
- Internal positive attitude towards business development.
- Diverse economic base and a strong strategic employment sector.
- Strong manufacturing industry.
- Planning strategies in place.
- Central to a strong employment catchment.
- Established boat building cluster at AMC.
- Strong community planning services.
- Emerging Cockburn Central Regional Centre and Cockburn Central West (new facility, Dockers, potential opportunity for events)
- Waste and recycling system.
- Planning approvals and strategic planning.
- Clear vision.
- Access to health services.
- Consistent lower unemployment compared to the wider region.
- Cockburn is centrally located within the South West sub region of which is unique when considering the regions employment self-sufficiency (63%) and employment self-containment (42%), in addition to a high number of strategic workers reside within Cockburn.
- Proximity of Jandakot/Cockburn to the Port of Fremantle as well as industrial/bulk commodity port facilities in Cockburn Sound.

### Weaknesses

- Infrastructure constraints.
- Roads and traffic congestion.
- Low number of persons with an education qualification.
- Lack of affordable housing.
- No central civic centre and “central meeting place” of Cockburn.
- Loss of agricultural land and rural lands including market gardens.
- Dependence on private vehicles.
- Current performance and presentation of Activity Centres.
- Limited regional collaboration with surrounding Councils.
- Presentation of older suburbs.
- Pockets of disadvantaged (high unemployment).
- Tourism benefits unknown.
- The City structure does not include a clear function or path for economic development functions.
- Older suburbs with high unemployment.
- No formalised City economic development unit or ‘advocate’.



## Opportunities

- Council amalgamations – working with Kwinana, resulting in a bigger, stronger Council.
- A Civic centre for Cockburn.
- Identification of a Tourism and Events role.
- Events planning at CCW including opportunities related to Fremantle Football Club, for example painting the town purple, big screens up to view matches (with resource to organise it).
- Investigate opportunities to attract a hotel to the sub-region, Cockburn Central for example.
- A Digital strategy for Cockburn.
- Identify strategies to attract and retain businesses that provide for high-quality knowledge-intensive jobs.
- Investigate local research and learning collaborative opportunities
- Increased local and regional lobbying, advocating the needs of local businesses
- Support local industry and cluster groups.
- Identify a strategy to support the regions 6 key sectors.
- The City to agree on an approach of which may include undertaking a mentoring and coordination role to assist business owners and local residents prepare medium to long term plans for activity centre that work upon the information prepared within LCACS. This may include developing a network of business chambers to prepare business plans to identify short-medium-long term aspirations. This will include identifying a clear vision for our centres and identifying specific measurable performance goals and milestones.
- Promote strong engagement and communication channels with businesses of major employment lands.
- Undertake a regional leadership role on infrastructure issues.
- City wide streetscape beautification strategy.
- Exploit proximity to airport.
- Foster and support innovative practices.
- Establish links between local industry and educational institutions.
- Foreshore investment/expansion of activities.
- Ensure that infrastructure requirements for the airport zone are given priority by government agencies and utilities
- Trails/cycle network.
- The City to prepare a full costing of the infrastructure needed to meet future development and regional employment targets.
- The City to partner with other South West Councils on representations to government
- Given it is highly likely the region is going to meet the employment self-sufficiency targets outlined in Directions 2031, the focus needs to be on improving the quality of jobs available in the City and the employment self-containment of the sub region.

## Threats

- Increased competition from online services and shopping.
- External markets.
- Land use related conflicts between heavy industries, residential land uses and land of environmental significance.
- Rising housing costs – lack of affordable housing.
- Environmental degradation due increases in population.
- Ageing population.
- Economic downturn in mining sector.
- Gaps in skills and training.
- Not reviewing the potential need for tourist (includes business travel) accommodation in the area.

## Internal economic development related roles

In addition to the external environment, it is also useful to undertake a snapshot of the City's internal functions that have an economic development influence in addition to identifying the typical tasks other Councils regularly are involved in. **Table 14** identifies these roles and highlights the many options to decide on when undertaking further investment. This information is provided so that the context of other Council's and their functions can be understood to assist the City's decision making, however it is important to recognise Council's generally tend to have different characteristics and needs, and therefore undertake a variety of approaches.

One such example is the growth Council of the City of Waneroo which is currently embarking on Economic Development functions that focus on a strong advocacy role given the emerging needs for large amounts of infrastructure and investment as the City of Waneroo heads towards significant population increases towards 2051. This of course will not be a vital function for other Councils who may for example focus on business support and growth in more established local government areas. For the City of Cockburn, the key question here is how much and where do we want to invest?

**Table 14** provides a snapshot of activities identifying economic development roles that are, in part, integrated into existing functions across various City Departments. However there are many more roles to investigate. The SWOT analysis demonstrates why some of the roles and functions identified in **Table 14** should be considered as future functions and investment. For example, the City's exposure to increased competition from online services and shopping, demonstrates a digital leadership role the City may wish to undertake. The need to grow and revitalise activity centres demonstrates the value that could arise from a formalised business development role that assists landowners in preparing business plans, including the physical upgrading and growth of these important service centres. Phoenix Shopping Centre is a primary example.

**Table 14:** Comparison of Local Government Economic Development Functions

Common Local Government economic development function/role	City of Cockburn currently performs?
Land use planning and development (including meeting the 70% employment self-sufficiency set by Directions 2031.	Yes, although should be formalised in an ED function.
Community and business engagement – asking businesses and key sectors what we can do for them.	Limited.
Strategic leadership including an internal advocacy role with an alignment with the strategic planning team and the Strategic Plan	No
Urban space and community infrastructure development	Yes
Activity centre growth and business planning	No
Social and green development activities	Yes
Business development including supporting business growth in the sub regions key growth sectors.	No
Urban service delivery	Yes
Activities and functions to support employment generation	Indirectly
Education and training including workforce skills development	No

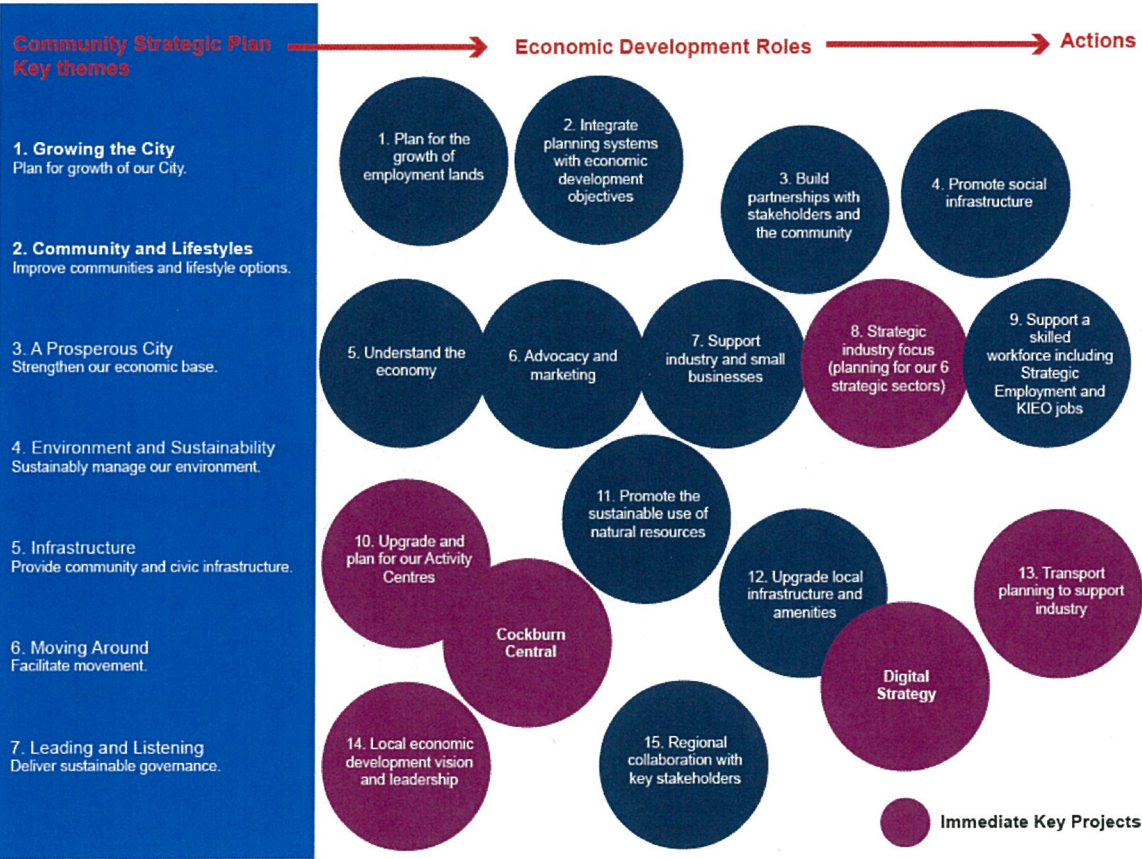
Advocacy role	Some - Integrated into existing roles.
Infrastructure planning prioritised as a result of impact on economic development	Limited
Marketing including: Regional branding and international promotion, Investment attraction, Events and expos, (trade, tourism, sports, etc)	Limited
Promotion of investment opportunities	Some - Integrated into day-to-day functions across Council
Developing funding applications and managing projects	Undertaken in part by the City's grants officer although not focused on ED.
Organisational Capacity Building including fostering entrepreneurs and Small and Medium Enterprise (SMEs) and business clustering. Technical assistance and educational programs	No
Promotion of technology, creativity and innovation	No
Fostering the formation of partnerships and consortiums	No
Business liaison and support (for example a Business Enterprise Centre)	No
Formalised person/unit focusing on relationships with key sectors and industry.	No
Provision of economic data and analysis for local businesses and prospective business attraction purposes	Only via Economy Id.

Discussion point 2 - Achieving the Vision and Priorities – recommended framework for the Economic Development Strategy.

To ensure the economic development strategy contributes to and aligns with the vision for Cockburn, it is suggested an economic development framework be ultimately guided by the already established themes in the Community Strategic Plan. As a result of these themes, clear economic development roles can be established to then guide specific actions to ultimately form the Economic Development Strategy.

Figure 9 illustrates Economic Development framework of which identifies the Community Strategic Plan key themes and recommends 15 overarching economic development roles. The roles set the framework for clear actions to be identified following stakeholder engagement.

Figure 9: Economic Development Framework





## Cockburn's Integrated Planning Framework

Economic development is not a standalone function therefore it is important to understand where the Economic Development Strategy will sit within Councils existing strategic planning framework so that it may synergise and inform other key documents. Figure 10 presents the Integrated Planning Framework incorporating the economic development strategy. This framework emphasises importance of an Economic Development by identifying it as an overarching strategy, above Cockburn's informing strategies.

**Figure 11:** Integrated Planning Framework – proposed hierarchy incorporating Economic Development.



## **9.0 Community and stakeholder engagement results.**

Given the information presented within the three discussion points of this report required input from internal and external stakeholders as well as the community, the Draft Directions Strategy was advertised for public comment from late July through to early September 2014. This was undertaken through the mechanism of a discussion paper.

Three submissions were received regarding the Strategy, providing feedback which has been incorporated, mostly relating to the SWOT analysis. All submissions provided support for the draft Direction Strategy.

## **10.0 Delivery and implementation recommendation**

Now that stage 1 is complete, a stage 2 process will take place in respect of the creation of the Economic Development Strategy.

It is recommended the Stage 2 process undertake strong engagement with stakeholders and the community and step through the following key recommendations.

### **Stage 2**

#### **Recommendation 1: Develop a Digital Strategy**

It is recommended the City initiate developing a Digital Strategy. This is likely to be actioned by a cross function type arrangement within the City of Cockburn organisation, with participation from the Information Services Team, Communications Team and Strategic Planning. This project will include informing key stakeholders on the strategic importance of a digital framework that integrates with the emerging Economic Development Strategy and across the organisation.

#### **Recommendation 2: Prepare a Tourism Feasibility Study in conjunction with the Events Strategy**

The Communications Team to coordinate a Tourism Feasibility Report with interdepartmental assistance where required.

#### **Recommendation 3: Prepare an Economic Development Strategy**

Given the current status of local government reform it is recommended the City first undertake the associated recommendations set out relating to the preparation of a Digital Strategy and a Tourism Feasibility Study. These are opportune to be actioned by a cross function type arrangement within the City of Cockburn organisation, with participation from the Information Services Team, Communications Team and Strategic Planning.

As the City and the City of Kwinana work through new structures and mechanisms relating to economic development, this Directions Strategy provides direction for informed decision making.



## **11.0 Timing and costs**

### **Local Government Reform Considerations**

At the time the Directions Strategy was prepared and advertised, the outcomes of Local Government Reform were not yet known. However it was highlighted the emerging Council amalgamations will have an obvious influence on the scope of the recommendations of the Directions Strategy and the finalisation of the future Economic Development Strategy. As a result, the approach undertaken by this Directions Strategy, at the appropriate time, can be undertaken for the City of Kwinana. Once this research is undertaken, both documents can inform the overall Economic Development Strategy for the wider sub-region.

As the City and the City of Kwinana work through new structures and mechanisms relating to economic development, this Directions Strategy provides direction for informed decision making.

### **Community Strategic Plan Review Cycle**

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

### **Budget/Financial Implications**

#### **Stage 2**

There are wide ranging budget implications to consider with regard to the Economic Development Strategy. However the initial costs at this stage will be largely staff costs in firstly considering both the digital and tourism strategy components.

## References

- AEC Group, 2014. Cockburn Community Proposal Rationale Validation Report.
- Australian Government – Department of Regional Australia, Local Government, Arts and Sport. Regional Economic Development Guide.
- Bathurst Economic Development Strategy 2011-2016.
- Brinkley, I. Defining the Knowledge Economy. The Work Foundation, UK.
- Catalyse Research and Strategy, May 2013. Business Perspectives.
- Census 2001, 2006, 2011 Data. Australian Bureau of Statistics.
- Clayton, N. 2008. An Ideopolis Working Paper. Enterprise Priorities to Enterprise Powerhouses: The Public Sector in the Knowledge Economy.  
([http://www.theworkfoundation.com/downloadpublication/report/43\\_43\\_public\\_private\\_ideopolis040108.pdf](http://www.theworkfoundation.com/downloadpublication/report/43_43_public_private_ideopolis040108.pdf))
- Community profile (population and economy), Profile id <http://economy.id.com.au/cockburn/home>
- Dealtry, R. (1992); Dynamic SWOT Analysis, DSA Associates, Birmingham, Haberberg, A. (2000), "Swatting SWOT", Strategy, (Strategic Planning Society), September. Explor Consulting. City of Joondalup Digital City Strategy, 2013.
- Gratan Institute, May 2013. Productive cities Opportunity in a changing economy.
- Gratan Institute, May 2013 Who lives where: Perth Productive Cities: Supplementary Maps
- Mazzarol, T. 2004. *Industry Networks in the Australian Marine Complex. Strategic Networking within the Western Australian Maritime Engineering Sector*. Centre for Entrepreneurial Management and Innovation.
- Pittwater Council Economic Development Discussion Papers.
- Port Stephens Council Economic Development Strategy, October 2007.
- SGS Economics and Planning. Activity Centres and economic development discussion paper.

## Appendix A

### City of Cockburn Strategic Industry summaries - Extract from LCACS



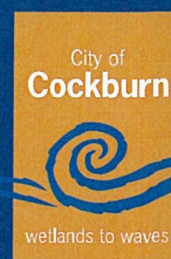


# Setting the direction for Cockburn's economy:

## A discussion paper

July 2014

[www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)





## The role of this discussion paper

The aim of the discussion paper is to provide the basis for community and stakeholder discussion to inform the preparation of an economic development strategy for the City of Cockburn, including:

- How can the City best support local industry, businesses and local jobs?;
- Stimulating discussion and encouraging ideas to strengthen the sub region's economy, and;
- Identifying new issues that are important to the future of the area.

**The discussion paper summarises the findings of the draft Economic Development Directions Strategy adopted by Council for the purposes of community consultation at the 12 June Council meeting.**

This discussion paper and the *draft Economic Development Directions Strategy* is structured around 2 discussion points :

- Where are we now?
- What is our vision and priorities?

The final section outlines -  
Where to from here.



## We want your ideas and comments

### Online or in writing

Any person wishing to make comment on the Draft Directions Strategy and the Discussion Paper should do so in writing and lodge it with the City addressed to the Chief Executive Officer, or online via [www.cockburn.wa.gov.au/OnlineSubmissions](http://www.cockburn.wa.gov.au/OnlineSubmissions) on or before 5 September 2014

Chief Executive Officer,  
City of Cockburn,  
PO Box 1215,  
Bibra Lake 6965.

### Questions

If you have any queries please phone Rachel Pleasant – Senior Strategic Planner 94113448.

This discussion paper is supported by a draft Economic Development Directions Strategy of which can be viewed at the City's administration building or online at -

[www.cockburn.wa.gov.au/DEDDS](http://www.cockburn.wa.gov.au/DEDDS)

## Why do we need an economic development strategy?

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

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

Given Cockburn's location within the South-west growth corridor, planning over the last 25 years has largely been growth orientated with large tracts of greenfield sites developed for residential

development and the infrastructure required to support this growth. As an example of this growth, there has been an increase of 29,422 residents in the last 10 years (ABS 2014), seeing Cockburn grow from 73,929 to 103,351 residents and a focus on the delivery of large, regionally significant projects including Cockburn Central (Thomson's Lake Regional Centre), Southern Growth Suburbs, Cockburn Central West, Muriel Court and the emerging Cockburn Coast development. Active planning of key developments has also seen the delivery of new jobs and services including the industrial precincts of Bibra Lake Estate (addition of Cockburn Commercial Park and Phoenix Business Park), the Australian Marine Complex and Jandakot City. While forecasts indicate a strong future for Cockburn, growth attributable to greenfield development is expected to slow towards 2022, as the City transitions towards growth mainly attributable from urban infill and revitalisation.

This slow in growth is likely to see a change in focus for the City, moving away



Figure 1: Draft Integrated Planning Framework - proposed hierarchy incorporating economic development.



from its major land and infrastructure delivery role, to having to provide a greater focus on supporting Cockburn's key strategic industries and local businesses of which have arisen as a result of these developments. This will include identifying an approach to support the regions key strategic sectors and to enable more Cockburn residents to work closer to home rather than commuting to distant employment centres.



**Above:** The emerging Cockburn Central Regional Centre provides a mix of residential and commercial uses with good links to a range of transport options.

Emerging Council amalgamations demonstrate the need to undertake a regional collaborative role and a shared, coordinated approach beyond the City's current boundaries. Now is an opportune time for the City to consider in practical terms where it sits in terms of achieving the community's vision for the future, confirm where we want to be, and decide collectively how we will get there.

At a national level, factors that have contributed to economic change include a strong Australian dollar, the emergence of the digital economy and online markets, the expansion of Asian economies and economic challenges in Europe and the

United States, demographic change such as an ageing population, and competition within Australia for particular types of skilled labour. As the economy transitions, some industries face greater competitive pressures while for others, opportunities arise.

One of the key challenges for Cockburn will be how to take advantage of opportunities to achieve sustainable economic growth into the future.

## **Cockburn's integrated planning framework**

Economic development is not a standalone function therefore it is important to understand where the Economic Development Strategy will sit within Councils existing strategic planning framework so that it may synergise and inform other key documents. Figure 1 presents a draft amendment of an Integrated Planning Framework incorporating the economic development strategy. This framework emphasises importance of an Economic Development by identifying it as an overarching strategy, above Cockburn's informing strategies.

## **The importance of economic development planning and local governments role.**

A successful local economy is a key driver of the wellbeing of a community. As a result, Council has an important role to play in promoting and facilitating economic development for local businesses and supporting the City's residents through the provision of jobs and services.

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

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

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

### **The structure of this discussion paper**

A literature review and background analysis was undertaken and is presented within the draft Economic Development Directions Strategy. The following provides a summary of these findings. Page 9 and 12 poses the discussion

paper's questions. Therefore should you wish to read more about the analysis undertaken or any of the points presented here, please refer to the draft Economic Directions Strategy on the City's website.

### **Economic trends and challenges**

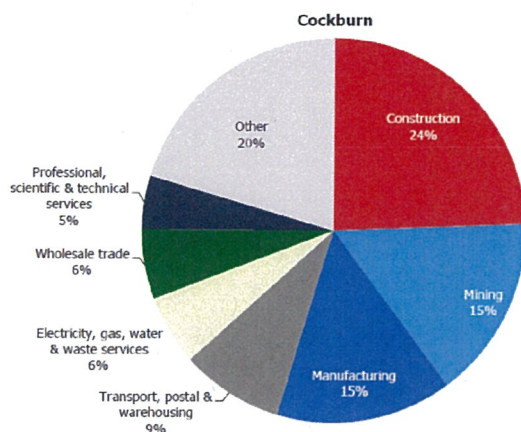
Sustainability aims and strategies at the local level are commonly seeing integrated approaches when planning for the economy, social cohesion and the environment. Integrated approaches assist in addressing broader inter-related social, economic and environmental forces. For Cockburn, some of these relate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

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

A wide range of economic development focused actions can be undertaken and the City already performs some of these activities in its current processes. A key objective in developing an Economic Development Strategy will be to analyse and refine the greatest opportunities for job generation by managing the region's strengths and trends as they occur in the National and Global environment.



## Industry and Cockburn's 6 key strategic sectors



**Above:** Structure of Cockburn's economy 2012/13.

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

The largest of these is *Other Transport Equipment Manufacturing* due to the agglomerations of marine manufacturing enterprises located at Henderson (including the Australian Marine Complex).

Other major industry segments directly involved in the creation and exportation of goods and services to external markets that include significant numbers of strategic jobs includes:

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

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

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

The City recognises it can play a collaboration and advocacy role to support these industries of which are particularly important to the local economy due to:

- Unlike population driven employment there is no saturation point for strategic employment;
- The strategic economy has the potential to result in greater flow-on benefits to the local economy, and;
- Strategic economic activity tends to result in high wage-productivity for employees and significant business opportunities for small to medium businesses.

## The digital and knowledge based economy

Closely aligned to economic development is the need for the City to consider the development of a Digital Strategy (Corporate Business Plan 2012/13-2016/17). Emerging technologies associated with high speed broadband are seeing local governments across Australia develop digital strategies to improve, for example, the efficiency of internal administrative functions and to assist industry and businesses to leverage off this improved infrastructure so as to compete on a metropolitan, national, and global playing field.

Given services and jobs are being delivered electronically, knowledge intensive jobs in particular have the ability to move offshore and therefore be subject to global competition.

Currently there is a disproportionate

level of high-quality knowledge-intensive jobs outside the Perth Central Area. The City of Cockburn Local and Commercial Activity Centres Strategy identifies approximately 13,900 to 27,400 additional jobs within the South-west Sub Region need to be Knowledge Intensive Export Oriented (KIEO) in nature by 2031. Further stating that the right mix of employment will contribute strongly to the maturity of Cockburn's Activity Centres and further highlighting Cockburn Central Regional Centre in particular as having the potential to offer knowledge intensive consumer services such as education, healthcare, and strategic services to a regional, state, national, or international economy.

High speed internet delivered through the NBN network is now available to several suburbs within the City of Cockburn (Port Coogee, Hammond Park, Aubin Grove, Cockburn Central and parts of Latitude 32). The most recent reports from the State Government and NBN Co suggest a delay in the roll out of high speed internet for brownfield sites, however the roll out is continuing as planned for greenfield sites. Nevertheless it is anticipated high speed broadband will be available in the near future to all households in Cockburn.

Given the emergence of new technology and the vital role established surrounding planning for 'high-quality knowledge-intensive jobs', the City needs to identify the level of investment and the roles it wishes to undertake to leverage off the new emerging opportunities.

The Corporate Business Plan identifies the need to develop a Digital Strategy. Typically the role of a Digital Strategy identifies strengths and challenges regarding economic diversity, digital confidence, infrastructure and services,

innovative digital businesses, assets and key employment sectors. Commonly, examples of Council digital strategies include key actions such as:

- Leadership actions – promotion and branding of the region;
- Engage, leverage and partner with innovation initiatives including those of the State Government, the Federal Government and global technology companies;
- Creation of digital hubs;
- Create digital resources and services that benefit key employment sectors;
- The creation of a digital officer role;
- Creation of digital policies and frameworks;
- Education and training in the community;
- Leadership programs including working with schools as it is the next generation that will see the reality and benefits of the current plans;
- Plan and deliver capacity building programs;
- Identify and promote local Digital Business Champions;
- Online directory of businesses;
- Build capacity for home businesses;
- Build capacity for key sectors;
- Investigate the creation of a virtual and physical space that provides opportunities for start-ups;
- Develop a roadmap of support mechanisms from student projects to high growth companies, and;
- Promotion of the City as an attractive place to do business.

## Emerging sector - tourism

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

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



**Above:** The Cockburn coastline presents several recreation and tourism related opportunities for the Economic Development Strategy to identify and plan for.

## Activity centres

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



**Above:** Phoenix shopping centre, centrally located within Cockburn and recognised as an important District centre in the Activity Centre Framework.

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



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

The amenity within our centres is as much of a concern as is their function and services provided. This remains a significant issue for the future planning of our Centres.

### Discussion point 1 - Where are we now?

The draft Economic Development Directions Strategy provides an analysis of:

- The sub region's economic trends and challenges;
- Industry structure and the region's 6 key sectors;
- Current status and considerations relating to our Activity Centres, and;
- Current business perspectives feedback.

The following SWOT consolidates the information presented within these sections of the draft Directions Strategy. The analysis applies the principles of SWOT (strengths, weaknesses, opportunities, and threats) to assess the position of the Cockburn sub-region.

The actions to be undertaken that can be deduced from these four elements are;

- Build on strengths;
- Eliminate weaknesses;
- Exploit opportunities; and
- Mitigate the effect of threats (Dealtry 1992: 2).

### Questions

- Given the analysis provided, in addition to your knowledge, experiences and aspirations for Cockburn, do you agree with the SWOT analysis identified on the following pages?
- Are there any strengths, weaknesses, opportunities or threats that should be added, removed, or changed?
- What ideas do you have that can contribute to jobs and services in Cockburn?
- What support and services would you like to see the City provide to ensure the community and business best utilise emerging high speed internet services?



## Strengths

- Sustained population growth and a growing labour pool.
- Housing development.
- Geographic position given the proximity to the Perth City Centre and the central position within the South West Group of Councils.
- Natural coast line.
- Integrated industries and supply chains.
- Large employment lands with opportunities for expansion.
- Jandakot airport.
- Internal positive attitude towards business development.
- Diverse economic base and a strong strategic employment sector.
- Strong manufacturing industry.
- Planning strategies in place.
- Central to a strong employment catchment.
- Established boat building cluster at AMC.
- Strong community planning services.
- Emerging Cockburn Central Regional Centre and Cockburn Central West.
- Waste and recycling system.
- Planning approvals and strategic planning.
- Clear vision.
- Access to health services.
- Consistent lower unemployment compared to the wider region.
- Cockburn is centrally located within the South West sub region of which is unique when considering the regions employment self-sufficiency (63%) and employment self-containment (42%), in addition to a high number of strategic workers reside within Cockburn.

## Weaknesses

- Infrastructure constraints.
- Roads and traffic congestion.
- Low number of persons with an education qualification.
- Lack of affordable housing.
- No central civic centre and "central meeting place" of Cockburn.
- Loss of agricultural land and rural lands including market gardens.
- Dependence on private vehicles.
- Current performance and presentation of Activity Centres.
- Limited regional collaboration with surrounding Councils.
- Presentation of older suburbs.
- Pockets of disadvantaged (high unemployment).
- Tourism benefits unknown.
- The City structure does not include a clear function or path for economic development functions.
- Older suburbs with high unemployment.
- No formalised City economic development unit or 'advocate'.



## Opportunities

- A Civic centre for Cockburn.
- Identification of a Tourism and Events role.
- A Digital strategy for Cockburn.
- Identify strategies to attract and retain businesses that provide for high-quality knowledge-intensive jobs.
- Investigate local research and learning collaborative opportunities
- Increased local and regional lobbying, advocating the needs of local businesses
- Support local industry and cluster groups.
- Identify a strategy to support the regions 6 key sectors.
- The City to agree on an approach of which may include undertaking a mentoring and coordination role to assist business owners and local residents prepare medium to long term plans for activity centre that work upon the information prepared within LCACS. This may include developing a network of business chambers to prepare business plans to identify short-medium-long term aspirations. This will include identifying a clear vision for our centres and identifying specific measurable performance goals and milestones.
- Promote strong engagement and communication channels with businesses of major employment lands.
- Undertake a regional leadership role on infrastructure issues.
- City wide streetscape beautification strategy.
- Exploit airport.
- Foster and support innovative practices.
- Establish links between local industry and educational institutions.
- Foreshore investment/expansion of activities.
- Ensure that infrastructure requirements for the airport zone are given priority by government agencies and utilities
- The City to prepare a full costing of the infrastructure needed to meet future development and regional employment targets.
- The City to partner with other South West Councils on representations to government.

## Threats

- Increased competition from online services and shopping.
- External markets.
- Emerging Council amalgamations.
- Land use related conflicts between heavy industries, residential land uses and land of environmental significance.
- Rising housing costs – lack of affordable housing.
- Environmental degradation due to increases in population.
- Ageing population.
- Economic downturn in mining sector.
- There appears to be gaps in skills and training.

*“The results of the SWOT analysis review will assist the City in identifying where it should focus its efforts. However, given it is highly likely the region is going to meet the employment self-sufficiency targets outlined in Directions 2031, a key focus needs to be on improving the quality of jobs available in the City and the employment self-containment of the sub region”.*



## Discussion point 2 - Achieving the vision and priorities

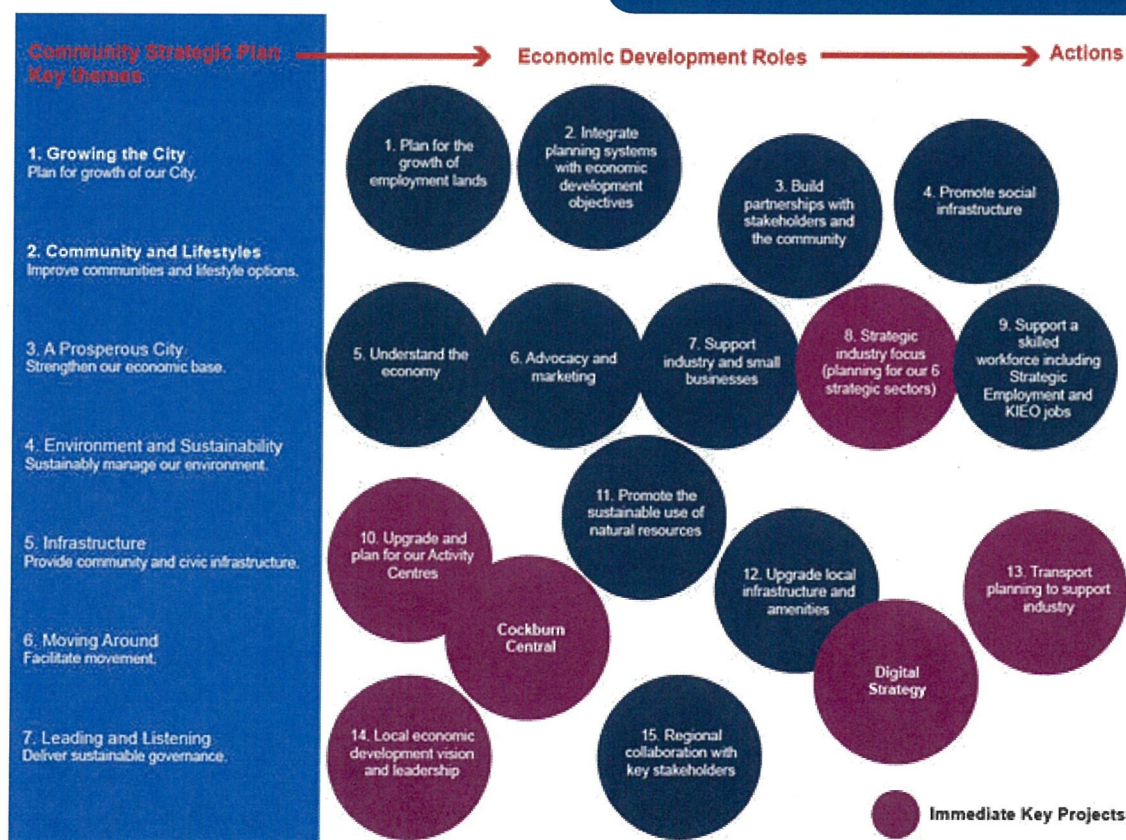
To ensure the economic development strategy contributes to and aligns with the vision for Cockburn, it is suggested an economic development framework be ultimately guided by the already established themes in the Community Strategic Plan. As a result of these themes, clear economic development roles can be established to then guide specific actions to ultimately form the Economic Development Strategy.

The figure below illustrates a draft framework of which identifies the Community Strategic Plan key themes and recommends 15 overarching economic development roles. The roles set the framework for clear actions to be identified.

**Given the SWOT analysis findings, clear themes can be established to guide specific actions.**

### Questions

- What do you think of these overarching themes?
- What role should the City undertake to support and promote the local economy?
- What actions should the City undertake to best support businesses and employment in the sub region?
- What themes and actions should be given priority and why?



## Delivering the Strategy

---

### Local Government Reform Considerations

The emerging Council amalgamations will have an obvious influence on the scope and formulation of the final strategy. Nonetheless the approach undertaken identifies a clear framework and approach that can be adapted to incorporate a wider area. In fact this process presents a good opportunity to integrate the needs and aspirations of more than one Local Government Area (LGA), work off established frameworks, and seek to identify an approach that draws together the various needs of several communities.

### Delivery and implementation

Once the City has formulated the responses to this discussion paper and the outcomes of local government reform are known, the City will embark on Stage 2 of which will likely include:

- Undertaking further analysis and consultation as required;
- The establishment of an internal economic development role at the City, and;
- The formulation of a draft Economic Development Strategy with specific actions of which will undergo further consultation.

### Future consultation with stakeholders

When the City engages with stakeholders during the next stage of consultation – how would you like to be involved? The City encourages all submissions to state their interest in future consultation.

### Further information

---

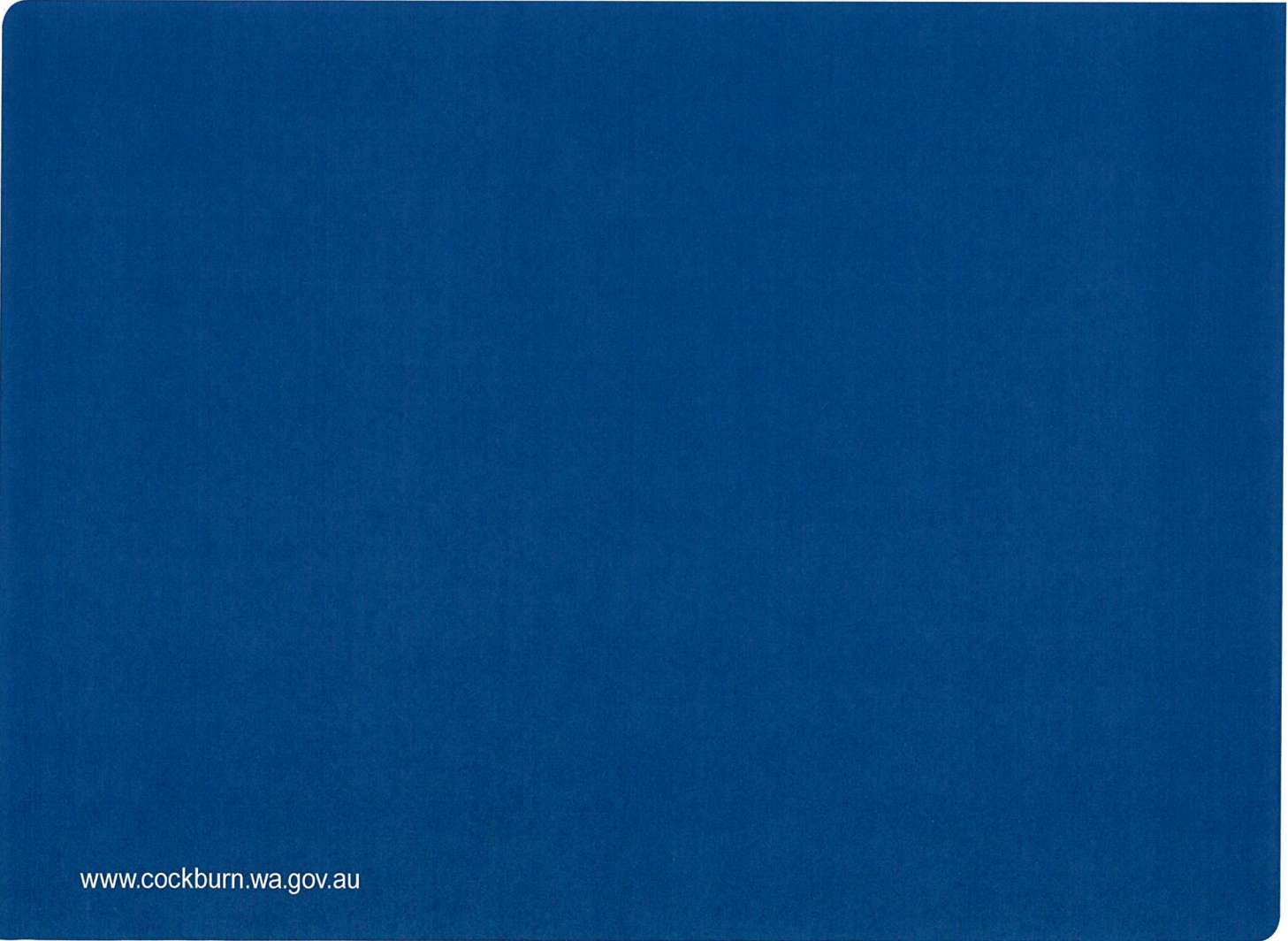
For further information, please refer to the City of Cockburn's online information tools:

Profile and economy.id – <http://www.id.com.au/profile/cockburn>

economy.id for the South West Group of Councils – <http://www.id.com.au/economy/south-west-group>

The City's Economic Development project page - [www.cockburn.wa.gov.au/EDDS](http://www.cockburn.wa.gov.au/EDDS)





[www.cockburn.wa.gov.au](http://www.cockburn.wa.gov.au)



**SCHEDULE OF SUBMISSIONS**  
**DRAFT ECONOMIC DEVELOPMENT DIRECTIONS STRATEGY DISCUSSION PAPER**

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Department of Training and Workforce Development Locked bag 16 Osborne Park Delivery Centre WA 6916	<p><b>Support</b></p> <p>Thank you for your correspondence dated 22 July 2014 regarding the City's draft Economic Development Directions Strategy and Discussion Paper.</p> <p>The Department of Training and Workforce Development (the Department) welcomes the opportunity to provide the following comments for your consideration.</p> <p>Having reviewed both documents, I am pleased to note that workforce planning and skills development feature prominently along with the social and economic implications arising from an ageing population, emerging industries and new technologies.</p> <p>The trends and issues your work has identified align with research and analysis undertaken by the Department where the key imperatives below are considered important in addressing the State's workforce needs:</p> <ol style="list-style-type: none"> <li>1. The need for higher level skills, particularly in the emerging knowledge intensive occupations.</li> <li>2. The impact of an ageing population on projected employment levels in the health care and social assistance sectors, and the importance in attracting and retaining mature age workers in the State's labour force.</li> <li>3. The importance of assisting young people to successfully transition from school into higher education and training, and employment.</li> <li>4. The engagement of small to medium size enterprises in workforce planning and skills development.</li> </ol> <p>These and other workforce issues are captured in the State Government's Skilling WA - A workforce development plan for Western Australia and the State Training Plan. These plans take into account other State Government plans</p>	Noted

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>including the Western Australian Planning Commission's Directions 2031 and the recently released State Planning Strategy and can be found on the Department's website at <a href="http://www.dtwd.wa.gov.au">www.dtwd.wa.gov.au</a> and on the State Training Board's website at <a href="http://www.stb.wa.gov.au">www.stb.wa.gov.au</a></p> <p>In addition, the Department has developed a number of resources and publications that may be of interest to you in further developing the Economic Development Directions Strategy. These include:</p> <ol style="list-style-type: none"> <li>1. The State Priority Occupation List; and</li> <li>2. The Workplace Essentials website.</li> </ol> <p>Further information on these and other Departmental initiatives are available on the Department's website.</p> <p>The Department would be interested in any further work undertaken by your Council in relation to workforce and skills development and also look forward to receiving a copy of the final Economic Development Directions Strategy.</p>	
2	<p>Tourism Western Australia GPO Box X2261 PERTH WA 6847</p>	<p><b>Support</b></p> <p>Thank you for your letter dated 22 July 2014 referring the Draft Economic Development Directions Strategy to Tourism Western Australia (Tourism WA) for comment.</p> <p>After reviewing the document, Tourism WA would like to take this opportunity to commend the City on this draft strategy and for the acknowledgement of tourism as an emerging trend toward economic development. With the list of projects identified on page 26 of the strategy, there is real potential for tourism to become a significant contributor to the economy of the area.</p> <p>Tourism WA supports the recommendation for the City to prepare a Tourism Feasibility Report to better understand and explore the tourism potential of the area.</p> <p>Tourism WA also supports the plans for the City to prepare an event strategy. Events are a major attractor to a region, particularly to drive demand from visitors from outside the region. Events create an opportunity to discover otherwise unknown areas and encourage return visitation.</p>	<p><b>Noted</b></p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		Please explore Tourism WA's corporate website on <a href="http://www.tourism.wa.gov.au">www.tourism.wa.gov.au</a> for further information about tourism investment and development.	
3	MGA Town Planners PO Box 104 WEST PERTH WA 6872	<p><b>Support with modification</b></p> <p>On behalf of Schaffer Corporation Ltd, we make the attached submission in response to Council's discussion paper of July 2014. We shall contact you shortly with a view to arranging a meeting in order that these matters may be discussed in greater detail.</p> <p>Schaffer Corporation views the approach being taken by Council as very significant and of great benefit to Cockburn. The Company therefore wishes to be involved in future consultation.</p> <p><b>1.0 Submission</b></p> <p>This submission is made on behalf of Schaffer Corporation Ltd and subsidiaries, owners of 54.72Sha of land at Jandakot Road, Jandakot (corner Launderers Street) (<b>Figure 1-</b> Location). Land comprised in the holding includes:</p> <p>Lot 101 - 6.4009 ha Lot 103 - 46.6239 ha Lot 104 - 4.2682 ha</p> <p>Lot 101 is occupied by an industry-masonry production and warehousing ancillary to masonry production while Lot 104 is occupied by a nursery business. Lot 103 is essentially vacant.</p> <p>Lots 101 and 104 are the subject of "Additional Use" provisions under Council's Scheme while approximately 2.5681ha of Lot 103 is also subject to "Additional Use" provisions. In total, approximately 13.2372ha of land is subject to "Additional Use" provisions allowing the uses of "Nursery", "Masonry Production", "Warehouse" (only where ancillary to masonry production) and "Showroom" (again only where ancillary to masonry production).</p> <p>The site is the headquarters of "Urbanstone" which manufactures masonry products for outside and inside use and for commercial and domestic markets. Urbanstone products are marketed throughout the nation such that the plant</p>	<p><b>Response</b></p> <p><b>1. The Urbanstone site is not identified in the Directions Strategy. Specifically, the site is not identified at Figure 7 – CoC Activity Centre Network.</b></p> <p>Figure 7 of the Directions Strategy is an extract from the <i>City of Cockburn Local and Commercial Activity Centres Strategy, 2012</i>.</p> <p>The purpose of the map is to identify Activity Centres as defined within the overarching <i>State Planning Policy 4.2 Activity Centres for Perth and Peel</i> (SPP4.2). The Urban Stone site is not a defined activity centre within either of these documents. Furthermore it is not the role of the Directions Strategy to identify new or redefine new boundaries of activity centres.</p> <p><b>2. draft SPP 2.3 Jandakot Groundwater Protection policy submission</b></p> <p>Noted - The City met with and encouraged the landowner (and to encourage all landowners within the vicinity of the Jandakot water mound) to make a submission on the draft document during the public consultation period.</p> <p><b>3. SWOT analysis recommendations</b></p> <p>3.1 Amend the SWOT to include the following next to Jandakot airport under</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>services the national market.</p> <p>The Company finds it increasingly difficult to further develop its business to meet changing market preferences and to employ people because of strangulation by green and red tape .</p> <p>For example, even though the use classes "Showroom" and "Warehouse" have been deemed to be acceptable on the land, the Additional Use provisions restrict development to activities ancillary to masonry production only. This makes it impossible to develop marketing synergies where the full range of Urbanstone products can be displayed in conjunction with related products to create a "one stop shop" approach.</p> <p>Against this background, Schaffer Corporation congratulates the City of Cockburn for its initiative in planning for the City's economic development.</p> <p><b>2.0 Parallel Submission</b></p> <p>Council will be aware that the subject land is constrained by the need to protect groundwater resources and that the WAPC has recently advertised a revised SPP 2.3 Jandakot Groundwater Protection Policy for public comment. Schaffer Corporation is making a detailed submission on this revised SPP and wishes to make the following points.</p> <p>In essence, SPP 2.3 claims to be guided by the National Water Quality Management Strategy (NWQMS) but, adopts an overly regulatory response. Policies associated with the NWQMS advocate an integrated approach to environmental, economic, social and equity considerations. It recommends a mix of regulatory and market-based approaches and to these extents; Schaffer Corporation believes SPP 2.3 adopts an overly regulatory stance. Put simply, it is easier to say "No" than to work with industry to develop successful management programs which have the same effect of protecting the groundwater resource.</p> <p><b>3.0 Where are we now?</b></p> <p>3.1 General</p> <p>The discussion paper advises that the draft Economic Development Directions Strategy (DEDDS) provides an analysis of the various key factors however, although the discussion paper recognises masonry related industries as</p>	<p>'strengths' - Proximity of Jandakot/Cockburn to the Port of Fremantle as well as industrial/bulk commodity port facilities in Cockburn Sound.</p> <p><b>4. Inclusion of the subject site within the Jandakot specialised activity centre.</b></p> <p>The Jandakot Airport Master Plan does not refer to this land, though clearly the continued development of JAH including the new southern link road brings great opportunity to this land. The City is aware of the desires of the owner, which are explained in their submission however it is viewed the role of the highest level strategic plan, the Local Planning Strategy, should determine whether the City should be advocating for a more significant shift towards industrial/commercial development on the fringing lands surrounding JAH. This would need to holistically consider strategic need, whether the location is optimal, and accessibility via public and private transport, strategic fit with surrounding strategic objectives driving land use above the water mound. Regardless the Strategy / Scheme will still be driven by the State level strategy and MRS which designates this land Rural – Water Protection.</p> <p>As a result the sub regional structure planning currently underway will be critical to understanding whether or not this takes place.</p> <p>The results of the SPP2.3 will/should also influence this direction.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>significant in terms of numbers of strategic jobs, the Urbanstone site is not identified in DEDDS. As discussed, over 13ha of land are zoned for commercial/industrial use yet, the site is not identified at <b>Figure 7</b> of DE DDS – CoC Activity Centre Network.</p> <p>Further, Jandakot Airport Holdings has written to Schaffer Corporation (<b>Appendix 1</b>) advising of the importance of the subject land to the Jandakot Airport and how it should be regarded as part of the Jandakot Airport Specialised Centre under the Activity Centres SPP. In particular, this integration is regarded as extremely important to the state's oil and gas industry.</p> <p>3.2 Question 1 - Given the analysis provided, in addition to your knowledge, experiences and aspirations for Cockburn, do you agree with the SWOT analysis identified on the following pages?</p> <p>Schaffer Corporation generally agrees with the analysis provided subject to the further comments below.</p> <p>3.3 Question 2 - Are there any strengths, weaknesses, opportunities or threats that should be added, removed or changed?</p> <p>(i) Schaffer Corporation believes that Cockburn in general and Jandakot in particular have other, significant strengths which make it a prime location for business development. Its geographical location adjacent to the city's urban core and between the South-West and South-East Corridors make it a highly accessible employment location. This was recognised as early as the original South-West Corridor Structure Planning in 1974 during which "Transtep" modelling identified Jandakot as the most accessible location (see <b>Figure 2</b>).</p> <p>Locationally, Jandakot/Cockburn is close to the Port of Fremantle as well as industrial/bulk commodity port facilities in Cockburn Sound.</p> <p>A major Oil and Gas Hub is co-located with the airport and it is vital to the state's economy that this development potential is maximised. Schaffer Corporation has received a letter from Jandakot Airport Holdings (<b>Appendix 1</b>) suggesting that the subject land is extremely important economically and operationally to the airport and that it should be regarded as part of the airport and part of the Specialised Centre under SPP 4.2 -Activity Centres for Perth and Peel.</p> <p>The area is also extremely accessible to transport infrastructure including</p>	<p>Above all it is also now recognised that Jandakot airport will fall under the control of the City of Melville as a result of Local Government Reform and therefore the applicant is also advised to further consult with the Strategic Planners at Melville.</p> <p>Support for High speed internet services – noted.</p> <p><b>5. Change of Use requests and suggested changes to land use permissibility for land located on the Jandakot water mound.</b></p> <p>It is not the role of the Directions Strategy to review or make recommendations with regards to land use in the context of the CoC TPS3. The appropriate mechanism is through a scheme amendment and review of land use in this area however as it has been suggested, a submission on the draft SPP 2.3 Jandakot Groundwater Protection policy.</p> <p><b>6. Suggested themes - creating a prosperous City, infrastructure/movement and innovation</b></p> <p>Agreed - these themes are included.</p> <p><b>7. Other matters</b> – It is not the role of the Directions Strategy to make recommendations on the Jandakot water mound or specific land holdings. The landowner was encouraged to contact Strategic Planning to discuss separately and did so following their submission.</p>



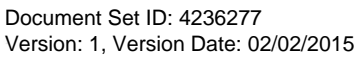
NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Kwinana Freeway, Roe Highway and the Perth-Mandurah commuter line.</p> <p>(ii) With regard to "Weaknesses", Schaffer Corporation believes the major weakness is the failure to adopt the NWQMS policy position of a mix of regulatory and marketbased approaches to the development of commercial functions on the Jandakot Mound.</p> <p>(iii) In respect of "Opportunities", exploitation of the airport is understated. As well as being an airport, it is a major Oil and Gas Hub along with being a huge logistics and commercial centre. It will employ over 8,000 people and is one of the state's major economic assets.</p> <p>(iv) "Threats" should include a lack of government support for industry, its over regulation and the adoption of a "can't do" attitude rather than a "can do" attitude.</p> <p>To this extent, it is heartening to see the City of Cockburn starting to address these issues through this discussion paper and DE DDS .</p> <p>3.4 Question 3 - What ideas do you have that can contribute to jobs and services in Cockburn?</p> <p>Like Jandakot Airport Holdings, we envisage an expanded Jandakot Specialised Centre taking full advantage of the establishment of the Oil and Gas Hub at the site. This industry is critical to the state's economy and support of it is important in avoiding the export of jobs. Local inefficiencies and resultant cost structures have already seen floating LNG plants becoming a reality to the cost of the state's economy.</p> <p>Much of the support of the Oil and Gas Hub involves the storage of inert materials that pose no threat to the quantity or quality of the groundwater at Jandakot. In fact, these sorts of activities pose less threat than the alternative development of unsewered 2ha rural/residential lots.</p> <p>3.5 Question 4 - What support and services would you like to see the City provide to ensure the community and business best utilise emerging high speed internet services?</p> <p>High speed internet services will benefit all industries when available. The need is to simply support business so that full advantage can be taken of the high speed internet service.</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><b>4.0 Achieving the vision and priorities.</b></p> <p>4.1 Question 1 - What do you think of these overarching themes? Schaffer Corporation supports the themes listed by Council but, believes the list should be expanded to include support for innovation. For example, it is not sufficient to outlaw uses of land on the Jandakot Mound which clearly can be made acceptable. What harm can possibly come to the groundwater by allowing inert materials to be stored over it? So long as there are appropriate effluent disposal systems in place, proper monitoring and regulation as advocated by MWQMS Policies supporting a mix of regulatory and market based approaches, a wider range of activities should be permissible.</p> <p>4.2 Question 2 - What role should the City undertake to support and promote the local economy?  Developing DEDDS and the subject Discussion Paper is an important step. DEDDS should however recognise the existing and permissible development of the Schaffer Corporation land and it should also recognise the relationship the subject land has and can have to the Specialised Centre at the Jandakot Airport</p> <p>4.3 Question 3 - What actions should the City undertake to best support businesses and employment in the sub region?  The Schaffer Corporation land should be viewed for what it is, firstly, a site which already has a significant commercial role and secondly as part of the Jandakot Specialised Activity Centre. Against this strategic background, Council should promote appropriate planning mechanisms to ensure that further development can occur while also protecting the Jandakot Mound.</p> <p>Council should make a submission to these effects on the draft SPP 2.3 – Jandakot Groundwater Protection Policy before 10 October.</p> <p>4.4 Question 4 - What themes and actions should be given priority and why?  Schaffer Corporation believes the highest priorities should be given to creating a prosperous City, infrastructure/movement and innovation. These themes are strongly related, contributing to overall wellbeing. It is evident that prosperous, advanced societies are best placed to address environmental and sustainability issues, including growth and lifestyle factors.</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p><b>5.0 Other Matters</b></p> <p><b>5.1 Groundwater Monitoring</b> To illustrate the benign nature of industries dealing with and storing inert products, the Urbanstone plant has been producing masonry products since 1993. Monitoring bores have been operated since that time and there have been no pollution incidents recorded.</p> <p><b>5.2 Groundwater Modelling</b> Schaffer Corporation has also had groundwater modelling undertaken by CyMod Systems Pty Ltd illustrating the very limited potential of any polluted groundwater to reach the Water Corporation bores. Notwithstanding the results of this modelling, it is considered that development can be designed and carried out to avoid any pollution potential.</p> <p><b>5.3 Business Model</b> In addition to the existing uses, it is proposed that the subject land be developed in a way which supports Jandakot Airport operationally, functionally and economically. A leasehold model is envisaged such that uses can be strictly controlled. For the most part, these will be storage functions involving inert materials posing no risk of groundwater pollution.</p> <p>Similarly, the leasehold model enables groundwater monitoring at the expense of the lessor. Innovations such as these enable development to occur and to be controlled without transferring management responsibilities to public authorities.</p> <p><b>5.4 Economic Assessment</b> In 2011, Schaffer Corporation initiated its own economic assessment with a particular focus on the subject land. A copy of Syme Marmion &amp; Co's report of May 2011 is provided at <b>Appendix 2</b>. While based on earlier, 2006 Census data, the Syme Marmion &amp; Co's report echoes many of the findings of DEDDS' while presenting the subject land in a more local context.</p> <p>There is much common ground in the work being undertaken by Council and Schaffer Corporation. Council is therefore encouraged to consider more innovative solutions to issues and to recognise the potential of the subject land to grow Jandakot Airport into a major driver of the state's economy.</p> <p>Appendix 1: Copy of letter from Jandakot Airport – included in original</p>	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		submission. Appendix 2: Copy of Lot 101 & 102 Jandakot Road Economic Assessment - included in original submission.	

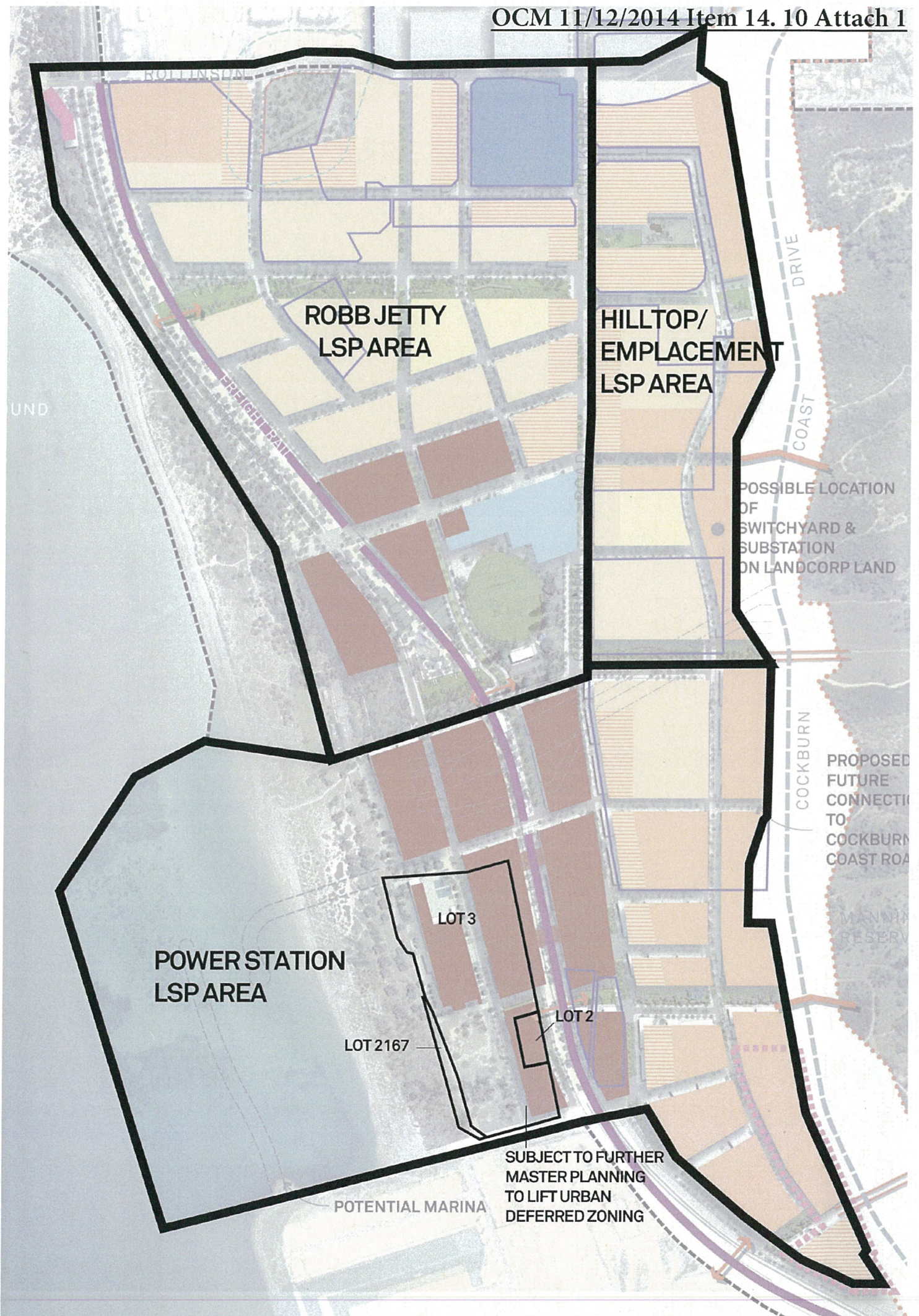














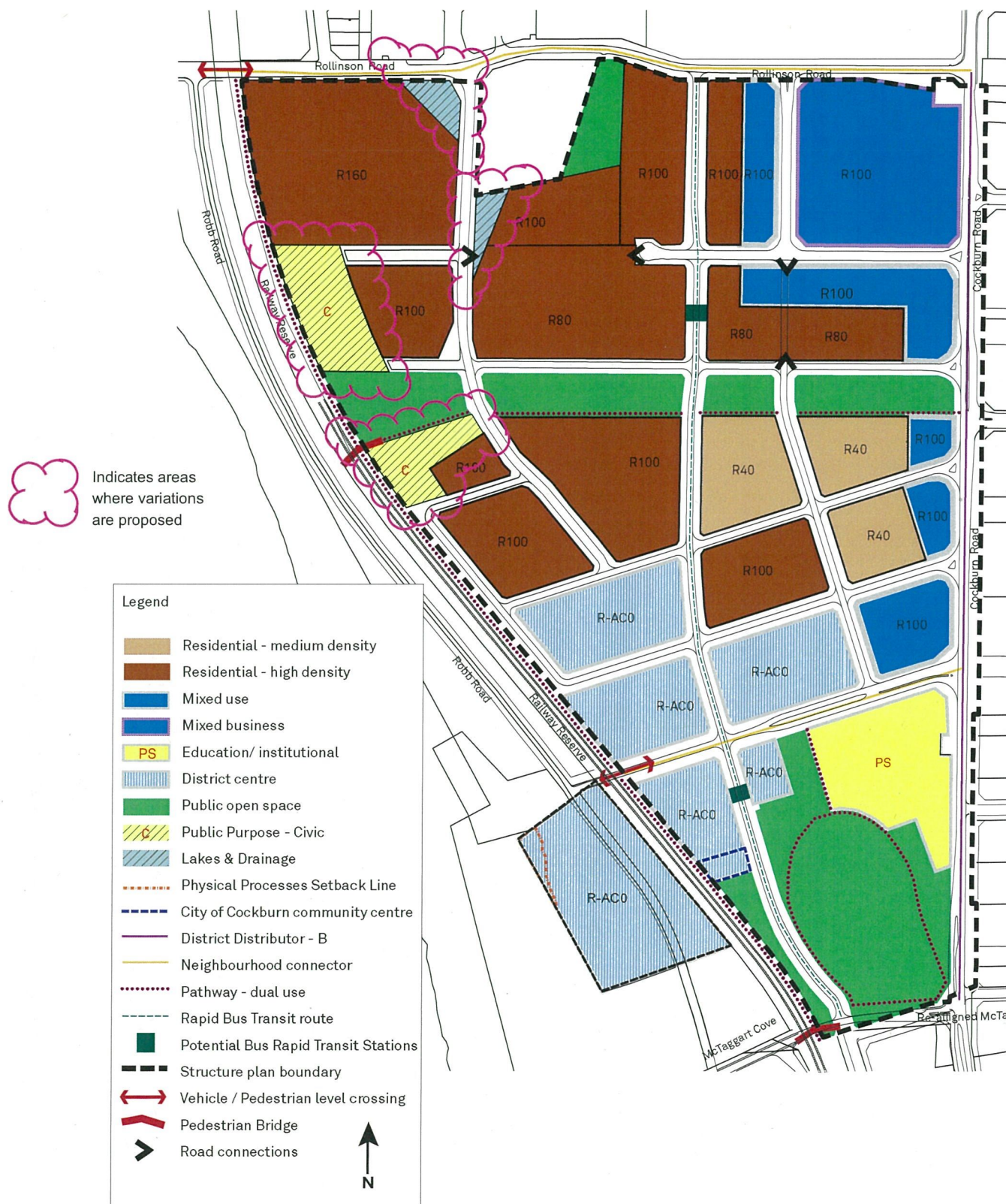


Figure 01\_Local Structure Plan Map

File No. 110/063

**SCHEDULE OF SUBMISSIONS**  
**PROPOSED LOCAL STRUCTURE PLAN VARIATION – ROBB JETTY**

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Western Power 363 Wellington Street Perth WA 6000	<p>Thank you for submitting the above due diligence request to Western Power for a response.</p> <p>As there is/are overhead/underground distribution/transmission lines/cables/easement adjacent to your proposed works, Western Power will review your request and provide detailed comments.</p> <p><i>Please note that this email should not be considered to be an approval or non-objection to works. It is not advisable to commence with your works until you have received further comment from Western Power.</i></p> <p><b>General Worksafe Information:</b></p> <p>As there are overhead power lines and/or underground cables, adjacent to or traversing the property the following should be considered prior to any works commencing. This information should be considered when planning works although it should be noted that the provision of this safety information does not indicate an approval of these works to proceed.</p> <p>It is responsibility of the person in control of the workplace to ensure that works comply with regulation 3.64 (1) and (2) of the Occupational Health Regulations 1996. These regulations state that a minimum distance must be maintained from the overhead line during the course of any works. The person in control of the workplace is responsible for ensuring no personnel, plant, or material encroaches within the danger zone around the lines. The responsible person must assess their work methods and decide whether they can maintain this minimum separation. You need to be aware that the line will sag under the influence of temperature (either ambient or due to current flow) and deflect under the influence of the wind. You cannot reliably base an assessment of the expected clearance on the static position of the line.</p> <p>For more information on this please visit the website links below:  <a href="http://www.westernpower.com.au">http://www.westernpower.com.au</a> or <a href="http://www.1100.com.au">www.1100.com.au</a>  <a href="http://www.commerce.wa.gov.au/WorkSafe/">http://www.commerce.wa.gov.au/WorkSafe/</a></p>	<p>Noted – further comments below</p> <p>This is not a request to proceed with works; it is a variation to a local structure plan which designates reserves and zones under the City's Town Planning Scheme No. 3.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Western Power is obliged to point out that any change to the existing power system, if required, is the responsibility of the individual developer.</p> <p>If you have further questions please contact Western Power on 13 10 87.</p> <p><i>Additional submission received:</i></p> <p>I refer to your correspondence received 21 October 2014 regarding the variation proposal to the Robb Jetty Local Structure Plan. Following review of the information provided, Western Power cannot support the proposal at this time.</p> <p>This inability to support the proposal is for the reasons below:</p> <ol style="list-style-type: none"> <li>1. Insufficient certainty that Australian Standards for public safety can be achieved in relation to proposed land use and development within proximity to the existing overhead 66kV transmission line to South Fremantle Terminal.</li> <li>2. The existing overhead 66kV transmission line to South Fremantle Terminal is planned to be retained at its current location in the long term. Suitable protection is required from land use and development encroachment to ensure the continued long term operation of this line and the retention of any ability for its potential upgrade to 132kV.</li> <li>3. The structure plan design requires relocation, undergrounding and/or upgrade to existing transmission and distribution lines, however there is no plan or commitment for this provided within the structure plan.</li> </ol> <p>Western Power is willing to reconsider this position subject to the following requirements:</p> <ul style="list-style-type: none"> <li>• The landowner/developer conducting an Energy Potential Rise (EPR)/Low Frequency Induction (LFI) report in accordance with Western Power standards. This report will allow Western Power to assess suitability of proposed drainage (site and swale), road network and high density development land use and development.</li> <li>• Development design on the structure plan map and/or design guidelines ensuring that no development encroachment occurs within transmission</li> </ul>	<p>This is not a request to proceed with the development; it is a variation to a local structure plan which designates reserves and zones under the City's Town Planning Scheme No. 3.</p> <p>While these issues are important they are not appropriate to reflect by annotation on the local structure plan.</p> <p>The applicant (Landcorp) are already in possession of their Stage One subdivision approval and have liaised with Western Power to discuss these concerns. Landcorp will be able to discuss at what stage any appropriate actions are being planned for and enable a level of comfort to Western Power that their issues are being addressed at the appropriate level.</p> <p>See comments above.</p>



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>and distribution line restriction zones.</p> <ul style="list-style-type: none"> <li>Any proposal to relocate, underground or upgrade existing transmission and/or distribution lines must be agreed to and allowed for within the structure plan and will be at the cost of the developer. The structure plan should be amended to identify any relocation of the 66kV transmission line to the satisfaction of Western Power.</li> <li>The developer should obtain high level cost estimates for any relocation, undergrounding and/or upgrade works proposed to existing infrastructure prior to progression, with these costs potentially being captured in a Development Contribution Scheme applicable for the area.</li> </ul> <p>Further context regarding the position and requirements above are included at <b>Attachment 1</b>.</p> <p><b>Attachment 1: Technical Considerations</b></p> <p><i>Existing infrastructure</i></p> <p>Western Power has existing distribution and transmission assets within the structure plan area (refer <b>Attachment 2</b>).</p> <p><i>Distribution</i></p> <p>Western Power currently services the area covered by the proposed structure plan via a limited 22kV high voltage overhead and underground network</p>	<p>See comments above.</p> <p>Design Guidelines are already in place. This is not what was being advertised as part of this proposal.</p> <p>See comments above.</p> <p>This is an issue for the developer, it is not a matter which should be covered in a local structure plan.</p> <p>The Development Contribution Plan for this development (DCP14) has already been drafted and awaiting approval of the Minister for Planning. The City's position has always been that it is completely inappropriate for the local government to collect contributions for another agency due to the financial risk and the lack of procurement and project management control the LG would have for that type of infrastructure. Landowners are able to share costs via private agreements if agencies do not have their own cost sharing mechanisms in place.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>distribution network within the structure plan area. A broader overhead and underground distribution network exists outside the structure plan area.</p> <p><i>Transmission</i></p> <p>The Western Power transmission network within the proposed structure plan area comprises the SF-E 72 overhead 66 kV line. To the north, between Rollinson Road and Ocean Road, SF-E 72 has been converted to underground and 132kV capacity, whilst it has been retained as overhead and 66kV further north of Ocean Road. Western Power also has the SF-E 71 (66 kV) transmission line located along the eastern boundary of the Cockburn Road road reserve. To the immediate south of the structure plan area, adjacent to the South Fremantle Terminal, Western Power has the following overhead transmission line assets:</p> <ul style="list-style-type: none"> <li>• SF-APM 71 (66kV)</li> <li>• SF-OC 71 (66kV)</li> <li>• SF-AMT 81 ( 132kV)</li> <li>• SF-ST 81 ( 132kV)</li> </ul> <p><b>Future Infrastructure</b></p> <p>The local distribution power network will require modification, upgrade and the construction of new assets as land development and infill proposals progress. Works of this nature are customer funded, as part of the subdivision and development process.</p> <p>Western Power generally does not support the undergrounding of its transmission line assets. Any proposal to relocate, convert underground or upgrade transmission infrastructure will be at the cost of the landowner/developer and must comply with Western Power requirements.</p> <p><b>Demand</b></p> <p>Western Power is able to supply load to the area from the South Fremantle substation. Due to the dynamic nature of the distribution network, if the development is to proceed, detailed studies would be required prior to subdivision to determine the final network requirements. Western Power can neither reserve capacity nor guarantee supply to this development without a</p>	<p>Noted.</p> <p>Noted. This is a local structure plan, not a subdivision or development approval.</p> <p>Noted.</p> <p>Noted. A subdivision approval is already in place for Stage One of this development.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>formal request being lodged.</p> <p>To provide a firm connection proposal and cost, a formal request to Western Power will need to be made in accordance with our current connection policies, including a request for a feasibility study (refer to <a href="http://www.westernpower.com.au/idd/Large%20subdivisions.html">http://www.westernpower.com.au/idd/Large subdivisions.html</a>).</p> <p><b>Protection of Strategic Infrastructure</b></p> <p>Western Power manages its assets on sites and corridors through a combination of privately owned land, easements on freehold land, restriction zones, the use of road corridors and other purposely zoned and/or reserved land under local and region planning schemes.</p> <p>Most transmission and distribution line corridors require easement interests over their relevant restriction zones. Standard easement conditions restrict certain activities within the easement and Western Power should be contacted prior to implementing any building plans. Typically no development is permitted within easements or restriction zones, unless otherwise approved by Western Power. Western Power's standard easement conditions are available at: <a href="http://www.westernpower.com.au/documents/WEB_Easement_brochure_6062012.pdf">http://www.westernpower.com.au/documents/WEB_Easement_brochure_6062012.pdf</a></p> <p>Where Western Power does not have easements on freehold land, it relies on "Restriction Zones" to ensure appropriate development occurs in the vicinity of its assets. This includes appropriate setbacks of buildings, vegetation and uses of land in the vicinity of power line assets. Western Power is able to apply conditions with respect to restriction zones under the Energy Operators (Powers) Act 1979.</p> <p>Restriction zones (see Table 1) have been developed based on the relevant Australian Standards and OHS compliance requirements for power lines. Western Power applies AS/NZ 7000:2010 Overhead line design - Detailed procedures and Western Australian Occupational Safety and Health Regulation 1996 - Specifically Reg 3.64 in establishing minimum restriction zone setback requirements. Restriction zones are reviewed and updated on a regular basis.</p>	<p>Noted. This is not the purpose of what the City was advertising which is a variation to a small area of an already endorsed local structure plan. Western Power would already be aware of that previous approval, having lodged a submission on that proposal as well (albeit in much less detail).</p> <p>Easements are dealt with at the subdivision approval stage. This is a local structure plan, not a subdivision approval.</p> <p>Noted. This is a local structure plan, not a development approval.</p> <p>Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION															
		<div><table><caption>Table 1</caption><thead><tr><th></th><th colspan="2">Clearance (horizontal and vertical from centre of line)</th></tr></thead><tbody><tr><td>Transmission</td><td>330kV</td><td>35.0m</td></tr><tr><td></td><td>132kV</td><td>10.0m</td></tr><tr><td></td><td>66kV</td><td>8.0m</td></tr><tr><td>Distribution</td><td>&lt;33kV</td><td>3.0m</td></tr></tbody></table></div> <p><b>Public Safety Considerations</b></p> <p>The developer is required to prepare a conceptual detailed design for revised road network, drainage sites and swales and high density development areas relevant to the overhead 66kV transmission line restriction zone. This is to allow for determination as to the suitability of their design and use with regard to public safety. Regarding public safety assessment, the developer shall conduct an EPR/LFI report with the following parameters:</p> <ul style="list-style-type: none"><li>• Soil Resistivity measurements to be performed in accordance with the Wenner method. A minimum of three (3) soil test shall be performed within 2 km of the site under study. The soil model layers shall be representative of the actual soil on site.</li><li>• Touch and Step Voltage requirements shall be in accordance with the requirements of IEC 61936 and AS/NZS 60479.1.</li><li>• An Electrostatic induction study will required to investigate the potential of hazardous charging of metallic objects in the vicinity of the lines, such as fences, gates, lighting, sea containers and other objects</li><li>• An Electromagnetic Field Study to determine the worst case impacts of Electric and Magnetic Field as per ARPANSA standards.</li><li>• An Induction study is to be performed to investigate potential hazards during steady state and fault conditions.</li><li>• The report submitted shall include mitigations recommended.</li></ul>		Clearance (horizontal and vertical from centre of line)		Transmission	330kV	35.0m		132kV	10.0m		66kV	8.0m	Distribution	<33kV	3.0m	<p>Noted. This is a local structure plan, not a subdivision or development approval.</p>
	Clearance (horizontal and vertical from centre of line)																	
Transmission	330kV	35.0m																
	132kV	10.0m																
	66kV	8.0m																
Distribution	<33kV	3.0m																

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Western Power does not complete these studies on behalf of the landowner/developer but will provide data to enable them. The indicative cost for Western Power providing this data and reviewing the studies in order to provide its written consent to the works is \$8000 plus GST.</p> <p>Costs are invoiced up-front, and are reconciled upon completion, with any shortfall or overpayment invoiced/refunded. An electrical consultant must be engaged to perform the studies; with all associated study and mitigation (if required) costs payable by the customer/developer.</p> <p><b><i>Transmission Line Conversion to Underground/Upgrading/Relocation</i></b></p> <p>If the landowner/developer would like to proceed with conversion to underground, upgrading and/or relocation of the 66kV transmission line, the 'Application for relocation Western Power transmission and/or communications assets' will need to be completed.</p> <p>Western Power will respond to the application and provide an indicative estimate ( +/-50%) for the relocation scope of works within 14 days. Western Power's response will include detailed information about the next steps for the customer's project, should they wish to progress the relocation works. The estimate is refined to +/-10% following completion of the detailed design works during the project's planning phase.</p> <p>Lead Times</p> <p>Usual lead times for underground transmission cables are 24 months. These lead times commence from final design and contract execution and do not include any allowance for possible delays if access to the affected line is subject to seasonal restrictions for operational reasons.</p> <p>Funding</p> <p>As Western Power manages line relocation works on a cost-recovery basis, project costs are payable in advance of the works, and then are reconciled upon completion (or cancellation, if customer elects to do so at any stage). Western Power will then either issue a refund or request additional payment for any difference.</p>	<p>Noted. This is a local structure plan, not a subdivision or development approval. This type of advice is not helpful to a local government seeking advice on a local structure plan. This is useful to a developer and appears to be a 'generic' response covering all levels of approval with limited regard to the nature of the advertised proposal.</p> <p>Noted, see above comment.</p> <p>Noted, see above comment.</p> <p>Noted, see above comment.</p> <p>Noted, see above comment.</p>



NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		Attachment 2: Western Power Distribution and Transmission Assets Map – <i>image enclosed with submission</i>	
2	Department of Education 151 Royal Street East Perth WA 6004	<p><b>No Objection</b></p> <p>Thank you for your letter dated 20 October 2014 regarding the Proposed Structure Plan Variation - Robb Jetty.</p> <p>The Department of Education has reviewed the structure plan and advises that it has no objection to this proposal.</p>	Noted.
3	Department of Water PO Box 332 MANDURAH WA 6210	<p><b>Support</b></p> <p>Thank you for the referral dated 20 October 2014 regarding the proposed variation to the local structure plan for Robb Jetty. The Department of Water (DoW) has reviewed the application and provides the following advice:</p> <p><b>Urban Water Management</b></p> <p>Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, Water Resources, the proposed Local Structure Plan should be supported by a Local Water Management Strategy (LWMS).</p> <p>The LWMS should demonstrate how the subject area will address water use and management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources.</p> <p>The DoW has reviewed the amended Robb Jetty Local Water Management Strategy - August 2014 (GHD, 2014) and has deemed it satisfactory to support the LSP. Accordingly, the DoW has no objections to the variation of the LSP.</p>	Noted.
4	MGA Town Planners PO Box 104 WEST PERTH WA 6872	Thank you for your letter of 20 October addressed to Basilia Nominees in relation to proposed Structure Plan variations suggested by LandCorp including reserving land for "Public Purpose (Civic)" as well as including existing drain reserves in the "Lakes and Drainage" reserve. Basilia Nominees have asked us to advise the following on their behalf.	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>1. It is understood that the "Public Purpose (Civic)" reserve is proposed in order that it occupy land which is contaminated and that this land will essentially be developed as open space. It is also understood that this land is to be ceded by LandCorp as well as developed by LandCorp and that there are no cost implications to other landowners within the Structure Plan area.</p> <p>On the basis that these understandings are correct, Basilia Nominees has no objection to the variation.</p> <p>2. Lot 69 at the corner of Rollinson Road and Bennett Avenue is impacted by an existing, triangular shaped drain reserve also at this corner. It is understood that it has been determined that this drainage reserve can no longer be designed out of the plan and therefore must be retained rather than redeveloped for residential purposes. Basilia Nominees accepts this position but, believes that the shape of the existing drainage reserve may cause future development issues and that an oblong shaped reserve so long as it does not consume more land, may allow for better building development. Subject to there being sufficient flexibility to adjust the shape of this drain reserve without further amendment of the Structure Plan should this be shown to be desirable in the future, Basilia Nominees has no objection on this ground.</p> <p>Further, if the drain reserve is to be retained, it will require landscaping and beautification. Basilia Nominees believes that this work should be a shared cost over the Structure Plan area. Further, in the event that the drain disposes of stormwater from roads outside the Structure Plan area then, the cost of beautifying the reserve should be apportioned accordingly.</p> <p>Please be advised that this submission is not confidential.</p>	<p>This is correct. While the land may 'appear' to be parkland similar to the public open space areas, it will not receive 'credit' as such. The Development Contribution Plan only includes public open space (as reserved in the local structure plan). This land is to be reserved differently to make this distinction crystal clear.</p> <p>Noted.</p> <p>As the local structure plan applies zones and reservations, it would need to be changed to enable a reconfiguration of this lot and reserve. However, the local government could potentially view this as a 'minor' modification as it would not materially alter the intent of the local structure plan, with the same areas for Residential and 'Lakes and Drainage' being preserved, just in a different configuration.</p> <p>An objection of the basis the plan would need to be changed is not accepted. Minor modifications to LSPs are not laborious. There would be more difficulty and effort the proponent would need to put into changing the management order for the drainage reserve.</p> <p>Do not agree as the drainage basin already serves the adjacent South Beach. It will not form part of the DCP (which is already with the WAPC). Those who choose to connect to this basin can expect a proportional upgrading condition. The size of basins in the POS has been resized accordingly (also allows reduction in POS) which assists in reducing DCP cost.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
5	Water Corporation PO Box 100 Leederville WA 6902	<b>No Objection</b>  Water Corporation's Development Services Branch has no objections to the proposed minor variations to the Robb Jetty Structure.	Noted
6	Details not disclosed	<b>Support</b>  A brilliant plan to utilize an unused space. It will be a positive change to the community.	Noted

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

**OCM 11/12/2014 - Item 15.1**

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081095	11867	<b>KEVIN JOHN ALLEN</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081096	12740	<b>MAYOR LOGAN HOWLETT</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	11,158.33
EF081097	19059	<b>CAROL REEVE-FOWKES</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	5,340.57
EF081098	20634	<b>LEE-ANNE SMITH</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081099	21185	<b>BART HOUWEN</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081100	23338	<b>STEVE PORTELLI</b> MONTHLY COUNCILLOR ALLOWANCE & MILEAGE CLAIM	3/10/2014	3,198.28
EF081101	23339	<b>STEPHEN PRATT</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081102	23340	<b>SHAHYAZ MUBARAKAI</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081103	25352	<b>LYNDSEY WETTON</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081104	25353	<b>PHILIP EVA</b> MONTHLY COUNCILLOR ALLOWANCE	3/10/2014	2,575.00
EF081105	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	3/10/2014	318,924.00
EF081106	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	3/10/2014	5,666.73
EF081107	10788	<b>JANDAKOT VOLUNTEER BUSH FIRE BRIGADE</b> EXPENSE REIMBURSEMENTS	3/10/2014	1,677.24
EF081108	12656	<b>COOGEE BEACH SURF LIFESAVING CLUB INC</b> POOR GROVE SLSC DEVELOPMENT COSTS	3/10/2014	8,225.48
EF081109	13476	<b>THE HISTORICAL SOCIETY OF COCKBURN</b> EXPENSES REIMBURSEMENT	3/10/2014	3,200.00
EF081110	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	3/10/2014	11,891.21
EF081111	19232	<b>CLARENCE TONG</b> HIGH RISK LICENCE RENEWAL	3/10/2014	86.95
EF081112	21403	<b>ROBERTA BUNCE</b> COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	3/10/2014	95.75
EF081113	22492	<b>NICK KNIGHT</b> REIMBURSEMENT TRAVEL COSTS	3/10/2014	112.00
EF081114	24432	<b>TERRA WINES PTY LTD</b> LIQUOR SUPPLIES	3/10/2014	1,004.65
EF081115	24866	<b>JANDAKOT SENIOR FOOTBALL CLUB</b> SPORTING EQUIPMENT GRANT	3/10/2014	990.80
EF081116	25474	<b>ROBERT MARTIN</b> VOLUNTEER REIMBURSEMENT	3/10/2014	72.75
EF081117	25569	<b>ELAINE JOYCE FOWLER</b> VOLUNTEER MILEAGE REIMBURSEMENT	3/10/2014	147.00
EF081118	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	3/10/2014	567.62
EF081119	26123	<b>KENTICO SOFTWARE</b> SOFTWARE LICENSE	3/10/2014	90,198.90
EF081120	10762	<b>INDUSTRIAL PROTECTIVE PRODUCTS WA</b> PROTECTIVE SUPPLIES	8/10/2014	947.98
EF081121	11725	<b>WA LIBRARY SUPPLIES PTY LTD</b> LIBRARY SUPPLIES	8/10/2014	117.50

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081122	11786	<b>WESTCARE INDUSTRIES</b> STATIONERY/SAFETY VESTS	8/10/2014	774.40
EF081123	14871	<b>HEY PRESTO</b> ENTERTAINMENT - MAGIC SHOW	8/10/2014	220.00
EF081124	22903	<b>UNIQUE INTERNATIONAL RECOVERIES LLC</b> DEBT COLLECTORS	8/10/2014	1,228.80
EF081125	23457	<b>TOTALLY WORK WEAR FREMANTLE</b> CLOTHING - UNIFORMS	8/10/2014	589.66
EF081126	23463	<b>HANNAH NEAL</b> YOUTH ART SCHOLARSHIP	8/10/2014	450.00
EF081127	25800	<b>OPTUM HEALTH &amp; TECHNOLOGY (AUST) PTY LTD</b> CONSULTANCY SERVICES	8/10/2014	8,250.00
EF081128	26131	<b>MJ &amp; E HUGHES</b> RATES REFUND	8/10/2014	662.70
EF081129	26197	<b>EBONY SHARLAND</b> CROSSOVER CONTRIBUTION	8/10/2014	300.00
EF081130	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	13/10/2014	322,174.00
EF081131	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	13/10/2014	11,891.22
EF081132	25335	<b>JAXON PTY LTD</b> BUILDING CONSTRUCTION SERVICES	13/10/2014	438,336.20
EF081133	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	13/10/2014	567.62
EF081134	10788	<b>JANDAKOT VOLUNTEER BUSH FIRE BRIGADE</b> EXPENSE REIMBURSEMENTS	17/10/2014	7,500.00
EF081135	11867	<b>KEVIN JOHN ALLEN</b> INK CARTRIDGE REIMBURSEMENT	17/10/2014	511.73
EF081136	15363	<b>JONES LANG LASALLE (WA) PTY LTD</b> SHOP RENT - GATEWAY SHOPPING CENTRE	17/10/2014	372.35
EF081137	17387	<b>PAUL DE BRUIN</b> TRAVEL REIMBURSEMENT	17/10/2014	500.00
EF081138	19425	<b>SHANNEN BARTON</b> COUNCIL SPONSORSHIP	17/10/2014	400.00
EF081139	20761	<b>COLIN MACMILLAN</b> EXPENSES REIMBURSEMENT	17/10/2014	509.60
EF081140	23302	<b>BUILDING SERVIC</b> BUILDING SERVICES LEVIES	17/10/2014	10,550.00
EF081141	23351	<b>COCKBURN GP SUPER CLINIC PTY LTD</b> OPERATING FUNDS	17/10/2014	55,000.00
EF081142	25474	<b>ROBERT MARTIN</b> VOLUNTEER REIMBURSEMENT	17/10/2014	21.00
EF081143	25705	<b>PHIL ALLEN</b> FUEL EXPENSES REIMBURSEMENT	17/10/2014	900.34
EF081144	26265	<b>EMERGE ASSOCIATES</b> FOI REFUND	17/10/2014	30.00
EF081145	26266	<b>CAFE2U</b> CATERING SERVICES	17/10/2014	87.00
EF081146	26267	<b>R U OK? FOUNDATION</b> FUNDRAISING / DONATION	17/10/2014	365.10
EF081147	10152	<b>AUST SERVICES UNION</b> PAYROLL DEDUCTIONS	13/10/2014	3,428.25
EF081148	10733	<b>HOSPITAL BENEFIT FUND</b> PAYROLL DEDUCTIONS	13/10/2014	1,574.10



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081149	11001	<b>MUNICIPAL EMPLOYEES UNION</b> PAYROLL DEDUCTIONS	13/10/2014	756.60
EF081150	11856	<b>WA LOCAL GOVERNMENT SUPER PLAN</b> PAYROLL DEDUCTIONS	13/10/2014	354,875.13
EF081151	11857	<b>CHAMPAGNE SOCIAL CLUB</b> PAYROLL DEDUCTIONS	13/10/2014	1,114.40
EF081152	11859	<b>STAFF SOCIAL CLUB</b> PAYROLL DEDUCTIONS	13/10/2014	50.60
EF081153	11860	<b>45S CLUB</b> PAYROLL DEDUCTIONS	13/10/2014	44.00
EF081154	18005	<b>COLONIAL FIRST STATE</b> PAYROLL DEDUCTIONS	13/10/2014	413.86
EF081155	18247	<b>ELLIOTT SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	13/10/2014	280.40
EF081156	18432	<b>HESTA SUPER FUND</b> PAYROLL DEDUCTIONS	13/10/2014	4,909.44
EF081157	18718	<b>FIRST STATE SUPER</b> PAYROLL DEDUCTIONS	13/10/2014	1,129.58
EF081158	19010	<b>SUMMIT PERSONAL SUPER PLAN PASQUALE CARRELLO</b> PAYROLL DEDUCTIONS	13/10/2014	421.08
EF081159	19193	<b>REST SUPERANNUATION</b> PAYROLL DEDUCTIONS	13/10/2014	49.24
EF081160	19726	<b>HEALTH INSURANCE FUND OF WA</b> PAYROLL DEDUCTIONS	13/10/2014	2,945.27
EF081161	19727	<b>MTAA SUPER FUND</b> PAYROLL DEDUCTIONS	13/10/2014	404.76
EF081162	19997	<b>AUSTRALIANSUPER</b> PAYROLL DEDUCTIONS	13/10/2014	16,841.48
EF081163	20056	<b>CBUS</b> PAYROLL DEDUCTIONS	13/10/2014	1,895.28
EF081164	20217	<b>DOWNING SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	13/10/2014	3,170.67
EF081165	20300	<b>CATHOLIC SUPER &amp; RETIREMENT FUND</b> PAYROLL DEDUCTIONS	13/10/2014	883.16
EF081166	20406	<b>HOSTPLUS SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	13/10/2014	619.30
EF081167	20755	<b>COLONIAL FIRST STATE - ROBERT GRAEME WATSON</b> PAYROLL DEDUCTIONS	13/10/2014	41.11
EF081168	21299	<b>DUFFIELD SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	13/10/2014	72.63
EF081169	21365	<b>ING LIFE - ONEANSWER PERSONAL SUPER</b> PAYROLL DEDUCTIONS	13/10/2014	120.59
EF081170	21921	<b>MAURICIO FAMILY</b> PAYROLL DEDUCTIONS	13/10/2014	2,018.27
EF081171	21996	<b>ANZ ONEANSWER PERSONAL SUPER</b> PAYROLL DEDUCTIONS	13/10/2014	314.05
EF081172	22067	<b>STEPHENS SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	13/10/2014	517.23
EF081173	22901	<b>FONTANA SUPER PLAN</b> PAYROLL DEDUCTIONS	13/10/2014	1,313.20
EF081174	23695	<b>NETWEALTH INVESTMENT &amp; SUPERANNUATION</b> PAYROLL DEDUCTIONS	13/10/2014	620.36
EF081175	24620	<b>E &amp; B PINTO SUPERANNUATION FUND</b> PAYROLL DEDUCTIONS	13/10/2014	1,165.36

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081176	24642	<b>TWUSUPER</b> PAYROLL DEDUCTIONS	13/10/2014	1,096.98
EF081177	24813	<b>KINETIC SUPER</b> PAYROLL DEDUCTIONS	13/10/2014	689.55
EF081178	25043	<b>COLONIAL FIRST STATE - KERRY MARGARET ROBERTS</b> PAYROLL DEDUCTIONS	13/10/2014	160.83
EF081179	25051	<b>ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND) ROAN BAR</b> PAYROLL DEDUCTIONS	13/10/2014	1,242.22
EF081180	25394	<b>CONCEPT ONE THE</b> PAYROLL DEDUCTIONS	13/10/2014	13.73
EF081181	25495	<b>ONEPATH CUSTODI</b> PAYROLL DEDUCTIONS	13/10/2014	487.02
EF081182	25538	<b>NORTH PERSONAL SUPERANNUATION PLAN</b> PAYROLL DEDUCTIONS	13/10/2014	135.17
EF081183	25590	<b>FIRST CHOICE WHOLESALE PERSONAL SUPER - MATHEW SAPSV</b> PAYROLL DEDUCTIONS	13/10/2014	793.37
EF081184	25649	<b>COMMONWEALTH BANK GROUP SUPER</b> PAYROLL DEDUCTIONS	13/10/2014	440.16
EF081185	25950	<b>BT LIFETIME SUPER - EMPLOYER PLAN</b> PAYROLL DEDUCTIONS	13/10/2014	597.21
EF081186	25963	<b>ONEPATH SUPER - RACHEL PLEASANT</b> PAYROLL DEDUCTIONS	13/10/2014	611.34
EF081187	26070	<b>ZUVELA ENDPLAN SUPERANNUATION FUND</b> SUPERANNUATION FUND	13/10/2014	603.29
EF081188	26071	<b>NORTH PERSONAL SUPERANNUATION PLAN</b> SUPERANNUATION FUND	13/10/2014	458.90
EF081189	26089	<b>ESSENTIAL SUPPERANNUATION FUND</b> SUPPERANNUATION	13/10/2014	1,218.96
EF081190	26144	<b>COLONIAL FIRST STATE - GLENN PETHICK</b> PAYROLL DEDUCTIONS	13/10/2014	864.93
EF081191	26145	<b>CHRISTIAN SUPER - REBECCA KESHWAR</b> PAYROLL DEDUCTIONS	13/10/2014	124.96
EF081192	26154	<b>AMP FLEXIBLE LIFETIME SUPER RAYMOND DOREY</b> PAYROLL DEDUCTIONS	13/10/2014	403.96
EF081193	26161	<b>THE TRUSTEE FOR ELDER CLAN SUPERANNUATION FUND</b> SUPERANNUATION FUND	13/10/2014	518.12
EF081194	26247	<b>ESSENTIAL SUPER - AARON HORWOOD</b> PAYROLL DEDUCTIONS	13/10/2014	13.68
EF081195	10154	<b>AUST TAXATION DEPT</b> PAYROLL DEDUCTIONS	27/10/2014	336,057.00
EF081196	10305	<b>CHILD SUPPORT AGENCY</b> PAYROLL DEDUCTIONS	27/10/2014	6,484.27
EF081197	11753	<b>WASTE MANAGEMENT &amp; RECYCLING FUND</b> QUARTERLY LANDFILL LEVY PAYMENT	27/10/2014	614,579.86
EF081198	18553	<b>SELECTUS PTY LTD</b> PAYROLL DEDUCTIONS	27/10/2014	12,172.42
EF081199	25987	<b>TOYOTA FLEET MANAGEMENT</b> PAYROLL DEDUCTIONS - NOVATED LEASE	27/10/2014	567.62
EF081200	10032	<b>ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD</b> CONTROLLERS AND SIGNS	31/10/2014	3,311.56
EF081201	10035	<b>ADVENTURE WORLD WA PTY LTD</b> ENTERTAINMENT SERVICES	31/10/2014	840.00
EF081202	10042	<b>FRANKLIN OFFSHORE AUSTRALIA PTY LTD WAS AKER UNIRIG A</b> LIFTING EQUIPMENT	31/10/2014	154.88

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081203	10058	<b>ALSCO PTY LTD</b> HYGIENE SERVICES/SUPPLIES	31/10/2014	2,743.33
EF081204	10071	<b>AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD</b> LICENCE - PERFORMING RIGHTS	31/10/2014	1,988.89
EF081205	10091	<b>ASLAB PTY LTD</b> ASPHALTING SERVICES/SUPPLIES	31/10/2014	3,065.98
EF081206	10118	<b>AUSTRALIA POST</b> POSTAGE CHARGES	31/10/2014	21,507.60
EF081207	10135	<b>ENVIRONMENTAL HEALTH AUSTRALIA</b> TRAINING SERVICES - HEALTH	31/10/2014	440.00
EF081208	10160	<b>DORMA AUSTRALIA PTY LTD</b> AUTOMATIC DOOR SERVICES	31/10/2014	4,635.01
EF081209	10184	<b>BENARA NURSERIES</b> PLANTS	31/10/2014	594.55
EF081210	10188	<b>BENTLEY SYSTEMS PTY LTD</b> CONSULTANCY SERVICES	31/10/2014	10,805.20
EF081211	10207	<b>BOC GASES</b> GAS SUPPLIES	31/10/2014	3,375.55
EF081212	10219	<b>BOUSFIELDS MENSWEAR</b> CLOTHING SUPPLIES	31/10/2014	629.90
EF081213	10220	<b>BOYA EQUIPMENT</b> EQUIPMENT SUPPLIES	31/10/2014	8,910.00
EF081214	10221	<b>BP AUSTRALIA LIMITED</b> DIESEL/PETROL SUPPLIES	31/10/2014	9,660.72
EF081215	10226	<b>BRIDGESTONE AUSTRALIA LTD</b> TYRE SERVICES	31/10/2014	26,133.05
EF081216	10244	<b>BUILDING &amp; CONST INDUSTRY TRAINING FUND</b> LEVY PAYMENT	31/10/2014	196,037.85
EF081217	10246	<b>BUNNINGS BUILDING SUPPLIES PTY LTD</b> HARDWARE SUPPLIES	31/10/2014	2,244.25
EF081218	10247	<b>BUNZL AUSTRALIA LTD</b> PAPER/PLASTIC/CLEANING SUPPLIES	31/10/2014	1,497.84
EF081219	10255	<b>CABCHARGE AUSTRALIA PTY LTD</b> CABCHARGES	31/10/2014	141.48
EF081220	10256	<b>CABLE LOCATES &amp; CONSULTING</b> LOCATING SERVICES	31/10/2014	2,773.32
EF081221	10279	<b>CASTROL AUSTRALIA PTY LTD</b> GREASE/LUBRICANTS	31/10/2014	1,914.28
EF081222	10292	<b>CHADSON ENGINEERING PTY LTD</b> MEDICAL SUPPLIES	31/10/2014	2,101.29
EF081223	10295	<b>CHALLENGER INSTITUTE OF TECHNOLOGY - BEACONSFIELD</b> TRAINING SERVICES	31/10/2014	4,000.00
EF081224	10346	<b>COATES HIRE OPERATIONS PTY LTD</b> EQUIPMENT HIRING SERVICES	31/10/2014	229.02
EF081225	10348	<b>COCA COLA AMATIL</b> SOFT DRINK SUPPLIES	31/10/2014	1,689.63
EF081226	10349	<b>COCKBURN BASKETBALL ASSOC INC</b> ELECTRICITY REIMBURSEMENTS	31/10/2014	600.00
EF081227	10354	<b>COCKBURN COMMUN</b> DONATION - PERFORMING ARTS FESTIVAL	31/10/2014	1,195.00
EF081228	10357	<b>COCKBURN ICE ARENA PTY LTD</b> ENTERTAINMENT SERVICES	31/10/2014	100.00
EF081229	10358	<b>COCKBURN LIQUOR CENTRE</b> LIQUOR SUPPLIES	31/10/2014	149.94

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081230	10359	<b>COCKBURN PAINTING SERVICE</b> PAINTING SUPPLIES/SERVICES	31/10/2014	5,626.50
EF081231	10368	<b>COCKBURN WETLANDS EDUCATION CENTRE</b> COMMUNITY GRANT	31/10/2014	1,100.00
EF081232	10371	<b>COLIN LOCKLEY</b> TRANSPORT SERVICES	31/10/2014	5,115.00
EF081233	10375	<b>VEOLIA ENVIRONMENTAL SERVICES</b> WASTE SERVICES	31/10/2014	7,089.40
EF081234	10384	<b>PROGILITY PTY LTD COMMUNICATIONS AUSTRALIA PTY LTD</b> COMMUNICATION SERVICES	31/10/2014	17,457.45
EF081235	10394	<b>CD'S CONFECTIONERY WHOLESALERS</b> CONFECTIONERY	31/10/2014	1,444.57
EF081236	10483	<b>LANDGATE</b> MAPPING/LAND TITLE SEARCHES	31/10/2014	5,334.02
EF081237	10512	<b>DOMUS NURSERY</b> VARIOUS PLANTS	31/10/2014	2,225.91
EF081238	10526	<b>E &amp; MJ ROSHER PTY LTD</b> MOWER PARTS	31/10/2014	15,473.60
EF081239	10535	<b>WORKPOWER INCORPORATED T/AS ECOSYSTEM MANAGEMENT</b> PLANTS	31/10/2014	1,587.30
EF081240	10550	<b>EMERALD PEST CONTROL</b> PEST CONTROL SERVICES	31/10/2014	1,031.00
EF081241	10573	<b>FAIRBRIDGE WESTERN AUSTRALIA INC</b> OUTDOOR RECREATION SERVICES	31/10/2014	799.00
EF081242	10580	<b>FC COURIERS</b> COURIER SERVICES	31/10/2014	2,389.74
EF081243	10590	<b>DEPARTMENT OF FIRE AND EMERGENCY SERVICES</b> COST SHARING - COMMUNITY FIRE MANAGER	31/10/2014	88,271.60
EF081244	10609	<b>FORESTVALE TREES P/L</b> PLANTS - TREES/SHRUBS	31/10/2014	15,922.50
EF081245	10611	<b>FORPARK AUSTRALIA</b> PLAYGROUND EQUIPMENT	31/10/2014	304,380.20
EF081246	10636	<b>FUJI XEROX AUSTRALIA PTY LTD</b> PHOTOCOPY CHARGES	31/10/2014	16,746.22
EF081247	10641	<b>GALVINS PLUMBING SUPPLIES</b> PLUMBING SERVICES	31/10/2014	2,625.38
EF081248	10664	<b>GOLDER ASSOCIATES</b> CONSULTANCY SERVICES	31/10/2014	6,434.75
EF081249	10666	<b>GOLDNET SECURITY</b> SECURITY SERVICES/PRODUCTS	31/10/2014	200.00
EF081250	10683	<b>GRONBEK SECURITY</b> LOCKSMITH SERVICES	31/10/2014	2,415.49
EF081251	10692	<b>AECOM AUSTRALIA PTY LTD</b> CONSULTANCY SERVICES	31/10/2014	120,328.86
EF081252	10708	<b>HEAVY AUTOMATICS PTY LTD</b> EQUIPMENT MAINTENANCE SERVICES	31/10/2014	1,971.75
EF081253	10709	<b>HECS FIRE</b> FIRE SYSTEM MAINTENANCE	31/10/2014	1,941.50
EF081254	10737	<b>RAIN SCAPE WATERWISE SOLUTIONS</b> RETICULATION/IRRIGATION SUPPLIES	31/10/2014	4.42
EF081255	10762	<b>INDUSTRIAL PROTECTIVE PRODUCTS WA</b> PROTECTIVE SUPPLIES	31/10/2014	10.12
EF081256	10771	<b>INTERLEC PTY LTD</b> ELECTRICAL SERVICES	31/10/2014	76,098.65

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081257	10774	<b>IT VISION</b> ANNUAL SOFTWARE SUPPORT FEE	31/10/2014	6,872.80
EF081258	10779	<b>J F COVICH &amp; CO PTY LTD</b> ELECTRICAL SERVICES	31/10/2014	53,057.43
EF081259	10783	<b>JANDAKOT METAL INDUSTRIES</b> METAL SUPPLIES	31/10/2014	281.60
EF081260	10791	<b>JASMAN ENTERPRISES PTY LTD</b> HIGH PRESSURE CLEANING	31/10/2014	1,223.97
EF081261	10794	<b>JASON SIGNMAKERS</b> SIGNS	31/10/2014	82.50
EF081262	10803	<b>GECKO CONTRACTING TURF &amp; LANDSCAPE MTNCE</b> MOWING/LANDSCAPING SERVICES	31/10/2014	115,608.90
EF081263	10814	<b>JR &amp; A HERSEY PTY LTD</b> SAFETY CLOTHING SUPPLIES	31/10/2014	6,754.02
EF081264	10836	<b>KERB DOCTOR</b> CONCRETE KERBING - SUPPLY & LAYING	31/10/2014	6,893.70
EF081265	10878	<b>ABNOTE AUSTRALASIA PTY LTD</b> PRINTING SERVICES	31/10/2014	759.00
EF081266	10879	<b>LES MILLS AEROBICS</b> INSTRUCTION/TRAINING SERVICES	31/10/2014	1,073.63
EF081267	10884	<b>WSP BUILDINGS PTY LTD</b> CONSULTANCY SERVICES	31/10/2014	33,594.00
EF081268	10888	<b>LJ CATERERS</b> CATERING SERVICES	31/10/2014	6,838.75
EF081269	10903	<b>LOVEGROVE TURF SERVICES PTY LTD</b> TURF MAINTENANCE SERVICES	31/10/2014	12,333.25
EF081270	10912	<b>M2 TECHNOLOGY PTY LTD</b> MESSAGING SERVICES	31/10/2014	396.00
EF081271	10913	<b>BUCHER MUNICIPAL PTY LTD</b> REPAIR SERVICES	31/10/2014	6,995.09
EF081272	10918	<b>MAIN ROADS WA</b> REPAIRS/MAINTENANCE SERVICES	31/10/2014	45,453.21
EF081273	10938	<b>MAXWELL ROBINSON &amp; PHELPS</b> PEST & WEED MANAGEMENT	31/10/2014	11,612.00
EF081274	10939	<b>LINFOX ARMAGUARD</b> BANKING SECURITY SERVICES	31/10/2014	1,371.19
EF081275	10942	<b>MCGEES PROPERTY</b> PROPERTY CONSULTANCY SERVICES	31/10/2014	3,190.00
EF081276	10944	<b>MCLEODS</b> LEGAL SERVICES	31/10/2014	36,302.77
EF081277	10950	<b>MELVILLE MITSUBISHI</b> MOTOR VEHICLES & PARTS	31/10/2014	319.24
EF081278	10960	<b>METRO FILTERS</b> FILTER SUPPLIES	31/10/2014	22.50
EF081279	10973	<b>MIRCO BROS PTY LTD</b> FERTILISER SUPPLIES	31/10/2014	205.00
EF081280	10990	<b>MOWER CITY SALES &amp; SERVICES PTY LTD</b> LAWN MOWING EQUIPMENT	31/10/2014	4,910.06
EF081281	10991	<b>BEACON EQUIPMENT</b> MOWING EQUIPMENT	31/10/2014	4,596.60
EF081282	10997	<b>WILSON PARKING AUSTRALIA</b> SECURITY SERVICES	31/10/2014	159,505.60
EF081283	11026	<b>NESTLE FOOD SERVICES</b> CATERING SUPPLIES	31/10/2014	378.00



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081284	11028	<b>NEVERFAIL SPRINGWATER LTD</b> BOTTLED WATER SUPPLIES	31/10/2014	1,388.85
EF081285	11036	<b>NORTHLAKE ELECTRICAL</b> ELECTRICAL SERVICES	31/10/2014	18,993.66
EF081286	11039	<b>NOVUS AUTO GLASS</b> WINDSCREEN REPAIR SERVICES	31/10/2014	1,070.00
EF081287	11077	<b>P &amp; G BODY BUILDERS PTY LTD</b> PLANT BODY BUILDING SERVICES	31/10/2014	4,026.00
EF081288	11093	<b>PARKLAND MAZDA</b> REPAIRS/MAINTENANCE SERVICES	31/10/2014	18,683.95
EF081289	11178	<b>ERIK POSTMUS</b> CONSULTANCY SERVICES - QUANTITY SURVEY	31/10/2014	1,320.00
EF081290	11182	<b>PREMIUM BRAKE &amp; CLUTCH SERVICE</b> BRAKE SERVICES	31/10/2014	1,222.32
EF081291	11205	<b>QUALITY TRAFFIC MANAGEMENT PTY LTD</b> TRAFFIC CONTROL SERVICES	31/10/2014	6,127.86
EF081292	11208	<b>QUICK CORPORATE AUSTRALIA PTY LTD</b> STATIONERY/CONSUMABLES	31/10/2014	8,268.56
EF081293	11210	<b>SOUNDPACK SOLUTIONS</b> AUDIO SUPPLIES/SERVICES	31/10/2014	1,391.50
EF081294	11214	<b>RAECO INTERNATIONAL PTY LTD</b> STATIONERY SUPPLIES	31/10/2014	1,463.08
EF081295	11235	<b>REINFORCED CONCRETE PIPES PTY LTD</b> CONCRETE PIPE SUPPLIES	31/10/2014	6,782.60
EF081296	11240	<b>INITIAL HYGIENE RENTOKIL INITIAL PRT LTD</b> SANITARY SERVICES	31/10/2014	1,173.77
EF081297	11261	<b>ROCKFACE INDOOR ROCK CLIMBING GYM</b> ENTERTAINMENT ENTRY FEES	31/10/2014	315.00
EF081298	11284	<b>ROYAL LIFE SAVING SOCIETY AUSTRALIA</b> TRAINING SERVICES	31/10/2014	234.00
EF081299	11294	<b>SAFEMAN (WA) PTY LTD</b> PROTECTIVE CLOTHING/EQUIPMENT	31/10/2014	6,217.56
EF081300	11304	<b>SANAX MEDICAL &amp; FIRST AID SUPPLIES</b> MEDICAL SUPPLIES	31/10/2014	381.17
EF081301	11307	<b>SATELLITE SECURITY SERVICES PTY LTD</b> SECURITY SERVICES	31/10/2014	14,704.87
EF081302	11308	<b>SBA SUPPLIES</b> HARDWARE SUPPLIES	31/10/2014	7,010.18
EF081303	11311	<b>SCITECH DISCOVERY CENTRE</b> ENTERTAINMENT SERVICES	31/10/2014	750.00
EF081304	11318	<b>SELECT SECURITY WA PTY LTD</b> SECURITY SERVICES	31/10/2014	345.00
EF081305	11328	<b>SHACKS HOLDEN</b> VEHICLE PURCHASES	31/10/2014	8,811.50
EF081306	11331	<b>SHAWMAC PTY LTD</b> CONSULTANCY SERVICES - CIVIL	31/10/2014	3,415.50
EF081307	11332	<b>SHEET METAL FABRICATORS SPEARWOOD</b> METAL FABRICATION	31/10/2014	3,960.00
EF081308	11337	<b>SHERIDANS FOR BADGES</b> NAME BADGES & ENGRAVING	31/10/2014	346.72
EF081309	11361	<b>SIGMA CHEMICALS PTY LTD</b> CHEMICAL SUPPLIES	31/10/2014	717.52
EF081310	11373	<b>SKIPPER TRUCK PARTS</b> SPARE PARTS & MAINTENANCE SERVICES	31/10/2014	1,428.95

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081311	11380	<b>SNAP PRINTING FREMANTLE</b> PRINTING SERVICES	31/10/2014	1,200.00
EF081312	11387	<b>BIBRA LAKE SOILS</b> SOIL & LIMESTONE SUPPLIES	31/10/2014	38.50
EF081313	11406	<b>SOUTH LAKE OTTEY FAMILY &amp; NEIGHBOURHOOD CENTRE</b> DONATION	31/10/2014	2,783.00
EF081314	11425	<b>SOUTHERN METROPOLITAN REGIONAL COUNCIL</b> WASTE DISPOSAL GATE FEES	31/10/2014	723,315.35
EF081315	11434	<b>SOUTHSIDE MITSUBISHI</b> MOTOR VEHICLE PURCHASE	31/10/2014	26,172.45
EF081316	11447	<b>SPEARWOOD DALMATINAC CLUB INC</b> COMMUNITY GRANT	31/10/2014	2,250.00
EF081317	11453	<b>SPEARWOOD NEWSROUND</b> NEWSPAPER SUPPLIES	31/10/2014	1,040.92
EF081318	11469	<b>SPORTS TURF TECHNOLOGY</b> TURF CONSULTANCY SERVICES	31/10/2014	3,179.00
EF081319	11483	<b>ST JOHN AMBULANCE AUST WA OPERATIONS</b> FIRST AID COURSES	31/10/2014	1,720.19
EF081320	11493	<b>SAI GLOBAL LTD</b> PUBLICATIONS - STANDARDS	31/10/2014	219.24
EF081321	11511	<b>STATEWIDE BEARINGS</b> BEARING SUPPLIES	31/10/2014	625.24
EF081322	11531	<b>SUNNY INDUSTRIAL BRUSHWARE PTY LTD</b> BRUSH/ROAD BROOM SUPPLIES	31/10/2014	2,561.00
EF081323	11546	<b>T FAULKNER &amp; CO</b> INSTALLATIONS/SUPPLY OF HAND RAILS	31/10/2014	49,897.50
EF081324	11557	<b>TECHNOLOGY ONE LTD</b> IT CONSULTANCY SERVICES	31/10/2014	6,794.70
EF081325	11613	<b>TIMEZONE FREMANTLE</b> ENTERTAINMENT SERVICES	31/10/2014	576.00
EF081326	11625	<b>TOTAL EDEN PTY LTD</b> RETICULATION SUPPLIES	31/10/2014	18,428.68
EF081327	11642	<b>TRAILER PARTS PTY LTD</b> TRAILER PARTS	31/10/2014	1,450.31
EF081328	11651	<b>TREE WATERING SERVICES</b> TREE WATERING SERVICES	31/10/2014	560.00
EF081329	11652	<b>TRENCHBUSTERS</b> HIRING SERVICES	31/10/2014	369.60
EF081330	11655	<b>TRISLEYS HYDRAULIC SERVICES PTY LTD</b> POOL EQUIPMENT/REPAIRS	31/10/2014	1,689.05
EF081331	11657	<b>TRUCKLINE PARTS CENTRES</b> AUTOMOTIVE SPARE PARTS	31/10/2014	2,306.92
EF081332	11667	<b>TURFMASTER FACILITY MANAGEMENT</b> TURFING SERVICES	31/10/2014	26,693.41
EF081333	11669	<b>TYCO SERVICES</b> FIRE ALARM SYSTEM REPAIRS	31/10/2014	1,498.15
EF081334	11684	<b>UNIVERSITY OF WESTERN AUSTRALIA</b> EDUCATIONAL/RESEARCH SERVICES	31/10/2014	5,500.00
EF081335	11697	<b>VAT MAN-FAT FILTERING SYSTEMS</b> FILTER CLEANING SERVICES	31/10/2014	710.40
EF081336	11699	<b>VERNON DESIGN GROUP</b> ARCHITECTURAL SERVICES	31/10/2014	4,207.50
EF081337	11701	<b>VIBRA INDUSTRIA</b> FILTER SUPPLIES	31/10/2014	740.30

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081338	11715	<b>WA BLUEMETAL</b> ROADBASE SUPPLIES	31/10/2014	14,069.25
EF081339	11722	<b>WA HINO SALES &amp; SERVICE</b> REPAIRS/MAINTENANCE SERVICES	31/10/2014	595.39
EF081340	11726	<b>WA LIMESTONE</b> LIMESTONE SUPPLIES	31/10/2014	6,758.03
EF081341	11742	<b>WACKER NEUSON PTY LTD</b> HARDWARE/EQUIPMENT SUPPLIES	31/10/2014	3,850.00
EF081342	11773	<b>WESFARMERS LANDMARK LIMITED</b> CHEMICAL SUPPLIES	31/10/2014	5,835.50
EF081343	11787	<b>DEPT OF TRANSPORT</b> WA GOVT DEPARTMENT	31/10/2014	989.47
EF081344	11793	<b>WESTERN IRRIGATION PTY LTD</b> IRRIGATION SERVICES/SUPPLIES	31/10/2014	2,453.01
EF081345	11795	<b>WESTERN POWER</b> ELECTRICAL SERVICES	31/10/2014	500.00
EF081346	11835	<b>WURTH AUSTRALIA PTY LTD</b> HARDWARE SUPPLIES	31/10/2014	101.43
EF081347	11845	<b>YANGEBUP LITTLE</b> COMMUNITY GRANT	31/10/2014	800.00
EF081348	11854	<b>ZIPFORM</b> PRINTING SERVICES	31/10/2014	6,883.67
EF081349	11987	<b>SAFETY ZONE AUSTRALIA PTY LTD</b> SAFETY EQUIPMENT	31/10/2014	284.17
EF081350	11990	<b>EARTHCARE (AUSTRALIA) P/L</b> LANDSCAPING SERVICES	31/10/2014	2,534.40
EF081351	12007	<b>SHANE MCMASTER SURVEYS</b> SURVEYING SERVICES	31/10/2014	9,570.00
EF081352	12014	<b>TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS</b> EXCAVATING/EARTHMOVING EQUIPMENT	31/10/2014	10,243.03
EF081353	12065	<b>ROMERI MOTOR TRIMMERS</b> AUTOMOTIVE UPHOLSTERY SERVICES	31/10/2014	990.00
EF081354	12101	<b>THE GREAT ESCAPE</b> ENTRY FEES	31/10/2014	1,070.70
EF081355	12379	<b>CONCEPT MEDIA</b> ADVERTISING SERVICES	31/10/2014	1,159.40
EF081356	12415	<b>FACE PAINTING FUN AND GAMES</b> ENTERTAINMENT SERVICES	31/10/2014	380.00
EF081357	12497	<b>TROPHY CHOICE</b> TROPHY SUPPLIES	31/10/2014	515.60
EF081358	12500	<b>ELLENBY TREE FARM</b> PLANT SUPPLIES	31/10/2014	9,432.50
EF081359	12542	<b>SEALIN GARLETT</b> CEREMONIAL SERVICES	31/10/2014	400.00
EF081360	12560	<b>AUSTSWIM LTD</b> TRAINING SERVICES	31/10/2014	540.00
EF081361	12561	<b>CATEK EQUIPMENT REPAIRS</b> REPAIRS/MAINTENANCE SERVICES	31/10/2014	707.40
EF081362	12585	<b>PIA WA</b> PLANNING AWARD NOMINATION FEE	31/10/2014	1,800.00
EF081363	12589	<b>AUSTRALIAN INSTITUTE OF MANAGEMENT</b> TRAINING SERVICES	31/10/2014	295.00
EF081364	12621	<b>SETON AUSTRALIA</b> SIGN SUPPLIES	31/10/2014	1,003.92

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081365	12656	<b>COOGEE BEACH SURF LIFESAVING CLUB INC</b> POOR GROVE SLSC DEVELOPMENT COSTS	31/10/2014	3,543.50
EF081366	12672	<b>NORMAN DISNEY &amp; YOUNG</b> CONSULTANCY SERVICES	31/10/2014	34,776.83
EF081367	12694	<b>SPECIALISED LIFTING SERVICE</b> LIFTING EQUIPMENT & SERVICES	31/10/2014	192.87
EF081368	12779	<b>WESTERN RESOURCE RECOVERY PTY LTD</b> WASTE DISPOSAL SERVICES	31/10/2014	1,270.14
EF081369	13000	<b>BORAL ASPHALT WA</b> SUPPLY OF ASPHALT	31/10/2014	2,072.13
EF081370	13074	<b>DEPT OF AGRICULTURE, FISHERIES &amp; FORESTRY</b> QUARANTINE/AUDITING SERVICES	31/10/2014	420.00
EF081371	13111	<b>OCE-AUSTRALIA LIMITED</b> COPIERS/PRINTERS	31/10/2014	3,456.17
EF081372	13373	<b>THE HIRE GUYS</b> HIRING SERVICES	31/10/2014	3,361.00
EF081373	13409	<b>KLEENIT</b> CLEANING SERVICES	31/10/2014	31,257.03
EF081374	13563	<b>GREEN SKILLS INC. ECOJOBS ENVIRONMENTAL PERSONNEL</b> EMPLOYMENT SERVICES	31/10/2014	5,909.21
EF081375	13582	<b>DBS FENCING</b> FENCING SERVICES	31/10/2014	522.50
EF081376	13670	<b>HISCO PTY LTD</b> HOSPITALITY SUPPLIES	31/10/2014	134.72
EF081377	13671	<b>STAPLES AUSTRALIA PTY LTD</b> OFFICE/STATIONERY SUPPLIES	31/10/2014	35,247.85
EF081378	13764	<b>DIMENSION DATA LEARNING SOLUTIONS</b> COMPUTER SOFTWARE	31/10/2014	880.00
EF081379	13767	<b>ELLIOTTS IRRIGATION PTY LTD</b> IRRIGATION SERVICES	31/10/2014	12,010.90
EF081380	13779	<b>PORTER CONSULTING ENGINEERS</b> ENGINEERING CONSULTANCY SERVICES	31/10/2014	4,675.00
EF081381	13825	<b>JACKSON MCDONALD</b> LEGAL SERVICES	31/10/2014	19,121.78
EF081382	13832	<b>INSIGHT CALL CENTRE SERVICES</b> COMMUNICATION SERVICES	31/10/2014	4,762.69
EF081383	13849	<b>MCMULLEN NOLAN &amp; PARTNERS SURVEYORS P/L</b> SURVEYING SERVICES	31/10/2014	15,180.00
EF081384	13860	<b>KRS CONTRACTING</b> VERGE COLLECTION SERVICES	31/10/2014	13,946.90
EF081385	13991	<b>CAESARS PLUMBING &amp; GAS</b> PLUMBING & GAS SERVICES/INSTALLATIONS	31/10/2014	6,795.00
EF081386	14118	<b>AGED &amp; COMMUNITY SERVICES WA</b> WORKSHOPS	31/10/2014	585.00
EF081387	14350	<b>BAILEYS FERTILISERS</b> FERTILISER SUPPLIES	31/10/2014	2,508.00
EF081388	14405	<b>LANDSCAPE AUSTRALIA PTY LTD</b> LANDSCAPE MAINTENANCE SERVICES	31/10/2014	2,970.00
EF081389	14447	<b>ANDOVER DETAILERS</b> DETAILING SERVICES	31/10/2014	1,318.00
EF081390	14459	<b>BIDVEST (WA)</b> FOOD/CATERING SUPPLIES	31/10/2014	960.59
EF081391	14667	<b>APPEALING SIGNS</b> SIGNS	31/10/2014	264.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081392	14700	<b>KINGMAN SIGNS &amp; GRAPHICS</b> SIGNWRITING/SIGNMAKING	31/10/2014	5,772.18
EF081393	15134	<b>DMD SHELVING SYSTEMS</b> SHELVING/STORAGE SYSTEMS	31/10/2014	1,011.75
EF081394	15267	<b>CHEMSEARCH AUSTRALIA</b> CHEMICAL SUPPLIES	31/10/2014	7,979.60
EF081395	15393	<b>GREENWAY ENTERPRISES</b> HARDWARE SUPPLIES	31/10/2014	1,863.29
EF081396	15455	<b>PHOENIX PARK LITTLE ATHLETICS CLUB</b> SPORTS FEES	31/10/2014	1,400.00
EF081397	15550	<b>APACE AID</b> PLANTS & LANDSCAPING SERVICES	31/10/2014	1,663.50
EF081398	15609	<b>CATALYSE PTY LTD</b> CONSULTANCY SERVICES	31/10/2014	14,300.00
EF081399	15625	<b>OPUS INTERNATIONAL CONSULTANTS (PCA) LTD</b> CONSULTANCY SERVICES	31/10/2014	1,650.00
EF081400	15673	<b>MAGNETISM ART &amp; DESIGN</b> ART/DESIGN SERVICES	31/10/2014	7,337.00
EF081401	15678	<b>A2Z PEST CONTROL</b> PEST CONTROL	31/10/2014	4,481.00
EF081402	15746	<b>WESTERN AUSTRALIA POLICE SERVICE</b> POLICE CLEARANCES	31/10/2014	44.10
EF081403	15759	<b>JANDAKOT LITTLE ATHLETICS CLUB</b> SPORTS SERVICES	31/10/2014	985.00
EF081404	15786	<b>AD ENGINEERING INTERNATIONAL PTY LTD</b> SIGNS - ELECTRONIC	31/10/2014	132.00
EF081405	15850	<b>ECOSCAPE</b> ENVIRONMENTAL CONSULTANCY	31/10/2014	4,395.48
EF081406	16064	<b>CMS ENGINEERING PTY LTD</b> AIRCONDITIONING SERVICES	31/10/2014	15,477.78
EF081407	16107	<b>WREN OIL</b> WASTE DISPOSAL SERVICES	31/10/2014	149.05
EF081408	16291	<b>WA PROFILING</b> ROAD PROFILING SERVICES	31/10/2014	36,307.17
EF081409	16384	<b>BULL MOTOR BODIES</b> MOTOR BODIES	31/10/2014	409.20
EF081410	16396	<b>MAYDAY EARTHMOVING</b> GRADER HIRE	31/10/2014	61,423.53
EF081411	16403	<b>ROBINSON BUILDTECH</b> BUILDING SERVICES - ALTERATIONS	31/10/2014	2,305.48
EF081412	16558	<b>SUSSEX INDUSTRIES</b> TIMBER SUPPLIES	31/10/2014	5,029.75
EF081413	16704	<b>ACCIDENTAL FIRST AID SUPPLIES</b> MEDICAL SUPPLIES	31/10/2014	84.69
EF081414	16880	<b>AUST INSTITUTE OF COMPANY DIRECTORS</b> TRAINING COURSE	31/10/2014	1,705.00
EF081415	16985	<b>WA PREMIX</b> CONCRETE SUPPLIES	31/10/2014	24,866.60
EF081416	16997	<b>AUS SECURE</b> SECURITY SERVICES/PRODUCTS	31/10/2014	280.00
EF081417	17097	<b>VALUE TISSUE</b> PAPER PRODUCTS	31/10/2014	383.90
EF081418	17178	<b>THE CLEAN UP COMPANY</b> WASTE DISPOSAL SERVICES	31/10/2014	5,974.10



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081419	17362	<b>JOHN EARLEY</b> TRAINING	31/10/2014	500.00
EF081420	17471	<b>PIRTEK (FREMANTLE) PTY LTD</b> HOSES & FITTINGS	31/10/2014	6,055.62
EF081421	17555	<b>ALLEASING PTY LTD</b> LEASE REPAYMENTS	31/10/2014	31,462.46
EF081422	17587	<b>WEST COAST SHADE</b> SHADE STRUCTURES	31/10/2014	11,066.00
EF081423	17600	<b>ERLECTIONS (WA)</b> GUARD RAILS	31/10/2014	5,420.00
EF081424	17798	<b>WESTERN DIAGNOSTIC PATHOLOGY</b> ANALYTICAL SERVICES	31/10/2014	529.82
EF081425	17887	<b>RED SAND SUPPLIES PTY LTD</b> MACHINERY HIRE	31/10/2014	2,392.50
EF081426	17942	<b>MRS MAC'S</b> FOOD SUPPLIES	31/10/2014	345.15
EF081427	17949	<b>ANIMAL CARE EQUIPMENT &amp; SERVICES PTY LTD</b> ANIMAL/PET PRODUCTS	31/10/2014	1,820.75
EF081428	18008	<b>MANDURAH SAFETY &amp; TRAINING SERV PTY LTD</b> TRAINING SERVICES	31/10/2014	18,177.50
EF081429	18038	<b>COCKBURN NETBALL CLUB</b> REGISTRATION FEES	31/10/2014	200.00
EF081430	18073	<b>PARAMOUNT SECURITY SERVICES</b> SECURITY SERVICES	31/10/2014	379.81
EF081431	18100	<b>DAVIS LANGDON AUSTRALIA</b> COST MANAGEMENT SERVICES	31/10/2014	6,429.50
EF081432	18203	<b>NATSYNC ENVIRONMENTAL</b> PEST CONTROL	31/10/2014	1,109.00
EF081433	18249	<b>LASSO MEDIA</b> ADVERTISING	31/10/2014	660.00
EF081434	18272	<b>AUSTRACLEAR LIMITED</b> INVESTMENT SERVICES	31/10/2014	72.62
EF081435	18295	<b>FREMANTLE UNITED SOCCER &amp; RECREATIONAL CLUB INC</b> REGISTRATION FEES	31/10/2014	800.00
EF081436	18425	<b>SUCCESS STRIKER</b> REGISTRATION FEES	31/10/2014	600.00
EF081437	18436	<b>JCS PLUMBING SERVICES</b> PLUMBING SERVICES	31/10/2014	400.00
EF081438	18496	<b>LAKESIDE JUNIOR</b> SPORTING ORGANISATION	31/10/2014	400.00
EF081439	18508	<b>JOHN TURNER</b> BRICK LAYING SERVICES	31/10/2014	11,236.00
EF081440	18533	<b>FRIENDS OF THE COMMUNITY INC.</b> DONATION	31/10/2014	1,200.00
EF081441	18613	<b>ECO-HIRE</b> EQUIPMENT HIRE	31/10/2014	6,608.80
EF081442	18628	<b>UNILEVER AUSTRALIA LTD</b> BEVERAGES	31/10/2014	1,150.53
EF081443	18695	<b>MYAREE CRANE HIRE</b> CRANE HIRE	31/10/2014	836.00
EF081444	18734	<b>P &amp; R EDWARDS</b> ENTERTAINMENT SERVICES	31/10/2014	550.00
EF081445	18763	<b>LOCAL COMMUNITY INSURANCE SERVICES</b> INSURANCE	31/10/2014	1,087.90

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081446	18764	<b>AFFIRMATIVE PAVING</b> BRICK PAVING SERVICES	31/10/2014	3,112.91
EF081447	18799	<b>DOWN TO EARTH TRAINING &amp; ASSESSING</b> TRAINING SERVICES	31/10/2014	1,866.00
EF081448	18941	<b>ALLSTAMPS</b> STATIONERY	31/10/2014	468.30
EF081449	18962	<b>SEALANES (1985) P/L</b> CATERING SUPPLIES	31/10/2014	2,253.38
EF081450	19107	<b>FOREVER SHINING</b> MONUMENT	31/10/2014	22,000.00
EF081451	19133	<b>INNOVA GROUP PTY LTD</b> FURNITURE	31/10/2014	6,593.40
EF081452	19293	<b>SPRAYLINE SPRAYING EQUIPMENT</b> SPRAYING EQUIPMENT	31/10/2014	1,302.86
EF081453	19533	<b>WOOLWORTHS LTD</b> GROCERIES	31/10/2014	1,446.23
EF081454	19541	<b>TURF CARE WA PTY LTD</b> TURF SERVICES	31/10/2014	1,650.00
EF081455	19546	<b>THE BIG PICTURE FACTORY</b> PRINTING SERVICES	31/10/2014	303.60
EF081456	19623	<b>ERGOLINK</b> OFFICE FURNITURE	31/10/2014	507.95
EF081457	19628	<b>PAPERBARK TECHNOLOGIES</b> ARBORICULTURAL CONSULTANCY SERVICES	31/10/2014	1,098.75
EF081458	19652	<b>TMS SERVICES</b> SECURITY SERVICES	31/10/2014	2,763.88
EF081459	19657	<b>BIGMATE MONITORING SERVICES PTY LTD</b> COMPUTER HARDWARE/SOFTWARE	31/10/2014	1,786.40
EF081460	19718	<b>SIFTING SANDS</b> CLEANING SERVICES - SAND	31/10/2014	700.24
EF081461	19765	<b>BACKSAFE AUSTRALIA</b> LIFTING EQUIPMENT	31/10/2014	270.18
EF081462	19798	<b>BANYAN CREATIVE</b> TRAINING SERVICES	31/10/2014	715.00
EF081463	19847	<b>PFD FOOD SERVICES PTY LTD</b> CATERING SERVICES	31/10/2014	2,517.35
EF081464	19856	<b>WESTERN TREE RECYCLERS</b> SHREDDING SERVICES	31/10/2014	28,328.33
EF081465	19885	<b>SAFEGUARD INDUSTRIES</b> SECURITY SCREENS/DOORS	31/10/2014	340.00
EF081466	19967	<b>FINGER FOOD CATERING</b> CATERING SERVICES	31/10/2014	95.00
EF081467	20000	<b>AUST WEST AUTO ELECTRICAL P/L</b> AUTO ELECTRICAL SERVICES	31/10/2014	33,850.31
EF081468	20146	<b>DATA#3 LIMITED</b> CONTRACT IT PERSONNEL & SOFTWARE	31/10/2014	47,730.83
EF081469	20247	<b>CHRISTIE PARKSAFE</b> PARKS & RECREATIONAL PRODUCTS	31/10/2014	5,667.20
EF081470	20307	<b>OCTAGON-BKG LIFTS</b> MAINTENANCE SERVICES	31/10/2014	1,347.40
EF081471	20321	<b>RIVERJET P/L</b> EDUCTING-CLEANING SERVICES	31/10/2014	24,686.20
EF081472	20341	<b>WILHELMINA MARIA HOUWEN</b> GARDENING SERVICES	31/10/2014	2,520.00

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081473	20347	<b>THE ORGANIC COLLECTIVE</b> ORGANIC FOODS	31/10/2014	480.00
EF081474	20535	<b>HOME-GROWN THEATRE</b> DRAMA CLASSES	31/10/2014	2,100.00
EF081475	20549	<b>A1 CARPET, TILE &amp; GROUT CLEANING</b> CLEANING SERVICES - TILES/CARPET	31/10/2014	1,155.00
EF081476	20711	<b>PALMYRA RUGBY CLUB</b> REGISTRATION FEES - KIDSPORT	31/10/2014	200.00
EF081477	20857	<b>DOCKSIDE SIGNS</b> SIGN MAKERS	31/10/2014	396.00
EF081478	20882	<b>BELL-VISTA FRUIT &amp; VEGETABLE</b> FRUIT & VEGETABLE	31/10/2014	1,138.23
EF081479	21120	<b>SHOREWATER MARINE PTY LTD</b> MARINE CONSTRUCTION SERVICES	31/10/2014	1,655.50
EF081480	21127	<b>JOANNA AYCKBOURN</b> INSTRUCTION - SINGING	31/10/2014	600.00
EF081481	21131	<b>STATE WIDE TURF SERVICES</b> TURF RENOVATION	31/10/2014	1,485.00
EF081482	21139	<b>AUSTRAFFIC WA PTY LTD</b> TRAFFIC SURVEYS	31/10/2014	2,002.00
EF081483	21193	<b>SPM CONSULTANTS PTY LTD</b> CONSULTANCY SERVICES	31/10/2014	1,919.28
EF081484	21287	<b>T.J.DEPIAZZI &amp; SONS</b> SOIL & MULCH SUPPLIES	31/10/2014	20,027.70
EF081485	21294	<b>CAT HAVEN</b> ANIMAL SERVICES	31/10/2014	2,058.97
EF081486	21363	<b>TENDERLINK.COM PTY LTD</b> COMPUTER SOFTWARE	31/10/2014	550.00
EF081487	21371	<b>LD TOTAL SANPOINT PTY LTD</b> KERBING SERVICES	31/10/2014	66,137.84
EF081488	21463	<b>CAPITAL FINANCE</b> FINANCIAL SERVICES - LEASE FINANCES	31/10/2014	30,358.93
EF081489	21466	<b>BENT LOGIC</b> MEMBERSHIP KEY TAGS	31/10/2014	401.50
EF081490	21471	<b>WA MACHINERY GLASS</b> GLAZING SERVICES	31/10/2014	264.00
EF081491	21556	<b>VITAL INTERPRETING PERSONNEL</b> CONSULTANCY - EDUCATION	31/10/2014	209.00
EF081492	21594	<b>GREENSENSE PTY LTD</b> CONSULTANCY - CLIMATE	31/10/2014	3,379.20
EF081493	21627	<b>MANHEIM PTY LTD</b> IMPOUNDED VEHICLES	31/10/2014	1,300.20
EF081494	21665	<b>MMJ REAL ESTATE (WA) PTY LTD</b> CONSULTANCY SERVICES - PROPERTY	31/10/2014	98,972.15
EF081495	21672	<b>MEGA MUSIC AUSTRALIA</b> MUSICAL INSTRUMENTS/SOUND EQUIPMENT	31/10/2014	1,000.00
EF081496	21678	<b>IANNELLO DESIGNS</b> GRAPHIC DESIGN	31/10/2014	2,904.00
EF081497	21697	<b>ICT EXPRESS PTY LTD</b> CONSULTANCY SERVICES - IT	31/10/2014	4,070.00
EF081498	21915	<b>ECOWATER SERVICES PTY LTD</b> MAINTENANCE SERVICES - WASTE SYSTEMS	31/10/2014	1,859.50
EF081499	21916	<b>DAVIES FIRST NATIONAL REAL ESTATE</b> CONSULTANCY SERVICES - REAL ESTATE	31/10/2014	8,758.75

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081500	21946	<b>RYAN'S QUALITY MEATS</b> MEAT SUPPLIES	31/10/2014	1,394.99
EF081501	21990	<b>MEDIBANK HEALTH SOLUTIONS PTY LTD</b> MEDICAL SERVICES	31/10/2014	2,703.03
EF081502	22001	<b>KOOPERMAN PROJECT MANAGEMENT PTY LTD</b> CONSULTANCY - DESIGN	31/10/2014	3,300.00
EF081503	22012	<b>ELEGANT GLOVES EVENTS AND SERVICES</b> CATERING SERVICES	31/10/2014	787.50
EF081504	22119	<b>BINDI BINDI DREAMING MARISSA VERMA</b> CONSULT - ABORIGINAL EDUCATION/ENT	31/10/2014	600.00
EF081505	22169	<b>GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA</b> AIR CONDITIONING SERVICES	31/10/2014	1,370.91
EF081506	22182	<b>KALAMUNDA FENCING &amp; GATEMAKERS</b> FENCING SERVICES	31/10/2014	2,527.80
EF081507	22193	<b>ARCHERY WA T/A ARCHERY PARK</b> SPORT & RECREATION (ARCHERY)	31/10/2014	240.00
EF081508	22242	<b>ASPHALT SURFACES PTY LTD</b> ASPHALTING SERVICES	31/10/2014	51,858.74
EF081509	22307	<b>CREATIVE SPACES</b> GRAPHIC DESIGN	31/10/2014	3,036.00
EF081510	22332	<b>MACQUARIE EQUIPMENT RENTALS PTY LTD</b> LEASE RENTAL	31/10/2014	14,514.57
EF081511	22337	<b>SEGAFREDO ZANETTI AUSTRALIA PTY LTD</b> COFFEE & COFFEE MACHINES	31/10/2014	683.50
EF081512	22388	<b>CARRINGTON'S TRAFFIC SERVICES</b> TRAFFIC MANAGEMENT SERVICES	31/10/2014	11,691.64
EF081513	22448	<b>CAKES WEST PTY LTD</b> CATERING	31/10/2014	288.31
EF081514	22553	<b>BROWNES FOOD OPERATIONS</b> CATERING SUPPLIES	31/10/2014	1,569.10
EF081515	22569	<b>SONIC HEALTH PLUS PTY LTD</b> MEDICAL SERVICES	31/10/2014	3,754.30
EF081516	22577	<b>INNERSPACE COMMERCIAL INTERIORS</b> FURNITURE	31/10/2014	131,076.00
EF081517	22600	<b>CUBIC PROMOTIONS PTY LTD</b> PROMOTIONAL PRODUCTS	31/10/2014	1,600.50
EF081518	22613	<b>VICKI ROYANS</b> ARTISTIC SERVICES	31/10/2014	400.00
EF081519	22624	<b>AUSSIE EARTHWORKS PTY LTD</b> EARTHWORKS	31/10/2014	3,630.00
EF081520	22680	<b>LEONARD THORN</b> CULTURAL PRESENTATION SERVICES	31/10/2014	300.00
EF081521	22682	<b>BEAVER TREE SERVICES PTY LTD</b> TREE PRUNING SERVICES	31/10/2014	32,489.55
EF081522	22749	<b>PEOPLE SOLUTIONS AUSTRALASIA PTY LTD</b> CONSULTANCY SERVICES - HR	31/10/2014	165.00
EF081523	22751	<b>WORKFORCE CLOTHING PTY LTD</b> CLOTHING - INDUSTRIAL	31/10/2014	367.95
EF081524	22805	<b>COVS PARTS PTY LTD</b> MOTOR PARTS	31/10/2014	1,908.68
EF081525	22806	<b>AUSTRALIAN FUEL DISTRIBUTORS PTY LTD</b> FUEL SUPPLIES	31/10/2014	120,780.50
EF081526	22859	<b>TOP OF THE LADDER GUTTER CLEANING</b> GUTTER CLEANING SERVICES	31/10/2014	10,011.54

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081527	22870	<b>FOOD TECHNOLOGY SERVICES PTY LTD</b> TRAINING SERVICES	31/10/2014	715.00
EF081528	22903	<b>UNIQUE INTERNATIONAL RECOVERIES LLC</b> DEBT COLLECTORS	31/10/2014	256.00
EF081529	22913	<b>AUSTRALIAN OFFICE LEADING BRANDS.COM.AU</b> ENVELOPES	31/10/2014	818.90
EF081530	22967	<b>BLUECHIP TIMING PTY LTD</b> COMPUTER SOFTWARE	31/10/2014	8,667.45
EF081531	23213	<b>SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY)</b> LAUNDRY SERVICES	31/10/2014	290.90
EF081532	23253	<b>KOTT GUNNING</b> LEGAL SERVICES	31/10/2014	13,437.04
EF081533	23302	<b>BUILDING SERVIC</b> BUILDING SERVICES LEVIES	31/10/2014	109,770.75
EF081534	23309	<b>FUN IN TRAINING AUSTRALIA PTY LTD</b> FITNESS CLASSES-INSTRUCTIONS	31/10/2014	731.50
EF081535	23442	<b>PRICEWATERHOUSECOOPERS LEGAL</b> PROFESSIONAL/LEGAL SERVICES	31/10/2014	9,350.00
EF081536	23457	<b>TOTALLY WORK WEAR FREMANTLE</b> CLOTHING - UNIFORMS	31/10/2014	250.99
EF081537	23473	<b>MAX FAIRCLOUGH PHOTOGRAPHY</b> PHOTOGRAPHY SERVICES	31/10/2014	250.00
EF081538	23550	<b>HENRICKS CONSULTING PTY LTD</b> CONSULTANCY SERVICES - HUMAN RESOURCES	31/10/2014	1,342.00
EF081539	23570	<b>A PROUD LANDMARK PTY LTD</b> LANDSCAPE CONTRUCTION SERVICES	31/10/2014	68,018.18
EF081540	23685	<b>ASTRO SYNTHETIC TURF PTY LTD</b> SITE INSPECTIONS	31/10/2014	528.00
EF081541	23817	<b>ARUP PTY LTD</b> CONSULTANCY-ENG,PLANNING,DESIGN	31/10/2014	2,286.61
EF081542	23818	<b>AM &amp; IE MUTCH ENGINEERING CONSULTANTS</b> CONSULTANCY SERVICES	31/10/2014	2,062.50
EF081543	23848	<b>GREENBASE PTY LTD</b> ENVIROMENTAL CONSULTANCY	31/10/2014	3,080.00
EF081544	23849	<b>JCB CONSTRUCTION EQUIPMENT AUSTRALIA</b> PLANT/MACHINERY	31/10/2014	1,066.34
EF081545	23858	<b>SPECIALISED SECURITY SHREDDING</b> DOCUMENT DESTRUCTION SERVICES	31/10/2014	32.51
EF081546	23859	<b>SCIENCE ALIVE TRAVELLING SHOW</b> EDUCATION - KIDS	31/10/2014	495.00
EF081547	23931	<b>ATAC ANDREWS TRIMMING &amp; CANVAS</b> MOTOR TRIMMING CANVAS WORKS	31/10/2014	165.00
EF081548	23971	<b>FIND WISE LOCATION SERVICES</b> LOCATING SERVICES - UNDERGROUND	31/10/2014	1,414.60
EF081549	23978	<b>INTEGRA WATER TREATMENT SOLUTIONS</b> WATER TREATMENT-LANDFILL	31/10/2014	2,431.04
EF081550	24056	<b>KATHERINE DONEGAN</b> EXERCISE PHYSIOLOGY	31/10/2014	200.00
EF081551	24156	<b>MASTEC AUSTRALIA PTY LTD</b> PURCHASE OF NEW BINS	31/10/2014	990.00
EF081552	24183	<b>WELLARD GLASS</b> GLASS REPAIR SERVICES	31/10/2014	3,124.00
EF081553	24185	<b>HIPPY BELLY DANCE</b> TRAINING SERVICES - DANCE CLASSES	31/10/2014	585.00



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081554	24186	<b>ELAN ENERGY MANAGEMENT PTY LTD</b> RECYCLING SERVICES - TYRES	31/10/2014	850.80
EF081555	24281	<b>ECO LOGICAL AUSTRALIA PTY LTD</b> MAPPING SERVICES	31/10/2014	3,472.60
EF081556	24436	<b>DASH PAINTBALL</b> ENTRY FEES	31/10/2014	1,600.00
EF081557	24506	<b>AMARANTI'S PERSONAL TRAINING</b> PERSONAL TRAINING SERVICES	31/10/2014	375.00
EF081558	24524	<b>CALO HEALTH</b> HEARTMOVE CLASSES	31/10/2014	1,945.00
EF081559	24557	<b>AVELING</b> CONSULTANCY SERVICES	31/10/2014	165.00
EF081560	24558	<b>MACQUARIE BANK LIMITED</b> LEASE REPAYMENT	31/10/2014	18,166.54
EF081561	24594	<b>THE GREEN ROOM CREATIVE PTY LTD</b> GRAPHIC DESIGN SERVICES	31/10/2014	308.00
EF081562	24599	<b>POOLWERX SPEARWOOD</b> ANALYTICAL SERVICES	31/10/2014	2,616.00
EF081563	24643	<b>BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRALIA PTY LTD</b> PURCHASE OF LIBRARY TAGS	31/10/2014	2,746.85
EF081564	24655	<b>AUTOMASTERS SPEARWOOD</b> VEHICLE SERVICING	31/10/2014	4,195.00
EF081565	24665	<b>IRON MOUNTAIN AUSTRALIA</b> DATA STORAGE SERVICES	31/10/2014	64.45
EF081566	24733	<b>ROAD SPECIALIST AUSTRALIA</b> ROAD SERVICES	31/10/2014	5,867.95
EF081567	24734	<b>MYRIAD IMAGES</b> PHOTOGRAPHY SERVICES	31/10/2014	7,700.00
EF081568	24748	<b>PEARMANS ELECTRICAL &amp; MECHANICAL SERVICES P/L</b> ELECTRICAL SERVICES	31/10/2014	13,560.87
EF081569	24805	<b>KAREN WOOLHEAD</b> DANCING CLASSES	31/10/2014	640.00
EF081570	24862	<b>BEARDS SECURITY</b> SECURITY SERVICES	31/10/2014	200.00
EF081571	24886	<b>A NATURAL SELF</b> ENTERTAINMENT SUPPLIES	31/10/2014	384.00
EF081572	24945	<b>NS PROJECTS PTY LTD</b> PROJECT MANAGEMENT SERVICES	31/10/2014	18,700.00
EF081573	24946	<b>WT PARTNERSHIP</b> QUANTITY SURVEYING SERVICES	31/10/2014	11,000.00
EF081574	24949	<b>BITUMEN SURFACING</b> BITUMEN SUPPLIES	31/10/2014	3,493.60
EF081575	24973	<b>BLUESTONE RECRUITMENT</b> TEMPORARY PERSONNEL SERVICES	31/10/2014	774.37
EF081576	24974	<b>SCOTT PRINT</b> PRINTING SERVICES	31/10/2014	17,259.00
EF081577	24976	<b>SNAP PRINTING - COCKBURN CENTRAL</b> PRINTING SERVICES	31/10/2014	495.90
EF081578	25060	<b>DFF RECRUITMENT SERVICES</b> RECRUITMENT SERVICES	31/10/2014	26,566.57
EF081579	25063	<b>SUPERIOR PAK PTY LTD</b> VEHICLE MAINTENANCE	31/10/2014	4,172.95
EF081580	25072	<b>SANPRO CONSTRUCTION PTY LTD</b> CONSTRUCTION SERVICES	31/10/2014	93,084.35

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081581	25092	<b>LINKS MODULAR SOLUTIONS PTY LTD</b> COMPUTER SOFTWARE	31/10/2014	13,200.00
EF081582	25115	<b>FIIG</b> INVESTMENT MANAGEMENT SERVICES	31/10/2014	2,750.00
EF081583	25121	<b>IMAGESOURCE DIGITAL SOLUTIONS</b> BILLBOARDS	31/10/2014	2,515.70
EF081584	25128	<b>HORIZON WEST LANDSCAPE &amp; IRRIGATION P/L</b> LANDSCAPING SERVICES	31/10/2014	9,919.14
EF081585	25158	<b>MPIRE SECURITY</b> SECURITY SERVICES	31/10/2014	4,384.51
EF081586	25190	<b>GARBOLOGIE</b> MATTRESS RECYCLING	31/10/2014	2,970.00
EF081587	25207	<b>LISA DYMOND</b> CONSULTANCY SERVICES	31/10/2014	1,550.00
EF081588	25262	<b>SANDOVER PINDER ARCHITECTS</b> ARCHITECTURAL SERVICES	31/10/2014	189,083.01
EF081589	25265	<b>SNAKE R&amp;R TRAIN</b> TRAINING SERVICES	31/10/2014	396.00
EF081590	25332	<b>INTERGRAPH CORP</b> MAPPING SERVICES	31/10/2014	2,983.20
EF081591	25333	<b>INTELLIGENZ SOLUTIONS</b> COMPUTER SOFTWARE	31/10/2014	26,400.00
EF081592	25384	<b>RICHELLE RUSS</b> ENTERTAINMENT SERVICES	31/10/2014	640.00
EF081593	25415	<b>JANDAKOT STOCK &amp; PET SUPPLIES</b> PET SUPPLIES	31/10/2014	120.50
EF081594	25418	<b>CS LEGAL</b> LEGAL SERVICES	31/10/2014	5,177.44
EF081595	25477	<b>SPOTLESS FACILITY SERVICES (PAINTING DIVISION)</b> PAINTING SERVICES	31/10/2014	3,740.00
EF081596	25539	<b>BROWN CONSULTING (VIC) PTY LTD</b> CONSULTANCY SERVICES	31/10/2014	30,250.00
EF081597	25540	<b>JOHN MASSEY GROUP PTY LTD</b> BUILDING SURVEYING SERVICES	31/10/2014	11,000.00
EF081598	25586	<b>ENVIROVAP</b> HIRE OF LEACHATE UNITS	31/10/2014	11,440.00
EF081599	25588	<b>CIVCO MINING SERVICES PTY LTD</b> PLANT / EQUIPMENT HIRE	31/10/2014	9,372.00
EF081600	25636	<b>CENTRE FOR PAVEMENT ENGINEERING EDUCATION</b> TRAINING SERVICES	31/10/2014	1,290.00
EF081601	25644	<b>DYMOCKS GARDEN CITY</b> PURCHASE OF BOOKS	31/10/2014	1,598.57
EF081602	25648	<b>MATT NANKIVELL</b> PHOTOGRAPHY SERVICES	31/10/2014	893.00
EF081603	25670	<b>WARREN GREEN CONSULTING</b> CONSULTANCY SERVICES	31/10/2014	15,367.00
EF081604	25712	<b>JOROMI MONDLANE MAMBA BOXING STUDIO</b> FITNESS CLASSES	31/10/2014	900.00
EF081605	25713	<b>DISCUS ON DEMAND</b> PRINTING SERVICES	31/10/2014	1,791.90
EF081606	25733	<b>MIRACLE RECREATION EQUIPMENT</b> PLAYGROUND REPAIRS	31/10/2014	8,927.62
EF081607	25736	<b>EMERGE ASSOCIATES</b> CONSULTANCY SERVICES	31/10/2014	98,342.20

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081608	25822	<b>MERCURY SEARCH AND SELECTION PTY LTD</b> EMPLOYEE CHECK	31/10/2014	38.39
EF081609	25823	<b>ENIGIN WESTERN AUSTRALIA</b> ELECTRICITY SERVICES	31/10/2014	24,538.86
EF081610	25874	<b>BRIGHTSKY AUSTRALIA</b> HEALTHCARE PRODUCTS	31/10/2014	1,507.56
EF081611	25875	<b>COOGEE PLUMBING SERVICES</b> PLUMBING SERVICES	31/10/2014	6,931.15
EF081612	25891	<b>THE STRING ART CO.</b> WORKSHOPS	31/10/2014	675.00
EF081613	25955	<b>ADECCO</b> EMPLOYMENT SERVICES	31/10/2014	24,381.40
EF081614	25962	<b>ALL LINES</b> LINEMARKING SERVICES	31/10/2014	1,595.00
EF081615	26046	<b>KNOWLEDGE</b> ONLINE SURVEY SERVICES	31/10/2014	3,960.00
EF081616	26049	<b>HAMMOND LEGAL</b> LEGAL SERVICES	31/10/2014	17,321.86
EF081617	26054	<b>HARVEY NORMAN O'CONNOR</b> ELECTRICAL GOODS	31/10/2014	448.00
EF081618	26090	<b>FREMANTLE MILK DISTRIBUTORS</b> MILK DISTRIBUTORS	31/10/2014	1,510.60
EF081619	26111	<b>ASSETVAL PTY LTD</b> LAND VALUATION SERVICES	31/10/2014	2,724.99
EF081620	26112	<b>BROOKE BOBRIDGE</b> GRAPHIC DESIGN SERVICES	31/10/2014	2,220.00
EF081621	26122	<b>BUBBLE SOCCER PERTH</b> ENTRY FEES	31/10/2014	550.00
EF081622	26162	<b>RANDSTAD PTY LTD</b> EMPLOYMENT SERVICES	31/10/2014	1,789.18
EF081623	26163	<b>PALMERSTON ASSOCIATION INC</b> YOUTH EDUCATION SERVICES	31/10/2014	11,000.00
EF081624	26173	<b>SOUTHSIDE PLUMBING</b> PLUMBING SERVICES	31/10/2014	3,587.10
EF081625	26188	<b>ROCKWELL OLIVIER (PERTH) PTY LTD</b> LEGAL FEES	31/10/2014	38,216.69
EF081626	26211	<b>AMCOM PTY LTD</b> INTERNET SERVICES	31/10/2014	12,763.46
EF081627	26249	<b>WEST COAST SWIMMING CLUB</b> KIDSPORT REGISTRATION FEES	31/10/2014	200.00
EF081628	26250	<b>CANNING FOOTBALL CLUB</b> KIDSPORT REGISTRATION FEES	31/10/2014	400.00
EF081629	26252	<b>SOUTHERN DISTRICTS BMX RACEWAY</b> KIDSPORT REGISTRATION FEES	31/10/2014	400.00
EF081630	14639	<b>CONTENT LIVING PTY LTD</b> RATES REFUND	31/10/2014	114.95
EF081631	20455	<b>ABORIGINAL AFFAIRS PLANNING AUTHORITY</b> RATES REFUND	31/10/2014	200.00
EF081632	21389	<b>IAN &amp; YVONNE NICHOLLS</b> PENSION REBATE	31/10/2014	30.00
EF081633	22774	<b>GABRIEL CIPRIANO</b> JUNIOR TRAVEL ASSISTANCE	31/10/2014	300.00
EF081634	23178	<b>SONJA MACMATH</b> CROSSOVER CONTRIBUTION	31/10/2014	29.50

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF081635	24712	<b>DAVID WATSON</b> DOG REGISTRATION REFUND	31/10/2014	15.00
EF081636	24904	<b>TOBIAS BUSCH &amp; SAJNI GUDKA</b> SUSTAINABILITY GRANT	31/10/2014	50.00
EF081637	25302	<b>MIA LOCKWOOD</b> BIBRA LAKE FUN RUN WINNER	31/10/2014	100.00
EF081638	26245	<b>SAM KING</b> JUNIOR TRAVEL ASSISTANCE	31/10/2014	100.00
EF081639	26262	<b>GRAEME LEE</b> BIRD BATH REBATE	31/10/2014	37.50
EF081640	26263	<b>PAUL BROOKS-BENDEN</b> BIRD BATH REFUND	31/10/2014	37.50
EF081641	26276	<b>CIARA CASEY</b> COMPOST BIN REFUND	31/10/2014	50.00
EF081642	26277	<b>BEC FOOTTIT</b> COMPOST BIN REFUND	31/10/2014	50.00
EF081643	26278	<b>ROBERT HORN BROOK</b> COMPOST BIN	31/10/2014	50.00
EF081644	26279	<b>JASON &amp; MICHELLE HUTCHINSON</b> COMPOST BIN REFUND	31/10/2014	50.00
EF081645	26280	<b>ANISH AND MILANKINI SHAH</b> COMPOST BIN REBATE	31/10/2014	50.00
EF081646	26281	<b>HUITING LIU &amp; ZHIHAO SUN</b> CROSSOVER	31/10/2014	300.00
EF081647	26282	<b>LIANA NEGREA</b> CROSSOVER CONTRIBUTION	31/10/2014	300.00
EF081648	26283	<b>LEEONIE &amp; ADAM HALES</b> CROSSOVER CONTRIBUTION	31/10/2014	300.00
EF081649	26284	<b>TIANA PALAZZOLO</b> CROSSOVER CONTRIBUTION	31/10/2014	300.00
EF081650	26285	<b>TULLY CONVEYANCING</b> RATES REFUND	31/10/2014	353.72
EF081651	26286	<b>KACEY GRIEVES</b> RATES REFUND	31/10/2014	645.04
EF081652	26288	<b>DARSHAN SHARMA</b> RATES DEPARTMENT	31/10/2014	258.17
EF081653	26292	<b>SLATER &amp; GORDON</b> RATES REFUND	31/10/2014	555.01
EF081654	26294	<b>CATHY HUANG</b> RATES DEPARTMENT	31/10/2014	1,410.47
EF081655	26296	<b>CHRISTINE STURGEON</b> RATES REFUND	31/10/2014	669.52
EF081656	11794	<b>SYNERGY</b> ELECTRICITY USAGE/SUPPLIES	31/10/2014	310,752.38
EF081657	12025	<b>TELSTRA CORPORATION</b> COMMUNICATIONS SERVICES	31/10/2014	27,029.81
026099	13932	<b>ARMAGUARD</b> BANKING SERVICES	2/10/2014	1,665.15
026100	99999	<b>THRESSARA PTY LTD</b> PLANNING APPLICATION - 2/2 BRUSHFOOT BLVD	3/10/2014	295.00
026101	99999	<b>AUSTRALIAN RENOVATION GROUP PTY LTD</b> PLANNING APPLICATION - 93 GLEN IRIS DR	3/10/2014	396.08
026102	99999	<b>GOLD ESTATES HOLDINGS PTY LTD</b> BOND REFUND - EDEN GREEN STAGE 7A	3/10/2014	5,314.53

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026103	99999	<b>GOLD ESTATES HOLDINGS PTY LTD</b> BOND REFUND - EDEN GREEN STAGE 7A	3/10/2014	6,356.24
026104	99999	<b>GOLD ESTATES HOLDINGS PTY LTD</b> BOND REFUND - EDEN GREEN STAGE 7A	3/10/2014	17,882.52
026105	99999	<b>ATWELL GREENS PTY LTD</b> BOND REFUND - LOT 10 BRENCHLEY DR	3/10/2014	7,655.00
026106	99999	<b>LANDCORP</b> BOND REFUND - LOT 504 MAYOR RD STAGE 1	3/10/2014	16,096.53
026107	99999	<b>REDINK HOMES PTY LTD</b> PLANNING APPLICATION - 73A NEWTON ST	3/10/2014	618.86
026108	99999	<b>SUMMIT PROJECTS</b> PLANNING APPLICATION 52 GERALD ST	3/10/2014	640.00
026109	99999	<b>D &amp; L BUILDING SERVICES</b> PLANNING APPLICATION - 38 IONESCO ST	3/10/2014	640.00
026110	99999	<b>OUTDOOR WORLD</b> PLANNING APPLICATION - 20 CARNEGIE PDE	3/10/2014	147.00
026111	99999	<b>FACTORY DIRECT</b> PLANNING APPLICATION - 17 CAPSTONE RISE	3/10/2014	147.00
026112	99999	<b>CRAIG R EWART</b> PLANNING APPLICATION - 37 MOONDARRA CIR	3/10/2014	192.00
026113	99999	<b>BEAUCHAMP NOMINEES</b> BOND REFUND - HAMMOND HEIGHTS POS	3/10/2014	155,643.40
026114	99999	<b>TODD P SCIASCIA</b> PLANNING REFUND - 9 SENNA CLOSE	3/10/2014	12,993.75
026115	99999	<b>ULRICH SCHWAB</b> PLANNING APPLICATION - 17A TANUNDA RD	3/10/2014	147.00
026116	99999	<b>ABEL ROOFING</b> PLANNING APPLICATION - 81 PROSPERITY LP	3/10/2014	147.00
026117	13932	<b>ARMAGUARD</b> BANKING SERVICES	8/10/2014	1,941.50
026118	13932	<b>ARMAGUARD</b> BANKING SERVICES	15/10/2014	2,949.95
026119	13932	<b>ARMAGUARD</b> BANKING SERVICES	22/10/2014	2,932.85
026120	13932	<b>ARMAGUARD</b> BANKING SERVICES	29/10/2014	3,024.25
026121	10747	<b>IINET LIMITED</b> INTERNET SERVICES	31/10/2014	659.55
026122	14598	<b>ALF REBOLA THE GOOD GUYS</b> ELECTRICAL GOODS	31/10/2014	584.00
026123	17343	<b>RAC BUSINESSWISE</b> MEMBERSHIP SUBSCRIPTION	31/10/2014	79.00
026124	22175	<b>OPTUS BILLING SERVICES PTY LTD SINGTEL OPTUS PTY LTD</b> COMMUNICATION SERVICES	31/10/2014	321.20
026125	23698	<b>BIKE FORCE SUCCESS</b> BIKES - BIKE ACCESSORIES	31/10/2014	300.00
026126	26031	<b>BLUE HEELER TRADING</b> COOLER BAGS	31/10/2014	1,339.25
026127	26119	<b>BCJ PLASTIC PRODUCTS</b> ACRYLIC DOOR BARRIERS	31/10/2014	1,749.00
026128	26193	<b>SOUTHERN DISTRICTS NETBALL ASSOC</b> KIDSPORT REGISTRATION FEES	31/10/2014	200.00
026129	26287	<b>CE &amp; AV JONES</b> RATES REFUND	31/10/2014	606.29



CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026130	26289	<b>MICHAEL &amp; REBECCA SMITH</b> RATES REFUND	31/10/2014	1,895.45
026131	26290	<b>BRIAN &amp; EILEEN CRAIG</b> RATES REFUND	31/10/2014	239.45
026132	26291	<b>M &amp; M KURSAR</b> RATES REFUND	31/10/2014	275.91
026133	26293	<b>IVAN &amp; ANN STEDUL</b> RATES REFUND	31/10/2014	951.19
026134	26295	<b>CJ &amp; PG ELMS</b> RATES REFUND	31/10/2014	1,326.39
026135	26297	<b>SIANG CHUAH &amp; SAW TAN</b> RATES REFUND	31/10/2014	554.53
026136	26298	<b>STEVEN &amp; MAUREEN HUXLEY</b> RATES REFUND	31/10/2014	248.80
026137	10047	<b>ALINTA ENERGY</b> GAS SUPPLIES	31/10/2014	10,766.85
026138	11758	<b>WATER CORP</b> WATER USAGE SUPPLIES <b>ADD RETENTION HELD</b> NIL <b>LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS</b>	31/10/2014	20,447.64
026072	26131	MJ & E HUGHES	8/10/2014	-662.70
EF079560	10762	JELLOR PTY LTD	8/10/2014	-687.50
EF079876	22903	UNIQUE INTERNATIONAL RECOVERIES LLC	8/10/2014	-345.60
EF080058	26071	MICHAELA JANE SHEPHERDSON	8/10/2014	-108.09
EF080133	10762	JELLOR PTY LTD	8/10/2014	-260.48
EF080203	11786	WESTCARE INDUSTRIES	8/10/2014	-774.40
EF080502	23463	HANNAH NEAL	8/10/2014	-450.00
EF080584	26071	MICHAELA JANE SHEPHERDSON	8/10/2014	-152.13
EF080726	11725	WA LIBRARY SUPPLIES PTY LTD	8/10/2014	-117.50
EF080786	14871	HEY PRESTO ENTERTAINMENT	8/10/2014	-220.00
EF080791	15363	JONES LANG LASALLE (WA) PTY LTD	17/10/2014	-2,009.47
EF080906	22903	UNIQUE INTERNATIONAL RECOVERIES LLC	8/10/2014	-883.20
EF080915	23457	TOTALLY WORK WEAR FREMANTLE	8/10/2014	-589.66
EF081051	26197	EBONY AND GREGORY SHARLAND	8/10/2014	-300.00
<b>CHEQUE LIST TOTAL</b>				<b>8,440,001.24</b>
<b>TOTAL AS PER AP SOURCE 14GLACT9991000</b>				8,440,001.24
<b>TOTAL AS PER TR SOURCE 14GLACT9991000</b>				<b>8,440,001.24</b>
<b>ADDITIONAL DIRECT PAYMENTS</b>				
<b>BANK FEES</b>				
MERCHANT FEES COC				5,954.55
MERCHANT FEES SLLC				2,591.31
MERCHANT FEES VARIOUS OUT CENTRES				142.70
NATIONAL BPAY CHARGE				3,955.43
RTGS/ACLR FEE				18.00
NAB TRANSACT FEE				6,259.69
				<b>18,921.68</b>
<b>FAMILY DAY CARE AND IN HOME CARE PAYMENTS</b>				
FDC PAYMENTS				55,656.35
IHC PAYMENTS				111,420.29
				<b>167,076.64</b>

CITY OF COCKBURN  
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		<b>PAYROLL TRANSACTIONS</b>		
		COC 03/10/14 CITY OF COCKBURN 042958		11,588.98
		COC 07/10/14 CITY OF COCKBURN 042958		1,054,732.78
		COC 10/10/14 CITY OF COCKBURN 042958		8,548.92
		COC 14/10/14 CITY OF COCKBURN 042958		932.89
		COC 21/10/14 CITY OF COCKBURN 042958		34,216.34
		COC 21/10/14 CITY OF COCKBURN 042958		1,070,294.82
		COC 29/09/14 CITY OF COCKBURN 042958		1,189.87
				<b>2,181,504.60</b>
		<b>CREDIT CARD PAYMENTS</b>		
		CBA CREDIT CARD PAYMENT		59,640.01
				<b>59,640.01</b>
		<b>TOTAL PAYMENTS FOR OCTOBER</b>		<b>10,867,144.17</b>

EF081095 – EF081656

**ELECTRONIC FUNDS TRANSFER PAYMENT**

Nil.

**CANCELLED PAYMENTS**

026099 - - 026138

**CHEQUE PAYMENTS**

**PAYMENT SUMMARY**



# STATEMENT OF FINANCIAL ACTIVITY

OCM 11/12/2014 - Item 15.2

for the period ended 31 October 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Operating Revenue</b>						
Governance	66,357,760	66,311,341	0%	46,418	74,108,927	74,022,182
Financial Services	432,492	439,847	-2%	(7,355)	657,050	657,050
Information Services	120	750	-84%	(630)	1,500	1,500
Human Resource Management	137,956	95,331	45%	42,626	286,000	86,000
Library Services	11,136	17,782	-37%	(6,646)	53,346	53,346
Community Services	4,279,185	4,221,690	1%	57,495	7,345,732	7,338,204
Human Services	2,902,401	2,594,141	12%	308,261 ✓	6,419,163	6,459,383
Corporate Communications	1,580	8,450	-81%	(6,870)	12,500	12,500
Statutory Planning	668,978	537,672	24%	131,306	1,613,015	1,613,015
Strategic Planning	1,807,404	852,579	112%	954,825 ✓	1,471,943	1,471,943
Building Services	692,096	666,700	4%	25,396	1,535,700	1,535,700
Environmental Health	190,685	175,233	9%	15,452	225,500	225,500
Waste Services	22,024,206	21,984,557	0%	39,649	29,153,124	29,143,124
Parks & Environmental Services	17,654	633	2688%	17,021	1,900	1,900
Engineering Services	86,531	97,788	-12%	(11,257)	303,363	293,363
Infrastructure Services	18,925	1,099	1622%	17,826	3,297	3,297
	99,629,108	98,005,592	2%	1,623,516	123,192,060	122,918,007
<b>Total Operating Revenue</b>	<b>99,629,108</b>	<b>98,005,592</b>	<b>2%</b>	<b>1,623,516</b>	<b>123,192,060</b>	<b>122,918,007</b>
<b>Operating Expenditure</b>						
Governance	(1,329,201)	(1,547,934)	-14%	218,732 ✓	(4,688,532)	(4,633,859)
Financial Services	(2,162,380)	(2,105,212)	3%	(57,168)	(5,504,284)	(5,464,284)
Information Services	(1,602,397)	(1,576,189)	2%	(26,209)	(4,407,974)	(4,385,908)
Human Resource Management	(903,615)	(871,744)	4%	(31,872)	(2,512,028)	(2,302,028)
Library Services	(1,029,282)	(986,338)	4%	(42,944)	(3,185,897)	(3,168,305)
Community Services	(2,449,436)	(2,815,580)	-13%	366,144 ✓	(9,511,031)	(9,490,807)
Human Services	(2,369,403)	(2,471,141)	-4%	101,738	(7,819,859)	(7,729,708)
Corporate Communications	(599,836)	(673,919)	-11%	74,083	(2,771,953)	(2,682,290)
Statutory Planning	(385,566)	(392,812)	-2%	7,246	(1,286,082)	(1,286,082)
Strategic Planning	(502,809)	(432,726)	16%	(70,083)	(1,587,702)	(1,566,420)
Building Services	(488,708)	(469,196)	4%	(19,512)	(1,564,494)	(1,564,494)
Environmental Health	(552,885)	(558,976)	-1%	6,091	(1,810,546)	(1,773,929)
Waste Services	(6,022,070)	(6,083,019)	-1%	60,949	(20,076,655)	(20,076,655)
Parks & Environmental Services	(3,117,714)	(3,629,101)	-14%	511,387 ✓	(11,345,867)	(11,330,867)
Engineering Services	(2,425,892)	(2,531,781)	-4%	105,888	(7,997,243)	(7,985,243)
Infrastructure Services	(2,409,014)	(2,717,236)	-11%	308,222 ✓	(8,288,591)	(8,195,699)
	(28,350,208)	(29,862,903)	-5%	1,512,696	(94,358,737)	(93,636,577)



# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 October 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Less: Net Internal Recharging</b>	1,002,148	1,095,015	-8%	(92,868)	3,243,783	3,243,783
<b>Add: Depreciation on Non-Current Assets</b>						
Computer & Electronic Equip	(34,309)	(31,480)	9%	(2,829)	(94,440)	(94,440)
Furniture & Equipment	(52,703)	(52,138)	1%	(566)	(156,413)	(156,413)
Plant & Machinery	(960,421)	(989,756)	-3%	29,335	(2,969,268)	(2,969,268)
Buildings	(1,236,751)	(1,420,552)	-13%	183,801	(4,261,656)	(4,261,656)
Roads	(3,425,612)	(3,155,984)	9%	(269,628) X	(9,467,952)	(9,467,952)
Drainage	(773,295)	(763,356)	1%	(9,939)	(2,290,068)	(2,290,068)
Footpaths	(368,024)	(387,116)	-5%	19,092	(1,161,348)	(1,161,348)
Parks Equipment	(925,030)	(1,118,004)	-17%	192,974	(3,354,012)	(3,354,012)
Landfill	(381,841)	(384,944)	-1%	3,103	(1,154,832)	-
	<b>(8,157,987)</b>	<b>(8,303,330)</b>	<b>-2%</b>	<b>145,342</b>	<b>(24,909,989)</b>	<b>(23,755,157)</b>
<b>Total Operating Expenditure</b>	<b>(35,506,047)</b>	<b>(37,071,218)</b>	<b>-4%</b>	<b>1,565,170</b>	<b>(116,024,944)</b>	<b>(114,147,951)</b>
<b>Change in Net Assets Resulting from Operations</b>	<b>64,123,060</b>	<b>60,934,374</b>	<b>5%</b>	<b>3,188,686</b>	<b>7,167,116</b>	<b>8,770,056</b>
<b>Non-Operating Activities</b>						
<b>Profit/(Loss) on Assets Disposal</b>						
Plant & Machinery	88,514	60,859	45%	27,655	(346,947)	(582,947)
Freehold Land	(22,145)	1,356,749	-102%	(1,378,894) X	5,428,568	1,150,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	48	157,795	-100%	(157,747)	157,795	-
	<b>66,417</b>	<b>1,575,403</b>	<b>-96%</b>	<b>(1,508,986)</b>	<b>5,239,416</b>	<b>567,053</b>
<b>Less: Underground Power Infrastructure Contribution</b>	-	(574)	-100%	574	(574)	-
<b>Asset Acquisitions</b>						
Land and Buildings	(3,920,544)	(7,259,431)	-46%	3,338,887 ✓	(33,115,756)	(24,387,000)
Infrastructure Assets	(3,450,492)	(4,785,317)	-28%	1,334,826 ✓	(29,954,206)	(17,116,028)
Plant and Machinery	(771,857)	(1,765,369)	-56%	993,512 ✓	(5,584,369)	(4,007,500)
Furniture and Equipment	(9,847)	(11,000)	-10%	1,153	(11,000)	(206,000)
Computer Equipment	(419,774)	(676,605)	-38%	256,832 ✓	(1,191,595)	(434,000)
<b>Note 1.</b>	<b>(8,572,513)</b>	<b>(14,497,723)</b>	<b>-41%</b>	<b>5,925,209</b>	<b>(69,856,926)</b>	<b>(46,150,528)</b>
<b>Add: Transfer to Reserves</b>	<b>(4,416,552)</b>	<b>(5,699,112)</b>	<b>-23%</b>	<b>1,282,560</b> ✓	<b>(41,361,315)</b>	<b>(35,534,109)</b>
	<b>51,200,412</b>	<b>42,312,369</b>	<b>21%</b>	<b>8,888,043</b>	<b>(98,812,284)</b>	<b>(72,347,529)</b>

# STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 October 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
<b>Add Funding from</b>						
Grants & Contributions - Asset Development	6,006,020	1,967,889	205%	4,038,131 ✓	8,236,142	6,726,309
Less: held in restricted funds from prior years	-	-	0%	-	-	-
Proceeds on Sale of Assets	771,225	2,065,669	-63%	(1,294,444) ✗	7,197,488	2,525,125
Reserves	7,349,730	11,787,056	-38%	(4,437,326) ✗	31,806,361	18,281,347
Loan Funds Raised	-	-	0%	-	20,000,000	20,000,000
	<b>65,456,387</b>	<b>58,132,983</b>	<b>13%</b>	<b>7,323,404</b>	<b>(31,572,293)</b>	<b>(24,814,748)</b>
<b>Non-Cash/Non-Current Item Adjustments</b>						
Depreciation on Assets	8,157,987	8,303,330	-2%	(145,342)	24,909,989	23,755,157
Profit/(Loss) on Assets Disposal	(66,417)	(1,575,403)	-96%	1,508,986 ✓	(5,239,416)	(567,053)
Loan Repayments	-	-	0%	-	(1,373,356)	(1,373,356)
Non-Current Leave Provisions	60,935	-	0%	60,935	-	-
	<b>73,608,892</b>	<b>64,860,909</b>	<b>13%</b>	<b>8,747,983</b>	<b>(13,275,075)</b>	<b>(3,000,000)</b>
Opening Funds	13,175,076	13,281,518	-1%	(106,442)	13,281,518	3,000,000
<b>Closing Funds</b>	<b>86,783,968</b>	<b>78,142,427</b>	<b>11%</b>	<b>8,641,541</b>	<b>6,443</b>	<b>-</b>
	-	-		-	-	-

Note 2, 3.

## Notes to Statement of Financial Activity

### Note 1.

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

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
<b>Assets Classification</b>						
Land and Buildings	(3,920,544)	(4,248,381)	(8,168,926)	(7,259,431)	(33,115,756)	24,946,830
Infrastructure Assets	(3,450,492)	(3,201,753)	(6,652,245)	(4,785,317)	(29,954,206)	23,301,961
Plant and Machinery	(771,857)	(1,497,967)	(2,269,823)	(1,765,369)	(5,584,369)	3,314,546
Furniture and Equipment	(9,847)	-	(9,847)	(11,000)	(11,000)	1,153
Computer Equipment	(419,774)	(87,912)	(507,685)	(676,605)	(1,191,595)	683,910
	(8,572,513)	(9,036,013)	(17,608,526)	(14,497,723)	(69,856,926)	52,248,400

### Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
<b>Current Assets</b>				
Cash & Investments	144,852,299	128,198,808	96,084,159	86,462,923
Rates Outstanding	28,396,697	27,639,132	900,000	900,000
Rubbish Charges Outstanding	1,706,625	1,760,253	300,000	300,000
Sundry Debtors	9,207,782	7,196,870	2,700,000	2,700,000
GST Receivable	526,748	-	-	-
Prepayments	0	350,000	350,000	350,000
Accrued Debtors	323,074	-	-	-
Stock on Hand	28,368	20,000	20,000	20,000
	185,041,592	165,165,064	100,354,159	90,732,923
<b>Current Liabilities</b>				
Creditors	(11,048,570)	(7,715,644)	(5,000,496)	(5,000,496)
Income Received in Advance	-	52,856	52,856	52,856
GST Payable	(516,682)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,629,923)	(2,000,000)	(2,000,000)	(2,000,000)
Provision for Long Service Leave	(1,950,770)	(2,198,651)	(2,595,980)	(2,595,980)
	(16,145,945)	(11,861,439)	(9,543,620)	(9,543,620)
<b>Net Current Assets</b>	168,895,647	153,303,625	90,810,539	81,189,303
<b>Add: Non Current Investments</b>	4,420,886	4,339,420	4,339,420	4,339,420
	173,316,533	157,643,045	95,149,959	85,528,723
<b>Less: Restricted/Committed Assets</b>				
Cash Backed Reserves #	(82,655,385)	(79,500,618)	(95,143,517)	(85,528,723)
Deposits & Bonds Liability *	(3,877,180)	(2,789,342)	(2,789,342)	(2,789,342)
Grants & Contributions Unspent *	-	2,789,343	2,789,343	2,789,343
	86,783,968	78,142,427	6,443	-
<b>Closing Funds (as per Financial Activity Statement)</b>	<b>86,783,968</b>	<b>78,142,427</b>	<b>6,443</b>	<b>-</b>

# See attached Reserve Fund Statement

\* See attached Restricted Funds Analysis

**Note 3.**

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

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change - (Non Cash Items) Adjust. \$	Increase in Available Cash \$	Decrease in Available Cash \$	Amended budget Running Balance \$
		<b>Budget Adoption</b>		<b>Closing Funds Surplus(Deficit)</b>				<b>0</b>
GL	830	Increase conference budget	OCM 11/9/14 #5370	Operating Expenditure			2,000	(2,000)
GL	594	Salary reduction due to system error	OCM 11/9/14 #5370	Operating Expenditure		18,369		16,369
GL	105	Increase in FAGS grant	OCM 11/9/14 #5370	Operating Income		86,745		103,114
GL	161, 162, 175	Reallocating FESA grants and expenditure	OCM 11/9/14 #5370	Operating Income		4,498		107,612
GL	137	Allocating telecommunication expenses budget which was missed out during annual budget process	OCM 13/11/14	Operating Expenditure			65,000	42,612
OP	6245	Carried forward unspent fund in Coastal Monitoring project which was missed out during carry forward process	OCM 13/11/14	Operating Expenditure			20,687	21,925
GL	310, 350, 375	Adjustments to Financial Counselling budgets as 2 staff now relocated to Cockburn Super Clinic and also receiving reduced grant funding	Oct 14 OCM	Operating Expenditure			15,482	6,443
				<b>Closing Funds Surplus (Deficit)</b>	<b>0</b>	<b>109,612</b>	<b>103,169</b>	<b>6,443</b>



# Statement of Comprehensive Income *by Nature and Type*

for the period ended 31 October 2014

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
<b>OPERATING REVENUE</b>						
01 Rates	62,195,364	61,973,333	222,030	63,102,030	62,880,000	62,880,000
02 Specified Area Rates	262,334	270,000	(7,666)	262,334	270,000	270,000
05 Fees and Charges	27,453,081	26,314,163	1,138,918	40,866,849	39,727,931	39,708,911
06 Service Charges	3,897,872	3,946,471	(48,600)	3,897,872	4,000,000	4,000,000
10 Grants and Subsidies	3,556,069	3,263,402	292,667	9,663,465	9,370,798	9,325,765
15 Contributions, Donations and Reimbursements	239,381	203,879	35,502	602,342	566,840	356,840
20 Interest Earnings	2,018,876	2,031,977	(13,101)	6,356,290	6,369,391	6,369,391
25 Other revenue and Income	6,132	2,367	3,765	10,865	7,100	7,100
<b>Total Operating Revenue</b>	<b>99,629,108</b>	<b>98,005,592</b>	<b>1,623,516</b>	<b>124,762,047</b>	<b>123,192,060</b>	<b>122,918,007</b>
<b>OPERATING EXPENDITURE</b>						
50 Employee Costs - Salaries & Direct Oncosts	(13,343,860)	(13,181,575)	(162,285)	(43,563,720)	(43,401,435)	(42,697,487)
51 Employee Costs - Indirect Oncosts	(220,791)	(211,079)	(9,712)	(974,368)	(964,656)	(898,966)
55 Materials and Contracts	(10,138,796)	(11,749,636)	1,610,840	(33,754,487)	(35,365,327)	(35,536,617)
65 Utilities	(1,390,064)	(1,547,213)	157,149	(4,424,995)	(4,582,144)	(4,513,005)
70 Interest Expenses	-	-	-	(123,300)	(123,300)	(123,300)
75 Insurances	(1,146,654)	(1,127,928)	(18,727)	(2,359,227)	(2,340,500)	(2,340,500)
80 Other Expenses	(2,110,043)	(2,045,473)	(64,570)	(7,645,945)	(7,581,375)	(7,526,702)
85 Depreciation on Non Current Assets	(8,157,987)	(8,303,330)	145,342	(24,764,647)	(24,909,989)	(23,755,157)
Add Back: Indirect Costs Allocated to Capital Works	1,002,148	1,095,015	(92,868)	3,150,915	3,243,783	3,243,783
<b>Total Operating Expenditure</b>	<b>(35,506,047)</b>	<b>(37,071,218)</b>	<b>1,565,170</b>	<b>(114,459,773)</b>	<b>(116,024,944)</b>	<b>(114,147,951)</b>
<b>CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES</b>	<b>64,123,060</b>	<b>60,934,374</b>	<b>3,188,686</b>	<b>10,302,274</b>	<b>7,167,116</b>	<b>8,770,056</b>
<b>NON-OPERATING ACTIVITIES</b>						
11 Capital Grants & Subsidies	2,624,831	967,889	1,656,942	5,528,162	3,871,220	2,361,387
16 Contributions - Asset Development	3,381,189	1,000,000	2,381,189	6,746,111	4,364,922	4,364,922
95 Profit/(Loss) on Sale of Assets	66,417	1,575,403	(1,508,986)	3,730,429	5,239,416	567,053
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(574)	574	-	(574)	-
<b>Total Non-Operating Activities</b>	<b>6,072,437</b>	<b>3,542,719</b>	<b>2,529,719</b>	<b>16,004,702</b>	<b>13,474,984</b>	<b>7,293,362</b>
<b>NET RESULT</b>	<b>70,195,498</b>	<b>64,477,093</b>	<b>5,718,405</b>	<b>26,306,976</b>	<b>20,642,100</b>	<b>16,063,417</b>



## Notes to Statement of Comprehensive Income

### Note 1.

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

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<b><u>Community Services:</u></b>				
Recreational Services	177,416	178,107	534,320	534,320
South Lake Leisure Centre	908,822	967,039	2,988,286	2,988,286
Law and Public Safety	241,272	129,499	388,496	388,496
	1,327,510	1,274,644	3,911,102	3,911,102
<b><u>Waste Services:</u></b>				
Waste Collection Services	18,636,496	18,495,215	18,695,101	18,695,101
Waste Disposal Services	3,385,253	3,482,674	10,448,023	10,448,023
	22,021,750	21,977,889	29,143,124	29,143,124
	23,349,260	23,252,533	33,054,226	33,054,226

### Note 2.

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

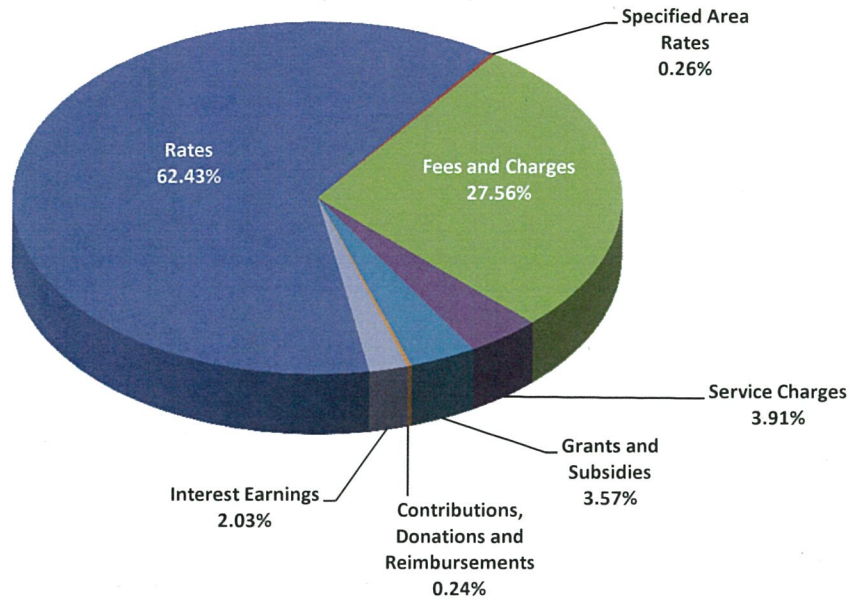
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(623,412)	(579,860)	(1,922,751)	(1,919,506)
Finance & Corporate Services Division	(2,160,942)	(2,107,400)	(6,711,576)	(6,145,420)
Community Services Division	(4,015,947)	(3,998,552)	(13,298,184)	(13,196,817)
Planning & Development Division	(1,588,462)	(1,519,235)	(5,024,097)	(5,024,097)
Engineering & Works Division	(4,955,097)	(4,976,529)	(16,444,827)	(16,411,647)
	(13,343,860)	(13,181,575)	(43,401,435)	(42,697,487)

### Note 3

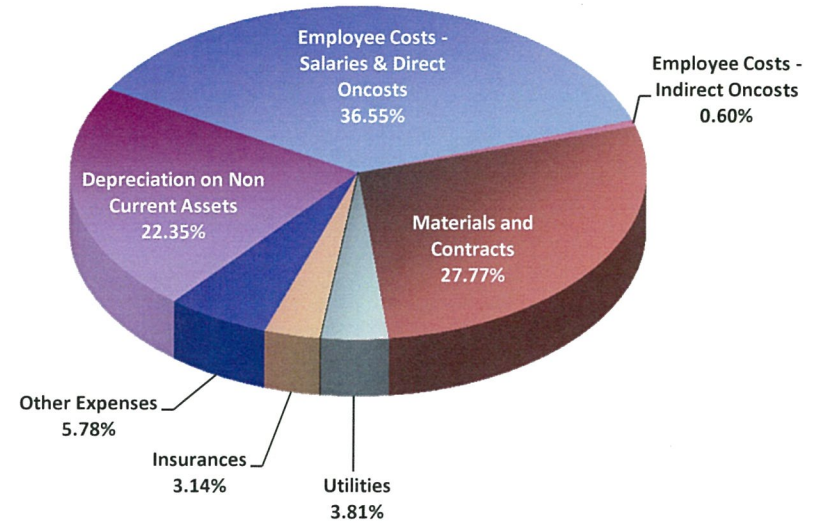
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(462,583)	(758,705)	(2,084,543)	(2,087,788)
Finance & Corporate Services Division	(1,084,598)	(1,184,345)	(2,915,433)	(3,269,713)
Community Services Division	(1,991,408)	(2,396,457)	(7,727,758)	(7,649,134)
Planning & Development Division	(335,202)	(320,286)	(1,123,794)	(1,065,895)
Engineering & Works Division	(6,265,005)	(7,089,844)	(21,513,799)	(21,464,087)
Not Applicable	0	0	0	0
	(10,138,796)	(11,749,636)	(35,365,327)	(35,536,617)

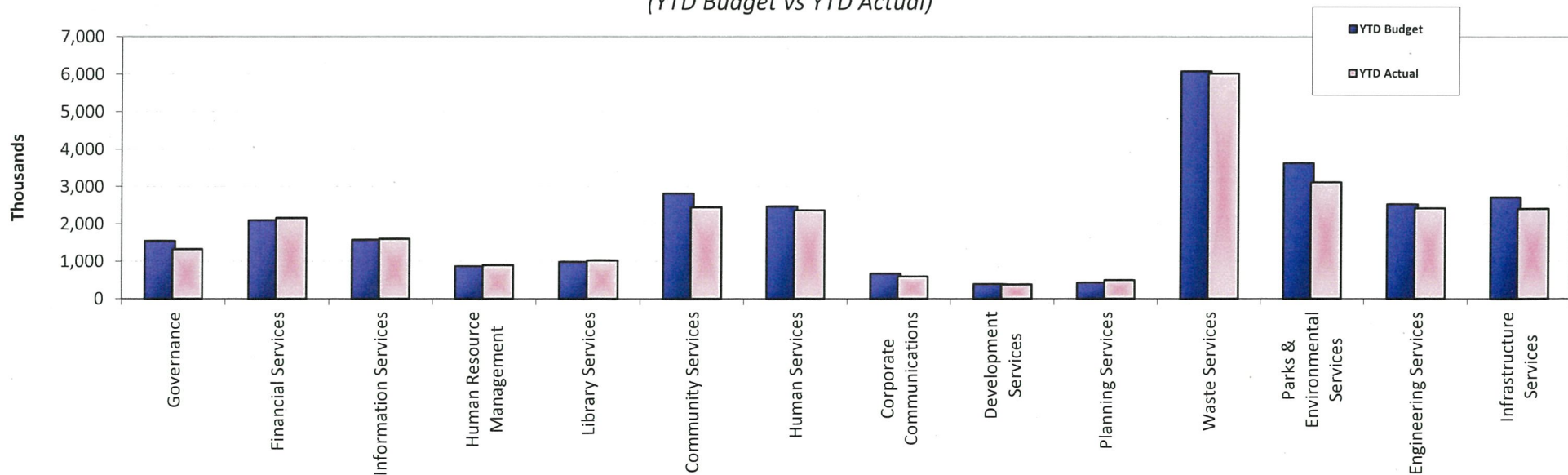
**Operating Income by Nature and Type**  
(YTD Actual)



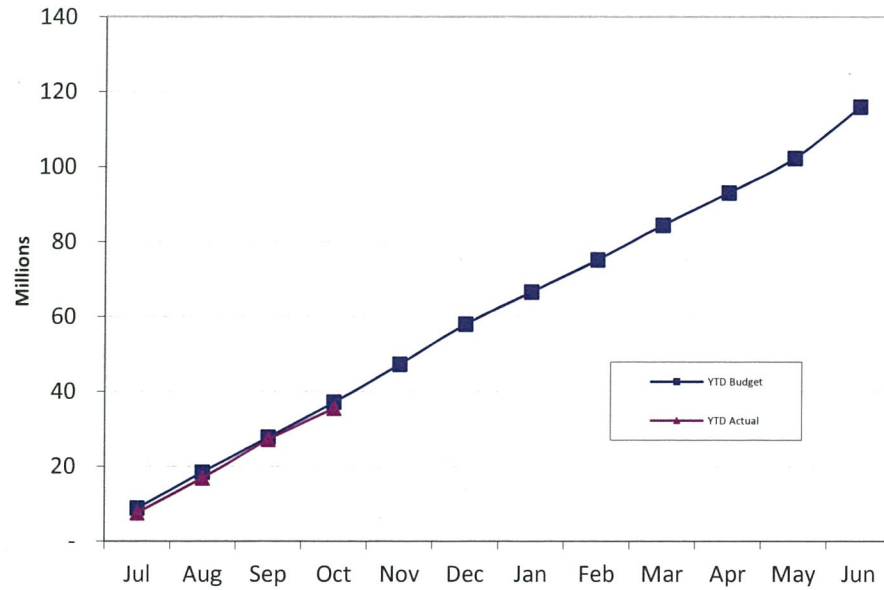
**Operating Expenditure by Nature and Type**  
(YTD Actual)



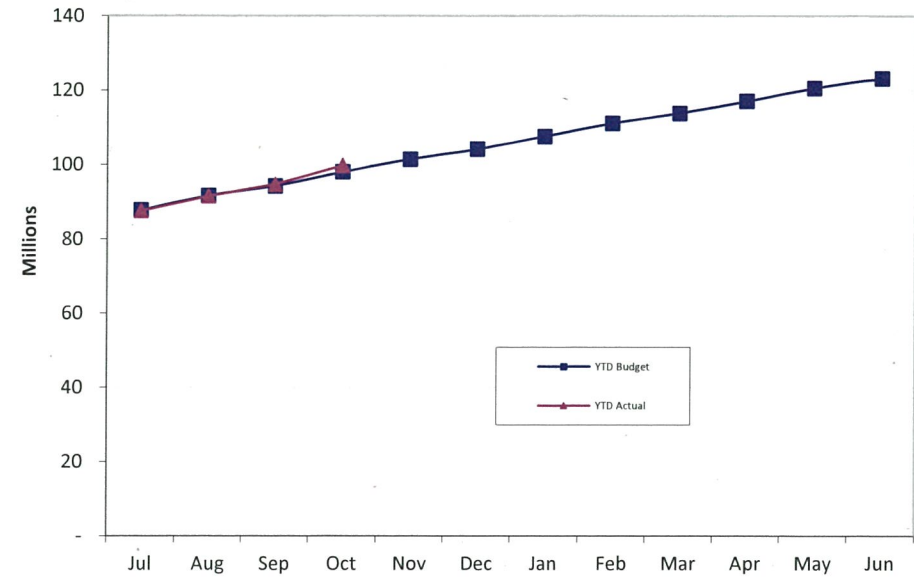
**Operating Expenditure by Business Unit**  
(YTD Budget vs YTD Actual)



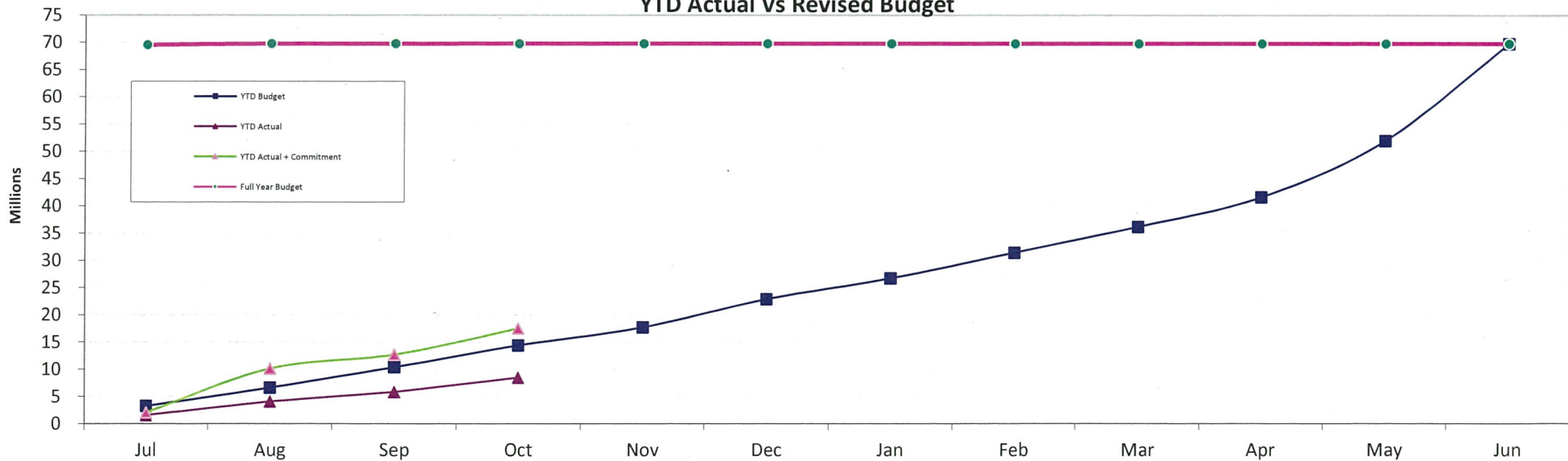
YTD Operating Expenditure Vs YTD Revised Budget



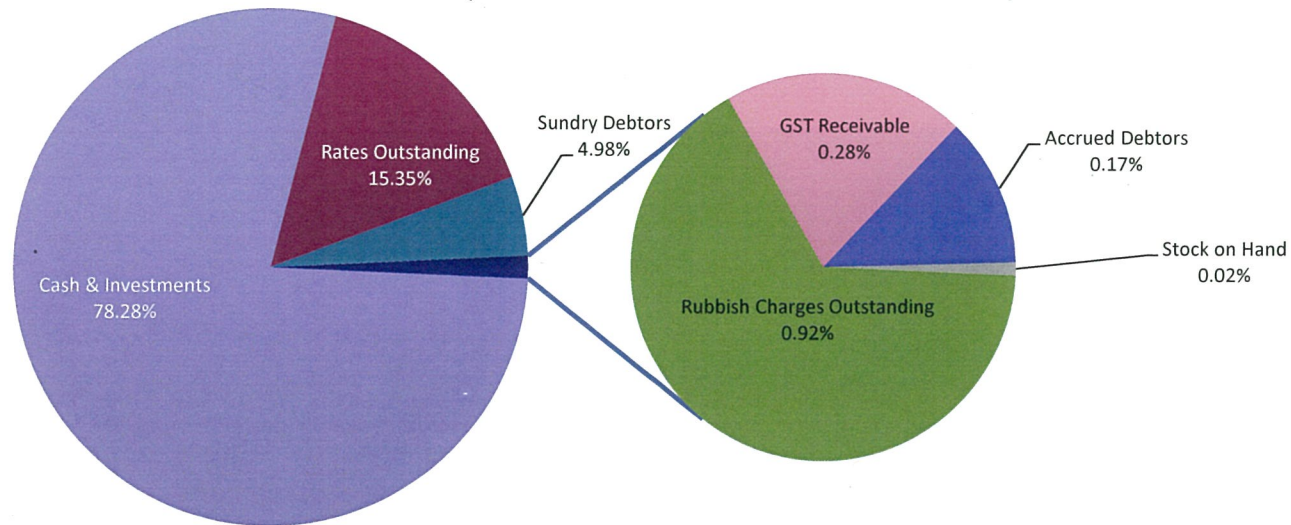
YTD Operating Income Vs YTD Revised Budget



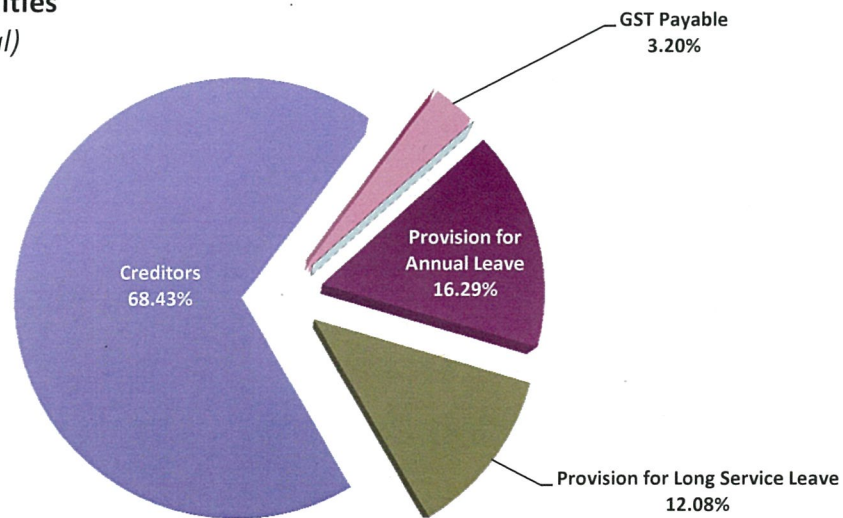
Capital Expenditure  
YTD Actual Vs Revised Budget



### Current Assets (YTD Actual)

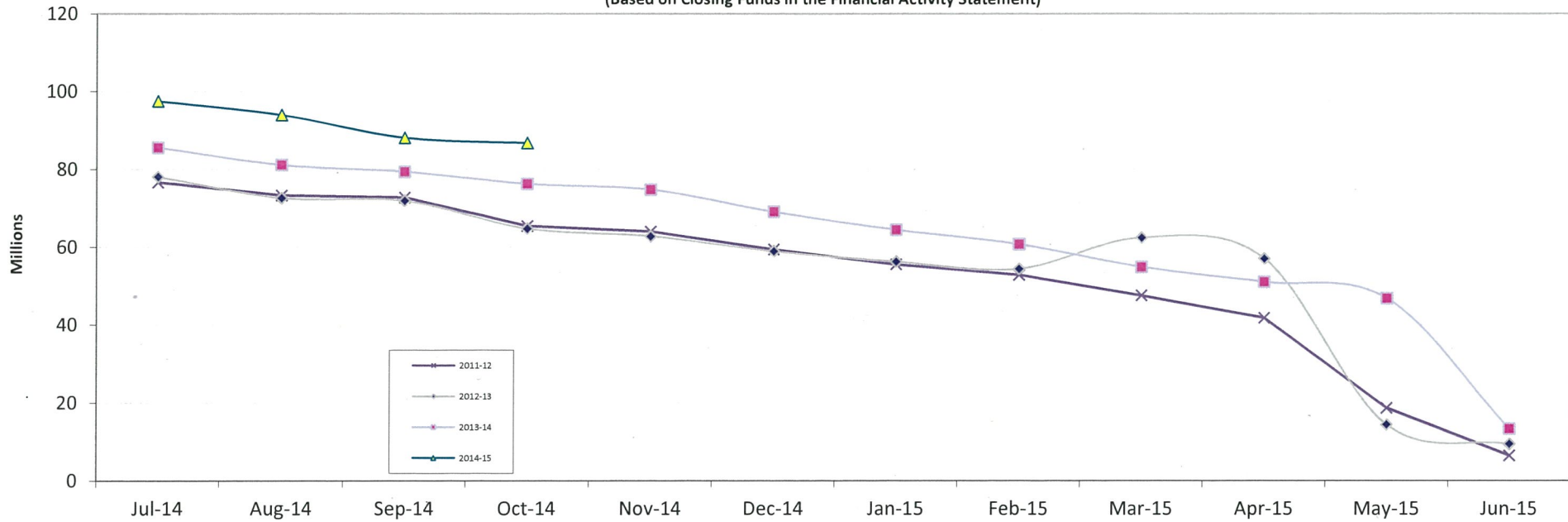


### Current Liabilities (YTD Actual)

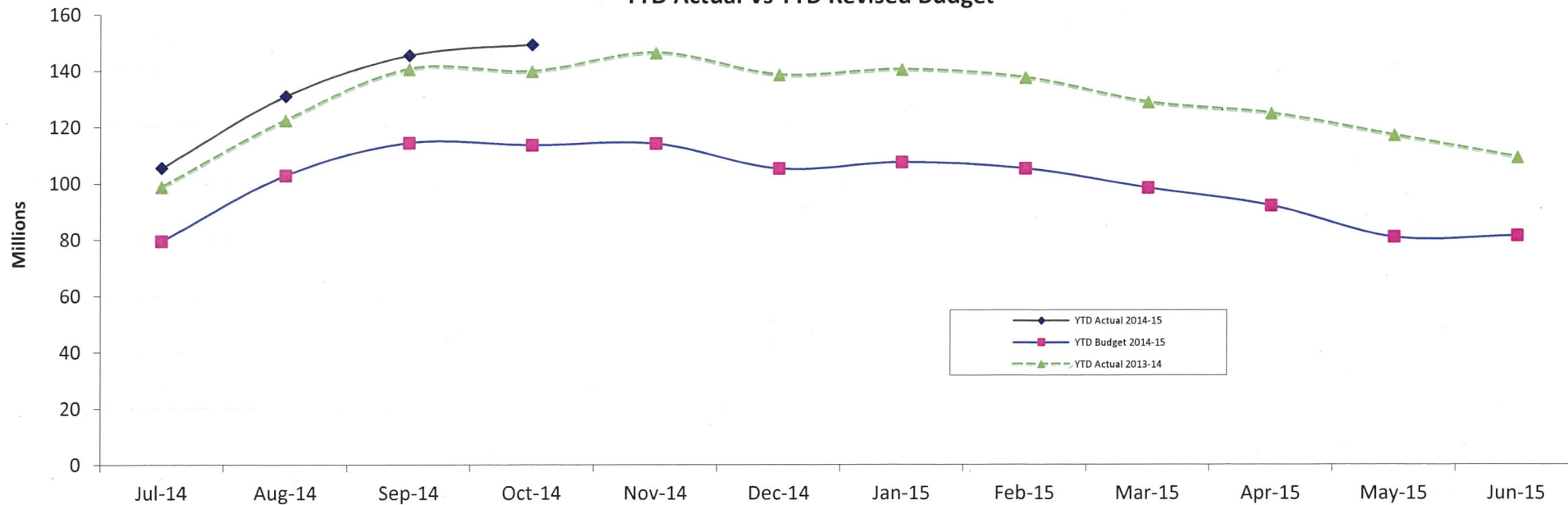




**Municipal Liquidity Over the Year**  
(Based on Closing Funds in the Financial Activity Statement)



**Cash & Investments Positions**  
YTD Actual Vs YTD Revised Budget





# City of Cockburn - Reserve Funds

## Financial Statement for Period Ending 31 October 2014

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
<b>Council Funded</b>										
Bibra Lake Management Plan Reserve	847,819	847,819	(9,120)	7,315	-	-	(120,000)	(25,455)	718,699	829,679
Bibra Lake Nutrient Managment	313,447	313,447	12,230	2,704	-	-	-	-	325,677	316,151
CCW Development Fund	-	-	-	-	12,491,292	-	-	-	12,491,292	-
Community Infrastructure	9,830,572	9,830,572	200,590	85,329	4,508,068	-	(8,105,850)	(17,150)	6,433,380	9,898,751
Community Surveillance Levy Reserve	653,841	653,841	29,690	4,998	643,918	-	(227,898)	(138,361)	1,099,551	520,479
Contaminated Sites	2,518,882	2,518,882	51,520	21,508	-	-	(100,000)	(40,878)	2,470,402	2,499,512
DCD Redundancies Reserve	2,991	2,991	-	26	-	-	-	-	2,991	3,017
Environmental Offset Reserve	277,367	277,368	(3,110)	2,393	-	-	-	-	274,257	279,761
Green House Emissions Reductions	652,516	652,516	13,880	5,630	200,000	-	(762,000)	(17,100)	104,396	641,046
Information Technology	261,600	261,600	37,220	1,979	100,000	-	(167,361)	(48,675)	231,459	214,904
Land Development & Investment Fund Reserve	4,719,455	4,719,455	283,600	34,364	5,966,053	424,227	(3,794,477)	(1,559,514)	7,174,631	3,618,533
Major Buildings Refurbishment	5,439,366	5,439,366	25,930	46,929	-	-	-	-	5,465,296	5,486,295
Mobile Rubbish Bins	63,279	63,279	24,440	544	-	-	(170,000)	(111,043)	(82,281)	(47,220)
Municipal Elections	49,722	49,721	13,270	429	-	-	-	-	62,992	50,150
Naval Base Shacks	766,920	766,921	16,420	6,617	151,413	-	(759,428)	-	175,325	773,537
Plant & Vehicle Replacement	5,930,546	5,930,546	76,610	48,678	3,450,000	-	(3,655,375)	(523,885)	5,801,781	5,455,339
Port Coogee Special Maintenance Reserve	1,005,467	1,005,468	23,060	8,515	270,000	-	(117,925)	(105,341)	1,180,602	908,642
Roads & Drainage Infrastructure	2,026,150	2,026,150	101,580	14,328	1,250,000	-	(3,214,532)	(931,449)	163,198	1,109,029
Staff Payments & Entitlements	2,271,100	2,271,100	157,540	19,197	110,000	-	(180,000)	(121,672)	2,358,640	2,168,625
Waste & Recycling	18,659,246	18,659,246	626,270	160,752	3,518,824	-	(2,500,495)	(221,902)	20,303,845	18,598,095
Waste Collection Levy	264,697	264,697	1,540	2,871	190,955	-	(200,000)	-	257,192	267,568
Workers Compensation	379,495	379,495	15,480	3,274	-	-	-	-	394,975	382,769
POS Cash in Lieu (Restricted Funds)	4,240,467	4,240,466	132,710	36,408	-	487,353	(888,000)	(33,885)	3,485,177	4,730,343
	<b>61,174,947</b>	<b>61,174,947</b>	<b>1,831,350</b>	<b>514,789</b>	<b>32,850,523</b>	<b>911,580</b>	<b>(24,963,341)</b>	<b>(3,896,310)</b>	<b>70,893,479</b>	<b>58,705,007</b>
<b>Grant Funded</b>										
Aged & Disabled Vehicle Expenses	322,162	322,162	9,855	2,634	62,625	-	(146,763)	(27,632)	247,880	297,164
CIHF Building Maintenance Resrv	-	-	-	-	600,000	-	-	-	600,000	-
Cockburn Super Clinic Reserve	1,936,374	1,936,374	169,220	15,941	-	-	(1,985,154)	(39,924)	120,440	1,912,391
Family Day Care Accumulation Fund	22,384	22,383	3,000	176	-	-	(30,000)	(24,314)	(4,616)	(1,754)
Naval Base Shack Removal Reserve	333,944	333,945	4,270	2,881	54,693	-	-	-	392,907	336,826
Restricted Grants & Contributions Reserv	5,923,657	5,923,657	-	34,877	-	-	(2,827,422)	(3,361,550)	3,096,235	2,596,984
UNDERGROUND POWER	754,224	754,224	(11,570)	6,507	1,200,000	-	(1,372,637)	-	570,016	760,731
Welfare Projects Employee Entitlements	444,423	444,422	12,452	3,905	-	26,966	(11,060)	-	445,815	475,293
	<b>9,737,168</b>	<b>9,737,168</b>	<b>187,227</b>	<b>66,921</b>	<b>1,917,318</b>	<b>26,966</b>	<b>(6,373,036)</b>	<b>(3,453,420)</b>	<b>5,468,677</b>	<b>6,377,634</b>
<b>Development Cont. Plans</b>										
Aubin Grove DCA	170,698	170,698	4,705	1,473	-	-	(887)	-	174,516	172,171
Community Infrastructure DCA 13	10,029,345	10,029,345	140,180	95,144	3,000,000	2,303,448	(359,999)	-	12,809,526	12,427,936
Gaebler Rd Development Cont. Plans	984,238	984,238	18,924	8,492	-	-	(3,474)	-	999,687	992,730
Hammond Park DCA	(14,180)	(14,180)	9,354	(122)	396,000	-	(13,595)	-	377,579	(14,302)
Munster Development	432,526	432,526	18,147	4,433	443,798	109,278	(17,871)	-	876,600	546,236
Muriel Court Development Contribution	(48,104)	(48,104)	(206,000)	(415)	-	-	(19,092)	-	(273,196)	(48,519)
Packham North - DCA 12	(105,792)	(105,792)	10,529	(913)	434,388	-	(19,192)	-	319,933	(106,705)
Solomon Road DCA	360,190	360,190	8,493	3,108	120,000	-	(7,721)	-	480,962	363,297
Success Lakes Development	887,990	887,991	3,817	7,661	-	-	(3,474)	-	888,333	895,652
Success Nth Development Cont. Plans	1,185,551	1,185,550	15,311	11,599	11,700	311,129	(5,611)	-	1,206,951	1,508,279
Thomas St Development Cont. Plans	12,079	12,079	294	104	-	-	-	-	12,373	12,184
Wattleup DCA 10	(9,363)	(9,363)	-	(81)	-	-	(12,695)	-	(22,058)	(9,443)
Yangebup East Development Cont. Plans	436,865	436,865	6,026	3,853	130,036	35,048	(3,748)	-	569,179	475,766
Yangebup West Development Cont. Plans	354,406	354,406	9,195	3,058	-	-	(2,624)	-	360,977	357,464
	<b>14,676,448</b>	<b>14,676,448</b>	<b>38,975</b>	<b>137,394</b>	<b>4,535,922</b>	<b>2,758,902</b>	<b>(469,984)</b>	<b>-</b>	<b>18,781,361</b>	<b>17,572,744</b>
<b>Total Reserves</b>	<b>85,588,562</b>	<b>85,588,563</b>	<b>2,057,552</b>	<b>719,103</b>	<b>39,303,763</b>	<b>3,697,448</b>	<b>(31,806,361)</b>	<b>(7,349,730)</b>	<b>95,143,517</b>	<b>82,655,385</b>



# Capital Expenditure

for the period ended 31 October 2014

	Actuals	YTD Revised Budget	Full Year Revised Budget	\$ Variance to YTD Budget	v = Favourable X = Unfavourable	Explanation
	\$	\$	\$	\$		
<b>SUMMARY</b>						
Purchase of Land and Buildings	3,920,544	7,259,431	44,042,673	3,338,887	√	
Acquisition & Development of Infrastructure Assets	3,450,492	4,785,317	23,558,540	1,334,826	√	
Purchase of Plant and Machinery	771,857	1,765,369	5,543,561	993,512	√	
Purchase of Furniture and Equipment	9,847	11,000	11,736	1,153	√	
Purchase of Computer Equipment	419,774	676,605	2,974,879	256,832	√	
	8,572,513	14,497,723	76,131,390	5,925,209		
<b>Material Variances Identified:</b>						
<b><u>Works in Progress - Roads Infrastructure</u></b>						
3544 - North Lake Road (Hammond to Kentucky)	1,024,579	1,300,000	0	275,421	√	Progressing and project on track, delay in payments. Committed order of \$241k.
Sub Total	1,024,579	1,300,000	0	275,421		
<b><u>Works in Progress - Parks Hard Infrastruc</u></b>						
5443 - Formalise path to lookout from Manning Carpark. (Wooden Step	0	300,239	119,603	300,239	√	Grant successful and tender being developed. Approx 5% complete with a committed order of \$6500
Sub Total	0	300,239	119,603	300,239		
<b><u>Works in Progress - Buildings</u></b>						
026 - Cockburn Central Aquatic Recreation Ctr	1,184,347	811,104	0	(373,243)	X	Committed order of \$2.8m. \$238k architectural expense for CW4517 with the budget being \$65k for that project.
005 - Cockburn Integrated Health Facilities	2,046,235	4,667,212	29,269,466	2,620,977	√	
Sub Total	3,230,582	5,478,316	29,269,466	2,247,734		
<b><u>Plant &amp; Machinery</u></b>						
7784 - Waste Services, Low Profile rear loader 8m2 (New)	0	200,000	0	200,000	√	Committed order of \$217K. To be paid February.
Sub Total	0	200,000	0	200,000		

Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 October 2014						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Oct-14
	\$	\$	\$	\$		
<b>OPERATING REVENUE</b>						
Human Services	2,902,401	2,594,141	6,419,163	308,261	√	Income received from FDC Fees Subsidies are \$146k over ytd budget. The total operating grant income received from State is \$153k over ytd budget.
Strategic Planning	1,807,404	852,579	1,471,943	954,825	√	Income received from Lease revenue - Cockburn Integrated Health Facility is ahead of its budget by \$1m
<b>OPERATING EXPENDITURE</b>						
Governance	1,329,201	1,547,934	4,688,532	218,732	√	The expenditure for operating projects of Council Functions/Receptions are \$103k under ytd budget.
Community Services	2,449,436	2,815,580	9,511,031	366,144	√	Expenses for Community Services Unit Management & Law and Public Safety are under ytd budget by \$111k and \$120k respectively.
Parks & Environmental Services	3,117,714	3,629,101	11,345,867	511,387	√	The expenditures of parks & playground operating projects and Environmental operating projects are under ytd budget by \$148k and \$153k respectively.
Engineering Services	2,425,892	2,531,781	7,997,243	105,888		Power Expenses for street lighting-operation are under ytd budget by \$119k.
Infrastructure Services	2,409,014	2,717,236	8,288,591	308,222	√	Expenses in Facilities Maintenance and Management are under ytd budget by \$233k.
<b>ADDITIONAL FUNDING RECEIVED</b>						
Grants & Contributions - Asset Development	6,006,020	1,967,889	8,236,142	4,038,131	√	Owner Contribution received for DCA1,DCA6 and DCA13 are ahead of its ytd budget by \$311k, \$109k, \$1.3m. Contribution received from POS Cash in Lieu is ahead of its ytd budget by \$250k. Developer Contributions Received for New Cockburn Central Aquatic & Recreation Centre are ahead of its ytd budget by \$442k. Developer Contributions received for Asset Dev is \$153k ahead of its ytd budget. Regional Road Grant-Direct Council funded and Grant funded received are ahead of its budget by \$276k and \$1m respectively. Sports and Recreation Grants for the capital works project of Formalise path to lookout from Manning Car park are not received yet resulting in unfavourable variance of \$100k Regional Road Grant-Projects for North Lake Road Osprey Drive Signal mast extend turn pockets are ahead of its budget by \$104k.
Proceeds on Sale of Assets	771,225	2,065,669	7,197,488	(1,294,444)	X	Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd, Lot 23 Russell Road, Hammond Park, Lot 40 Cervantes Loop - surveying and construction of access have not been sold, resulting in unfavourable variance of \$468k, \$333k and \$300k respectively.

## Attachment 1

GRAFITTI REMOVAL												
	January	February	March	April	May	June	July	August	September	October	November	Total to 10/11/2014
Customer Requests	60	73	73	66	52	93	87	56	74	63	14	711
M2 removed	6141	8602	7266	6955	6566	9215	7335	7620	8807	4535		73041
Kleenit cost	\$0	\$25,806	\$21,798	\$0	\$19,698	\$0	\$22,005	\$0	\$21,885	\$9,069		\$120,261
Internal cost OP8569	\$12,889	\$8,954	\$4,262	\$24,908	\$25,851	\$13,953	\$22,968	\$25,730	\$25,291	\$21,528		\$186,335



## **CONFIDENTIAL ATTACHMENTS**

### **Item 16 3**

**RFT 14/2014**

### **STREET LIGHTING - SUPPLY AND INSTALLATION ON NORTH LAKE ROAD (FROM HAMMOND ROAD TO KENTUCKY COURT), COCKBURN CENTRAL**

2014



A		STREET LIGHTING (INCLUDING HV, LV CABLING & SWITCH BOARD) SUPPLY & INSTALLATION North Lake Road (From Hammond Road to Kentucky Court) Cockburn Central WA							
LUMP SUM & BREAKDOWN (GST Exclusive)									
		TENDERED PRICE							
WORKS		Densford Civil	Electcraft Power	Future Power WA	Interlec WA Pty Ltd	Mainswest Pty Ltd	Power On Cabling	Stiles Electrical	Average
A1	Preliminaries (Incl. costs associated with obtaining the required insurances and bank guarantees)	\$ 39,546.42	\$ 2,500.00	\$ 55,790.00	\$ 3,740.80	\$ 11,210.00	\$ 8,750.00	\$ 36,240.00	\$ 22,539.60
A2	Building & Construction Industry Training Fund Levy	\$ 2,260.02	\$ 1,480.00	\$ 1,994.00	\$ 2,184.43	\$ -	\$ 1,944.02	\$ 1,785.64	\$ 1,664.02
A3	LV/HV Conduits and Cabling - Supply & Installation	\$ 263,433.53	\$ 535,833.00	\$ 337,325.00	\$ 332,475.36	\$ 385,978.00	\$ 253,127.77	\$ 345,870.01	\$ 350,577.52
A4	Boring - Road Crossings & Existing Construction Works	\$ 277,212.10	\$ 66,869.00	\$ 329,375.00	\$ 105,910.67	\$ 327,728.00	\$ 389,782.88	\$ 249,640.00	\$ 249,502.52
A5	Street Lighting - Supply, Delivery & Installation	\$ 71,122.31	\$ 80,477.00	\$ 86,612.00	\$ 92,686.65	\$ 110,125.00	\$ 67,541.30	\$ 86,079.56	\$ 84,949.12
A6	Jointing - Street Lighting Conduit & Cabling	\$ 68,577.93	\$ 45,190.00	\$ 31,419.00	\$ 82,483.38	\$ 45,586.00	\$ 20,850.42	\$ 62,518.94	\$ 50,946.52
A7	Universal pillar, Mini Pillar and Switchgear	\$ 108,762.25	\$ -	\$ 58,119.00	\$ 159,141.12	\$ 97,678.00	\$ 115,553.11	\$ 97,871.47	\$ 91,017.85
A8	Traffic Management - including plans	\$ 7,345.06	\$ 8,888.00	\$ 66,712.00	\$ 21,385.67	\$ 45,113.00	\$ 59,290.00	\$ 6,000.00	\$ 30,676.25
A9	Testing and Commissioning	\$ 16,950.14	\$ 1,090.00	\$ 23,055.00	\$ 11,479.00	\$ 67,418.00	\$ 2,804.45	\$ 6,800.00	\$ 18,513.80
A10	As Constructed Documentation	\$ 3,390.03	\$ 200.00	\$ 8,657.00	\$ 4,156.02	\$ 5,870.00	\$ 950.00	\$ 1,800.00	\$ 3,574.72
A9	TOTAL LUMP SUM PRICE (EX GST)	\$ 858,599.79	\$ 742,527.00	\$ 999,058.00	\$ 815,643.10	\$ 1,096,706.00	\$ 920,593.95	\$ 894,605.62	\$ 903,961.92
A10	TOTAL GST COMPONENT	\$ 85,859.98	\$ 74,252.70	\$ 99,905.80	\$ 81,564.31	\$ 109,670.60	\$ 92,059.40	\$ 89,460.56	\$ 90,396.19
A11	TOTAL LUMP SUM PRICE (INC GST)	\$ 944,459.77	\$ 816,779.70	\$ 1,098,963.80	\$ 897,207.41	\$ 1,206,376.60	\$ 1,012,653.35	\$ 984,066.18	\$ 994,358.12
		3	1	6	2	7	5	4	

City of Cockburn Tender Evaluation Score (Consolidated) RFT 14/2014 - CONFIDENTIAL

STREET LIGHTING  
(INCLUDING HV AND LV CABLING)  
SUPPLY & INSTALLATION

Steertlighting (Hammond Rd to Kentucky Road) Beeliar

DATE: 24/11/2014

EVALUATION PANEL: Jadranka Kiurski, Roan Barrett and Colin MacMillian (Chairman)

Qualitative Criteria		Weighting % W	1		2		3		4		5		6		7		Marked out of / lowest price	Highest Price
Enter Score into Yellow Areas			Densford Civil		Electcraft Power		Future Power WA		Interlec WA Pty Ltd		Mainswest Pty Ltd		Power On Cabling		Stiles Electrical		B	C
			mark M	score S	mark M	score S	mark M	score S					mark M	score S	mark M	score S		
A - a	Provide details (Client & Brief Outline) of similar works carried out, especially those provided to other Local Government Councils		24.00		15.00		17.00		23.00		16.50		15.50		14.00		30.00	
A - b	Provide details of issues that arose during the project and how these were managed		14.00		12.00		16.00		5.00		20.00		14.00		15.50		30.00	
A - c	Demonstrate competency and proven track record of achieving outcomes		23.00		15.00		22.00		20.00		19.00		17.50		19.00		30.00	
A - d	Provide a copy of your organisation structure and provide background information on your company.		20.00		19.00		19.00		19.00		19.00		19.00		20.00		30.00	
A - e	Attach details of your referees (including project name, value, dates started and completed, client's name, referee's name and telephone number).		19.00		12.00		21.00		19.00		18.50		18.00		21.00		30.00	
A	Demonstrated Experience	20%	100.00	13.33%	73.00	9.73%	95.00	12.67%	86.00	11.47%	93.00	12.40%	84.00	11.20%	89.50	11.93%	150.00	
B - a	Their role in the performance of the Contract		16.00		16.00		14.00		23.00		15.00		13.00		13.00		30.00	
B - b	Curriculum vitae;		17.00		17.00		18.00		16.00		12.00		17.50		17.00		30.00	
B - c	Qualifications, with particular emphasis on experience of personnel in projects of a similar requirement;		18.00		18.00		19.00		23.00		18.00		18.00		18.00		30.00	
B - d	Completion of Subcontractors Listing (Clause 3.5) and provision of Sub-Contractor's Supervisors Names and their qualifications; and		No Sub-Weighting - Refer to Compliance Assessment															
B	Key Personel Skills and Experience	15%	51.00	8.50%	51.00	8.50%	51.00	8.50%	62.00	10.33%	45.00	7.50%	48.50	8.08%	48.00	8.00%	90.00	
C-a	Plant, equipment and materials; and		19.00		13.00		19.00		19.00		19.00		19.00		19.00		30.00	
C-b	Any contingency measures or back up of resources including personnel (where applicable).		13.00		15.00		18.00		22.50		18.00		15.00		20.00		30.00	
C	Tenderer's Resources (Plant / Equipment & Personel)	10%	32.00	5.33%	28.00	4.67%	37.00	6.17%	41.50	6.92%	37.00	6.17%	34.00	5.67%	39.00	6.50%	60.00	
D-a	Tenderers are to provide details their preferred methodology to install and energize the new street lights with particular emphasis on keeping the affected section illuminated to some extent during the process and complete the works within the timeframe specified.d.		19.00		12.00		25.00		22.00		19.50		19.50		22.00		30.00	
D	Methodology	10%	19.00	6.33%	12.00	4.00%	25.00	8.33%	22.00	7.33%	19.50	6.50%	19.50	6.50%	22.00	7.33%	30.00	
E-a	Indicate with photographs and words up to three (3) suitable examples of similar projects (preferably from the Perth region) that best illustrate the design capabilities of your firm and involved the individuals from the nominated project team. Indicate how the characteristics of your examples are relevant to the design aims of the project. Note – It is a requirement to repeat the information from Criteria (A) if the same project is to be used.		7.00		12.00		24.00		18.00		18.00		19.00		19.50		30.00	
E-b	For each project in (a) above, provide details of your company's role in those projects		6.00		0.00		24.00		13.00		18.00		20.00		19.00		30.00	
E-c	Provide details of your experience in achieving targeted environmental outcomes		5.00		11.00		18.00		13.00		20.00		18.00		18.00		30.00	
E-d	Details of any ISO 14001 certification or other third party, independently assessed, Australian or internationally recognised accreditation covering environmental management systems and /or your sustainability policy (or procedures) identifying your specific sustainability objectives and initiatives, as well as your achievements, any awards or other supporting information		7.00		12.00		18.00		12.00		18.00		12.00		18.00		30.00	
E-e	How waste resulting from the works will be disposed of		1.00		19.00		16.00		9.00		19.00		18.00		11.00		30.00	
E-f	Details of the Tenderer's environmental management or similar plan. Provide a copy		7.00		19.00		20.00		12.00		19.00		19.00		10.00		30.00	
E	Sustainability Experience	5%	33.00	0.92%	73.00	2.03%	120.00	3.33%	77.00	2.14%	112.00	3.11%	106.00	2.94%	95.50	2.65%	180.00	
			235.00		237.00		328.00		288.50		306.50		292.00		294.00		510.00	
TP	Total Estimated Contract Value	40%	\$858,599.79	35.77%	\$742,527.00	40.00%	\$999,058.00	30.64%	\$815,643.10	37.33%	\$1,096,706.00	27.08%	\$920,593.95	33.51%	\$894,605.62	34.45%	\$742,527.00	\$1,096,706.00
QS	Qualitative Score (Non-Cost)	60%		29.08%		24.26%		32.83%		31.27%		29.51%		28.73%		29.92%	GST Exclusive	
TS	TOTAL SCORE	100%		64.85%		64.26%		63.48%		68.61%		56.59%		62.23%		64.37%		
RANK (1 to 7)				2		4		5		1		7		6		3		

Relative mark method where submissions are marked relative to each other in regards to the Tendered Price.

The lowest price (M) scores the maximum score (S) for the Tendered Price and the other prices/scores are then relatively proportioned.

Qualitative formula (where higher is better)  $S = W \cdot M / B$

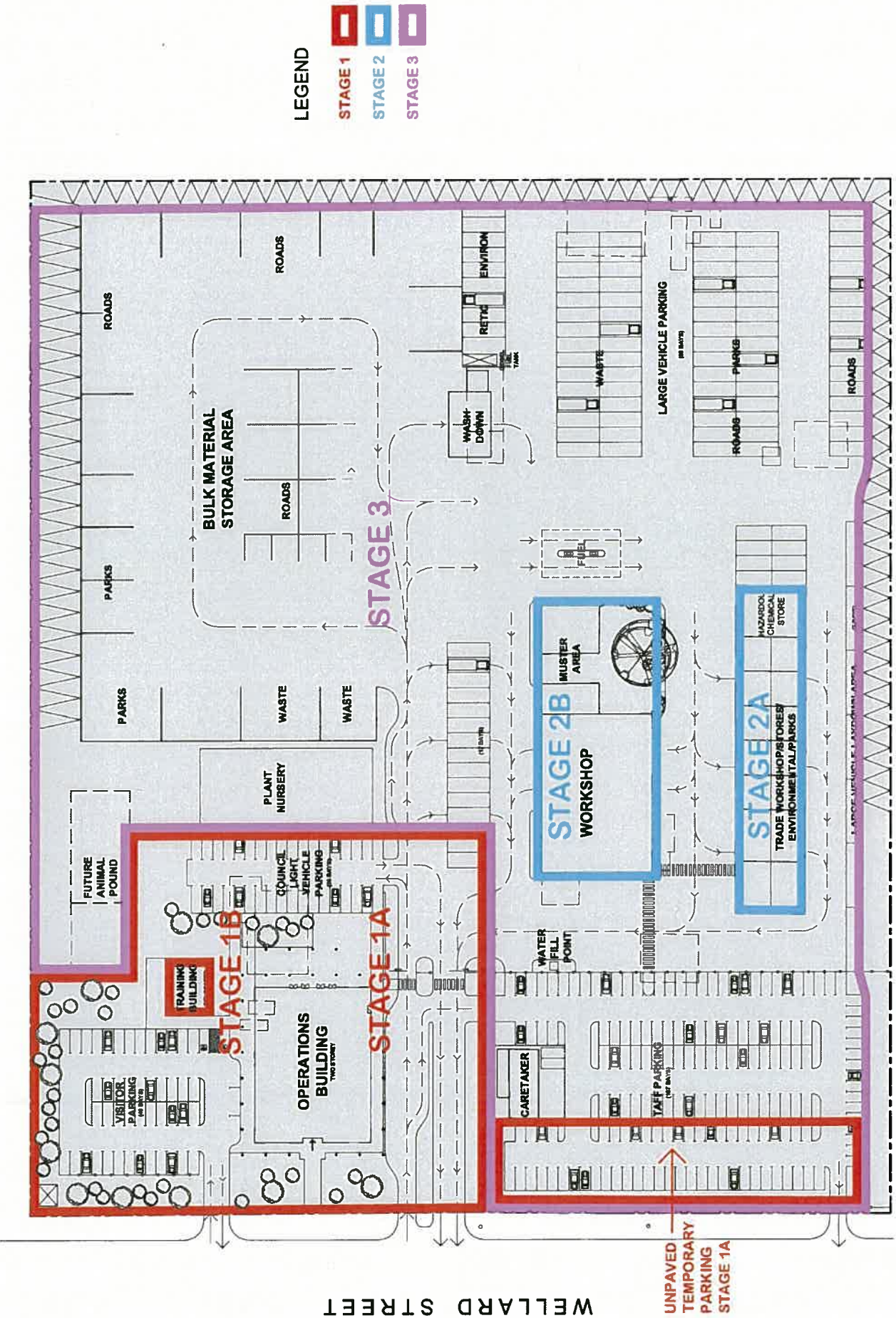
Price formula (where lower is better)  $S = W \cdot (B - M) / W / C$

The Marked Out of Score (B) = The Mark (M) score for each Qualitative Criteria question is a score out of 10 x the number of evaluation panel members





Indicative Staging Plan



**EXTRACT OF MINUTES OF THE ORDINARY COUNCIL MEETING 10 OCTOBER 2013**

**17.1 (MINUTE NO 5149) (OCM 10/10/2013) - PROPOSED WESTERN SUBURBS SKATE PARK (016/011) (G BOWMAN) (ATTACH)**

**RECOMMENDATION**

That Council:

- (1) approve the Market Garden Swamp North Reserve as the location for the Western Suburbs Skate Park; and
- (2) allocate \$20,000 from the community facilities reserve fund for the detailed design and costing of the 1000 sqm Western Suburbs skate park facility and 12 bay car park.
- (3) amend the 2013/2014 adopted Municipal Budget by transferring \$20,000 from the Community Infrastructure Reserve to Capital Works Expenditure – Western Suburbs Skate Park Design.

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

**COUNCIL DECISION**

MOVED Clr C Reeve-Fowkes SECONDED Clr V Oliver that the recommendation be adopted.

**CARRIED BY ABSOLUTE MAJORITY OF COUNCIL 10/0**

**Background**

Council resolved at the OCM in June 2013 to commence a process of public consultation, pursuant to Policy AEW4, on the proposal to:

- (1) locate the Western Suburbs Skate Park at Market Garden Swamp North Reserve, Spearwood;
- (2) upgrade the existing skate park facilities located at Market Garden Swamp North Reserve, Spearwood to include a 1,000 sq.m. skate park facility, and a 12 bay car park;
- (3) further consider the allocation of funding from the Community Infrastructure Reserve Fund for the detailed design, and construction of the Western Suburbs Skate Park and requisite facilities following the community consultation process; and
- (4) further consider the allocation of funding from the DCP 13 contribution for the Western Suburbs Skate Park and requisite facilities following the community consultation process.

**Submission**

N/A

## **Report**

The City commenced a process of public consultation pursuant to policy AEW4 in June 2013. In accordance with the policy, a sign with a brief outline of the proposed upgrade and a concept plan of the approximate size and location of the skate park was installed on the site. The sign remained in position for 16 days.

The City also wrote to 93 residents who live within 60 metres of the proposed development which exceeds the minimum requirement of the policy to notify residents within 50 metres of the proposed development.

The City received 3 letters of support from residents living within 60 metres of the proposed development, and no letters of objection. Two of the residents who wrote to the City requested that Council also consider the provision of a barbecue and some additional seating for the site. One resident was supportive of the development but also requested that Co-safe provide regular patrols to the site if it is developed.

The City developed a survey questionnaire to determine whether young people and the general community were supportive or against the proposed skate park location at Market Garden Swamp North Reserve Spearwood.

The results of the survey also showed strong support for the proposed Market Garden Swamp location for the skate park facility.

Table 1.0 Survey Respondents Response regarding proposal to develop a 1000sqm skate park and car park facility at the Market Garden Swamp North, Spearwood location.

Response to recommended location	Number of Respondents	Total Number of Respondents	Percentage of Respondents
Supportive or Neutral	354	383	92.4%
Against	29	383	7.6%
Total			100%

For a summary of the survey results see the attachment.

In total 386 people responded to the survey or wrote to the City.

The overall response to the proposed development at Market Garden Swamp North reserve was that 92.5% of respondents to the letter and survey were either neutral or supportive and 29 people or 7.5% were against the development at that location. None of the respondents who were against the development, identified that they lived within 60 metres of the site.



The City therefore recommends that the development of the westerns suburbs skate park proceed at the recommended location at Market Garden Swamp North Reserve Spearwood.

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

#### **Infrastructure**

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

#### **Community & Lifestyle**

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

#### **Leading & Listening**

- A responsive, accountable and sustainable organisation.

### **Budget/Financial Implications**

The projected original total cost estimated in the Developer Contribution Plan 13 was \$350,000. The cost to construct the 1000 square metre Coolbellup and Atwell Skate Park facilities in 2006 was \$90,000 per skate park.

Due to increased price competition in the Australian skate park industry the City now considers that an estimated budget of \$250,000 may be sufficient for a sub- regional skate park facility of 1000 sq. m., a 12 bay car park and drinking fountain.

The revised projected cost estimate is \$250,000 for the design and construction of the skate park, car park, and drinking fountain.

The costs estimates are:

- \$210k for the Detailed Design, Site Works, and construction of the 1,000 m<sup>2</sup>. skate park facility;
- \$28k for the Design and construction of a 12 bay Car Park; and
- \$12k for the connection and Installation of a drinking fountain.

#### **Total Estimated Cost \$250,000**

The proposal will be funded from both Council sources and DCP contributions. The DCP13 percentage contribution for the Western Suburbs skate park was 31.594% leaving the remainder to be funded from Council sources, through the Community Infrastructure Reserve Fund.

## **EXTRACT OF MINUTES OF THE ORDINARY COUNCIL MEETING 10 OCTOBER 2013**

Council share (68.406%) = \$171,015

DCP13 share (31.594%) = \$78,985

However, in order to determine a more precise cost estimate it is recommended that a budget be allocated for the detailed design stage and a quantity surveyor report. This will then provide the basis for a recommendation to Council for a budget request at the December 2013 Budget review.

The detailed design and Quantity surveyor report will require a budget allocation of \$20,000.

### **Legal Implications**

N/A

### **Community Consultation**

Public consultation was conducted in accordance with Policy AEW4 'Installation of Playground / Recreation Equipment on Reserves' for the proposed location of the Western Suburbs skate park at Market Garden Swamp North Reserve.

The Policy required that a sign be erected on the site advertising the proposed location and type of recreation equipment for two weeks, and that neighbours within 50 metres of the site will be notified in writing of the intention to locate the recreation equipment on the site. The City installed the sign in July 2013 and removed it 16 days later. The City wrote to 93 residents notifying them of the proposed development, and asked for their written feedback about whether they would like to object or support the proposal.

Three residents living within 60 metres of the proposed development responded to the correspondence stating their support, and no objections were received from nearby residents.

The City also conducted a survey to determine the views of young people and the broader community. The Youth Development Officer contacted schools in the western suburbs to invite them to participate in the on-line survey. The officer distributed and collected copies of the survey at the Star Shopping Centre Spearwood, the St Jeromes Primary School, the Spearwood Alternative School, the Cockburn Youth Centre, and at the Cockburn Youth Outrage Program.

In total 393 people responded to the on-line and hard copy surveys. Of these respondents 92.4 % were supportive or neutral and 7.6 % were against the proposed location of Market Garden Swamp North Reserve Spearwood.

### **Attachment(s)**

1. Summary of Survey results

**EXTRACT OF MINUTES OF THE ORDINARY COUNCIL MEETING 10 OCTOBER 2013**

2. Copy of Minute No. 5073 – June 2013 Ordinary Council Meeting

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

The Proponent(s) and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 10 October 2013 Council Meeting.

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

Nil.

## D-Brand Skate Parks

Mr Stacy Dennis B.BE(ArchStudies)  
Design Manager  
email: dbrance@lug.com.au

CLIENT	CITY OF COCKBURN		PROJECT		SHEET	Tol 1
	DRAWING	CONCEPT PLAN adjusted	DRAWN	PROJECT NO.		
	SCALE	DATE	BY	2014.09		
	NOT TO SCALE	01/2014	SD			

