

Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# **CITY OF COCKBURN**

# SUMMARY OF AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 9 FEBRUARY 2017 AT 7:00 PM

# Page

1.	DECLARATION OF MEETING1			
2.	APPC	DINTMENT OF PRESIDING MEMBER (IF REQUIRED)	1	
3.	DISCI	LAIMER (TO BE READ ALOUD BY PRESIDING MEMBER)	1	
4.	FINA	ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (BY PRESIDING MEMBER)		
5.	APOL	OGIES AND LEAVE OF ABSENCE	1	
6.	WRIT	TEN REQUESTS FOR LEAVE OF ABSENCE	1	
7.	RESF	PONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1	
8.	PUBL	IC QUESTION TIME	1	
9.	CONF	FIRMATION OF MEETING	1	
	9.1	(OCM 09/02/2017) - MINUTES OF THE ORDINARY COUNCIL MEETING - 8/12/2016	1	
10.	DEPL	JTATIONS	2	
11.	PETIT	FIONS	2	
12.		NESS LEFT OVER FROM THE PREVIOUS MEETING (IF DURNED)	2	
13.	CONS	ARATION BY MEMBERS WHO HAVE NOT GIVEN DUE SIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER SENTED BEFORE THE MEETING	2	
14.	COUN	NCIL MATTERS	2	
	14.1	(OCM 09/02/2017) - 2017 LOCAL GOVERNMENT ELECTIONS (085/007) (D GREEN)	2	
	14.2	(OCM 09/02/2017) - REVIEW OF WARD BOUNDARIES AND COUNCILLOR REPRESENTATION (089/004) (D GREEN) (ATTACH)	5	
	14.3	(OCM 09/02/2017) - MID-YEAR REVIEW OF THE ANNUAL BUSINESS PLAN 2016/17 (021/002) (M TOBIN) (ATTACH)	16	
15.	PLAN	INING AND DEVELOPMENT DIVISION ISSUES	19	
	15.1	(OCM 09/02/2017) - DEVELOPMENT ASSESSMENT PANELS - NOMINATION OF TWO (2) MEMBERS AND TWO (2) ALTERNATE MEMBERS BY COUNCIL TO THE SOUTH WEST METROPOLITAN AREA JOINT DEVELOPMENT ASSESSMENT PANEL (052/002) (L JAKOVCEVIC) (ATTACH).	. 19	

15.2	(OCM 09/02/2017) - AMENDMENTS TO HEALTH (ASBESTOS) REGULATIONS TO ALLOW FOR INCREASED PENALTIES AND NEW POWERS TO ISSUE INFRINGEMENTS (139/018) (N JONES) (ATTACH)	23
15.3	(OCM 09/02/2017) - CHANGE OF USE FROM FACTORY TO CLUB PREMISES- LOCATION: 4/13 PORT KEMBLA DRIVE, BIBRA LAKE - OWNER: HAYLEY LOUISE BOND, KRISTOPHER GRAHAM BOND, PETA NICOLE RYAN & SULTENE PTY LTD – APPLICANT: TERRY JOSEPH NAPOLI (DA16/0422 & 052/002) (G ALLIEX) (ATTACH)	
15.4	(OCM 09/02/2017) - ADOPTION OF PROPOSED SCHEME AMENDMENT NO. 120 – LOCATION: PORTION OF LOT 9501 BARTRAM ROAD, SUCCESS – OWNER: ALLVIVID PTY LTD – APPLICANT: PLANNING SOLUTIONS / JOHN CHAPMAN TOWN PLANNING CONSULTANT (109/121) (T VAN DER LINDE) (ATTACH)	33
15.5	(OCM 09/02/2017) - PROPOSED SCHEME AMENDMENT NO. 121 – LOT 100 PORT KEMBLA DRIVE AND LOT 4 GEELONG COURT, BIBRA LAKE (FINAL ADOPTION) (109/122) (D DI RENZO) (ATTACH)	38
15.6	(OCM 09/02/2017) - INITIATION OF PROPOSED SCHEME AMENDMENT NO. 118 – LOCATION: PARTS OF NORTH LAKE, BIBRA LAKE AND SOUTH LAKE AND THE ASSOCIATED 'FREIGHT RAIL NOISE AREA' LOCAL PLANNING POLICY- OWNER: VARIOUS - APPLICANT: THE CITY OF COCKBURN (L SANTORIELLO) (109/118) (ATTACH)	46
15.7	(OCM 09/02/2017) - PROPOSED STRUCTURE PLAN – LOT 559 (NO 332) WENTWORTH PARADE, SUCCESS – OWNER: GOLD ESTATES HOLDINGS PTY LTD – APPLICANT: ROBERTS DAY (110/157) (T VAN DER LINDE) (ATTACH)	70
15.8	(OCM 09/02/2017) - MIXED USE 11 UNIT COMMERCIAL DEVELOPMENT- LOCATION: 52 & 56 (LOTS 370 & 369) ENTRANCE ROAD, SPEARWOOD – OWNER: HOLDEN DEVELOPMENTS PTY LTD (DA16/0723 & 052/002) (D J VAN RENSBURG) (ATTACH)	78
15.9	(OCM 09/02/2017) - RECREATION (BOWLING AND RECREATION CENTRE) – LOCATION: 40 (LOTS 510 & 511) BIRCHLEY ROAD, YANGEBUP – OWNER: STATE OF WA (MGT ORDER: CITY OF COCKBURN) – APPLICANT: CITY OF COCKBURN – (DA16/0892 & 052/002) (D J VAN RENSBURG) (ATTACH)	93
15.10	(OCM 09/02/2017) - TELECOMMUNICATIONS INFRASTRUCTURE – LOCATION: NO. 111 (LOT 32) HARPER ROAD, BANJUP – OWNER: NEIL & MIRANDA MCCRUDDEN – APPLICANT: PLANNING SOLUTIONS (DA16/0823) (R TRINH) (ATTACH)1	08
15.11	(OCM 09/02/2017) - PROPOSED STRUCTURE PLAN - HAMMOND GROVE WEST – OWNER: MULTIPLE LANDOWNERS – APPLICANT: ROBERTS DAY (110/160) (R PLEASANT) (ATTACH)1	18
15.12	(OCM 09/02/2017) - ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES, INTERSECTION OF GIBBS AND LIDDELOW ROADS, BANJUP (041/001) (K SIM) (ATTACH)1	30

	15.13	(OCM 09/02/2017) - ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES, JANDAJOT AND SOLOMON ROAD JANDAKOT (041/001) (K SIM) (ATTACH)	133
	15.14	(OCM 09/02/2017) - ACQUISITION OF LOT 9501 VIVALDI STREET HAMMOND PARK (041/001) (K SIM) (ATTACH)	136
	15.15	(OCM 09/02/2017) - PROPOSED STRUCTURE PLAN – LOT 558 (19) LAUDERDALE DRIVE, SUCCESS – OWNER: GOLD ESTATES HOLDINGS PTY LTD – APPLICANT: ROBERTS DAY (110/158) (G LILLEY) (ATTACH)	138
	15.16	(OCM 09/02/2017) - PROPOSED STRUCTURE PLAN – LOT 21 (NO 583) ROCKINGHAM ROAD, MUNSTER – OWNER: M AND S OREB – APPLICANT: HARLEY DYKSTRA (110/159) (G LILLEY) (ATTACH) .	147
16.	FINAN	ICE AND CORPORATE SERVICES DIVISION ISSUES	155
	16.1	(OCM 09/02/2017) - LIST OF CREDITORS PAID - NOVEMBER & DECEMBER 2016 (076/001) (N MAURICIO) (ATTACH)	155
	16.2	(OCM 09/02/2017) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - NOVEMBER AND DECEMBER 2016 (071/001) (N MAURICIO) (ATTACH)	156
	16.3	(OCM 09/02/2017) - SALE OF LAND FOR RECOVERY OF OUTSTANDING RATES (150/011; 2205979; 6001553) (S DOWNING) (ATTACH)	166
	16.4	(OCM 09/02/2017) - MID-YEAR REVIEW OF 2016/17 MUNICIPAL BUDGET (075/011) (S DOWNING) (ATTACH)	168
17.	ENGI	NEERING AND WORKS DIVISION ISSUES	174
	17.1	(OCM 09/02/2017) - TEMPORARY TRAFFIC CONTROLS – NORTH LAKE ROAD/BERRIGAN DRIVE INTERSECTION (157/008) (C SULLIVAN) (ATTACH)	174
	17.2	(OCM 09/02/2017) - WASTE SERVICE AGREEMENT BETWEEN CITY OF COCKBURN AND SMRC (028/006 & 091/006) (C SULLIVAN) (ATTACH)	178
18.	COMN	IUNITY SERVICES DIVISION ISSUES	
	18.1	(OCM 09/02/2017) - SCHEDULE OF FEES AND CHARGES - COCKBURN AQUATIC AND RECREATION CENTRE (154/006) (B MCEWIN) (ATTACH)	181
	18.2	(OCM 09/02/2017) - LEASE OF LOT 104 VETERANS PARADE, COCKBURN CENTRAL FROM LANDCORP ( R AVARD ) (6028116 & 041/008) ( ATTACH)	
19.	EXEC	UTIVE DIVISION ISSUES	189
20.	ΜΟΤΙΟ	ONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	189
21.		CES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION	189
22.		BUSINESS OF AN URGENT NATURE INTRODUCED BY MEMBERS	190
23.		ERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE	
24.	CONF	IDENTIAL BUSINESS	190

25	(OCM 09/02/2017) - RESOLUTION OF COMPLIANCE	.190
26	(OCM 09/02/2017) - CLOSURE OF MEETING	.190

Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# CITY OF COCKBURN

# AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 9 FEBRUARY 2017 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. WRITTEN REQUESTS FOR LEAVE OF ABSENCE
- 7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE
- 8. PUBLIC QUESTION TIME
- 9. CONFIRMATION OF MEETING
  - 9.1 (OCM 09/02/2017) MINUTES OF THE ORDINARY COUNCIL MEETING - 8/12/2016

#### RECOMMENDATION

That Council confirms the Minutes of the Ordinary Council Meeting held on Thursday 8 December 2016, as a true and accurate record.

# **COUNCIL DECISION**

#### 10. **DEPUTATIONS**

- 11. PETITIONS
- 12. BUSINESS LEFT OVER FROM THE PREVIOUS MEETING (If adjourned)
- 13. DECLARATION BY MEMBERS WHO HAVE NOT GIVEN DUE CONSIDERATION TO MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING
- 14. COUNCIL MATTERS
  - 14.1 (OCM 09/02/2017) 2017 LOCAL GOVERNMENT ELECTIONS (085/007) (D GREEN)

**RECOMMENDATION** That Council:

- (1) declare, in accordance with Section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the 2017 Ordinary Elections, together with any other elections or polls which may be required; and
- (2) decide, in accordance with Section 4.61(2) of the Local Government Act 1995, that the method of conducting the election will be as a postal election.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

# Background

Council is required to conform to legislation procedures prior to each ordinary election day, if it wishes to undertake its elections by postal voting. This relates to declaring the Electoral Commissioner to be responsible for the elections and that the method of voting be by postal vote.

#### Submission

N/A

#### Report

There will be six (6) vacancies on Council for the 2017 Elections, being the Mayor, two Councillors each in West and Central Wards and one in East Ward.

Retiring are Mayor Howlett and Councillors Allen and Sweetman (West), Councillors Eva and Houwen (Central) and Councillor Smith (East).

Council has recently received correspondence from the Western Australian Electoral Commissioner advising of its agreement to be responsible for the conduct of these elections, plus any extraordinary elections and/or polls of electors.

The correspondence also contains an implied invitation for Council to utilise the Commissioner's services to undertake the elections on Council's behalf.

To comply with the provisions of the Act, Council is required to adopt the recommendations relative to the decisions to utilise the Commissioner to conduct the elections and to conduct them by postal vote.

Council first used this method at the inaugural elections of a new Council (Mayor and 9 Councillors) in December, 2000, following the dismissal of the previous Council.

The resultant voter turnout of over 43% was a vast improvement on previous "in person" elections held by Council, which typically attract about 10% voter participation.

Even the more than 32% participation rate in the 2007 elections was encouraging, given that there were only four (4) vacancies contested. The most recent Mayor and Councillor Elections in 2013 attracted a 24% participation rate for the Mayoral plus five (5) Councillor vacancies, while the 2015 Elections rate for four (4) Councillor vacancies was 31%.

As Council's budget has accommodated estimated costs of conducting the elections by post, it is recommended that Council continue with this method which should guarantee healthy community input to these elections.

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

#### Leading & Listening

• Deliver sustainable governance through transparent and robust policy and processes

# **Budget/Financial Implications**

\$246,000 is required within the Governance (Elections) Account in 2017/18 to cover costs associated with the election.

# Legal Implications

Part 4 of the Local Government Act, 1995, and the Local Government (Elections) Regulations, 1997 (as amended) refer.

# **Community Consultation**

N/A

# **Risk Management Implications**

A moderate level of non–compliance with statutory requirements exists should Council not support the recommendation.

# Attachment(s)

N/A

# Advice to Proponent(s)/Submissioners

N/A

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

Nil.

# 14.2 (OCM 09/02/2017) - REVIEW OF WARD BOUNDARIES AND COUNCILLOR REPRESENTATION (089/004) (D GREEN) (ATTACH)

#### RECOMMENDATION

That Council recommend to the Local Government Advisory Board the making of an Order under Schedule 2.2(9) of the Local Government Act 1995, pursuant to Section 2.2(1) (c) of the Act, to change the boundaries of the existing Wards, depicted as **Option 1** in the Report.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

# **COUNCIL DECISION**

# Background

At the Council Meeting conducted on 13 October 2016, the following resolution was carried:

That Council, in accordance with Clause 7 Schedule 2.2 of the Local Government Act 1995:

- 1. gives public notice advising of the review of Ward boundaries and Councillor numbers per Ward, and
- 2. invites submissions from the public in respect of the review for a period closing 1 December 2016.

Following from this decision, the matter has been widely advertised for public comment and submissions invited. The closing date for submissions was advertised as 1 December 2016; however, was extended to 23 December 2016 at the request of some Community Organisations which were due to consider the matter at their December meeting.

#### Submission

N/A

#### Report

On 29 August 2016, correspondence was received from the Local Government Advisory Board reaffirming the requirements of the Local Government Act 1995, in relation to the statutory provisions regarding a review of the current Ward structure and Councillor numbers.

The Board's assessment of Council's current structure (2015) is portrayed as follows:

Ward	No. of Councillors 2015	No. of Electors	Ward Ratio	Deviation
West	3	17,364	5,788	+16.9%
Central	3	20,892	6,964	0.0%
East	3	24,450	8,150	-17.0%
TOTAL	9	62,706	6,967	0.0%

To ensure that the required changes can be implemented in time for the October 2017 local government elections, the review and recommendations must be submitted to the Board by 31 March 2017.

It is therefore necessary that this process be dealt with in accordance with the timeframe committed to in Council's October 2016 decision to enable the Board's requirements to be satisfied. The proposed Options have been promoted in Council publications and website, as well as provided directly to the City's numerous Resident Groups, as a means of soliciting public comment on these and any other alternatives for Council's consideration, which is required as part of the full report following the close of the submission period. This report will also consider other factors such as financial, physical / topographical features and community of interest issues in addition to the demographic make - up of the District, as required by the Act.

At the close of the public comment period, 24 submissions had been received. 13 of these submissions provided written commentary in support of their preference. These are summarised in the attachment (4) to the Report and the conclusion drawn from them and further supported by the updated statistical data, is that Option 1 be the Council's preferred position. It is considered this Option best addresses the future development of the City of Cockburn by generally standardising representation levels and being able to make adjustments to Councillor numbers to reflect this, on a consistent basis, over time.

This Option also presents as the one which allows for a consistent continuity of Councillor representation for both the current and longer terms, as it allows for a future scenario which enables Councillor representation to be distributed evenly across the three Wards initially and increased on an even and rational basis over time and in line with the anticipated development of the district over the next two decades.

The assessment process has been simplified to a large extent by the recent receipt of the latest elector numbers from the WA Electoral Commission. These figures accurately represent the elector base across the City of Cockburn and, when used in conjunction with the City's "population id" software, enables forecast population growth and densities to be more reliably predicted. This tool is able to quantify the statutory development and planning processes at both local and state planning levels to provide much greater clarity in assessing longer term population growth outcomes for the City of Cockburn, although the future timing of such growth remains somewhat unclear, given the uncertainty of the economy.

However, what the latest elector and population data estimates also reveals, is that the growth rate is not as high as has been predicted in the past. It was previously assumed that the district would be effectively fully developed, in terms of residential stock, by mid – 2020's. Given the increase in electors since the previous review in 2008 equates to around 15,000, there will be at least one more electoral review required by Council prior to the full development of the City. Broader economic data would tend to support this premise, with property affordability likely to be a factor in reducing the rate of population growth across Cockburn for the short term future at least. If this proves to be the case, there is no doubt that development within the district will be curtailed and have a consequential impact on the population growth by up to 10 years. This will have a flow on effect on the manner in which any representative structure of the Council will be managed into the future.

What was considered to be the "ultimate" scenario at the time of the previous review in terms of full development for the district (i.e.2026) is now likely to be 2036 at least, which is well beyond the next statutory timeframe for a formal review to be conducted in accordance with the requirements of the Act.

Therefore, it is likely that at least two further "interim" assessments will be required before Council contemplates what would be its "ultimate" developed scenario.

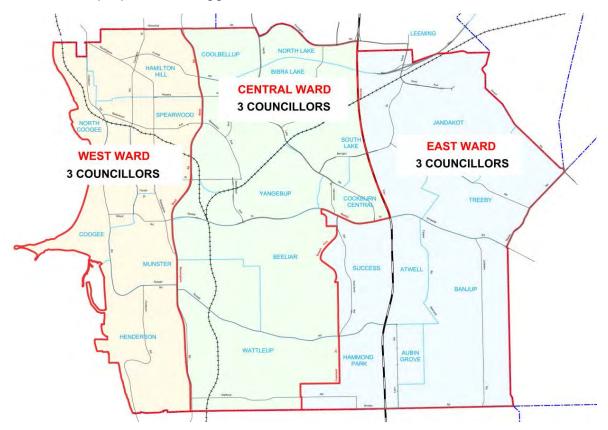
Accordingly, it is recommended that Council does not consider a reflection of its district development beyond the 2026 forecasts provided in this Report, thus enabling a modified amendment to the current structure and providing for a shorter term solution which is more closely aligned with the current situation in terms of familiarity and elector / councillor ratios.

This scenario is best reflected in **Option 1** and is achieved by:

- relocating the suburbs of South Lake and Cockburn Central from East ward to Central ward;
- extending the boundary of West ward and Central ward to follow the Stock Road / Rockingham Road alignment to the southern district boundary with the City of Kwinana;
- annexing the more recently residentially developed portion of the Munster locality (west of Rockingham Road) from Central ward into West ward, with the more rural focussed part of that locality (east of Rockingham Road) retained in Central ward; and
- transferring the industrial locality of Henderson from Central ward to West ward, although this has little impact on elector numbers given there are no traditional residential landholdings within this area.

In effect, this outcome will provide the redrawn Central ward with the majority of the current (2016) elector base, but not to the extent that it will unduly impact on the ratio criteria, which is endeavoured to represent an equitable distribution of electors to councillors between and within each ward.

The proposal, as suggested, is illustrated as follows:



Ward	No. of Councillors	No. of Electors	Ward Ratio	Deviation
West	3	22,039	1:7,346	+2.7%
Central	3	24,025	1:8,008	-6.1%
East	3	21,866	1:7,287	+3.4%
TOTAL	9	67,930	1:7,548	0.0%

While these figures may, at first glance, appear to represent a level of under representation for Central ward councillors and a likely over representation scenario for East and West ward councillors in the short term, it is expected that any disparity will soon be absorbed in the medium term, according to the "population id" forecast, which presents a very different look, according to its 2021 estimates. If these figures transpire, as predicted, the ratios are likely to be reduced to a much lesser deviation margin, as illustrated in the following Table:

Ward	No. of Councillors	No. of Electors	Ward Ratio	Deviation
West	3	26,958	1:8,986	-1.0%
Central	3	26,535	1:8,845	+0.5%
East	3	26,535	1:8,845	+0.5%
TOTAL	9	80,028	1:8,892	0.0%

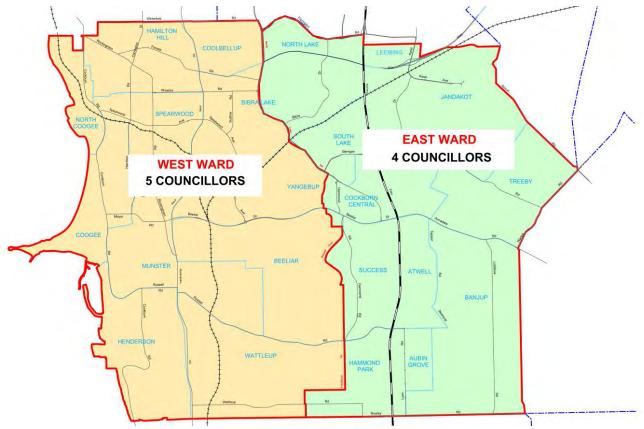
As can be seen, this scenario represents a near perfect councillor/elector ratio and continues to remain within an acceptable deviation as development and growth unfold, assuming the "population id" estimates are maintained until 2026, as demonstrated below:

Ward	No. of Councillors	No. of Electors	Ward Ratio	Deviation
West	3	30,636	1:10,212	-3.3%
Central	3	28,972	1:9,657	+2.3%
East	3	29,378	1:9,793	+1.0%
TOTAL	9	88,986	1:9,887	0.0%

At this stage, "population id" estimates the residential development of the City to be substantially (85% - 90%) completed by then. However, as another statutory review of the situation will be required in 2024, this will provide an opportunity for the statistics to be refreshed and applied to the reality of the time, as the growth of the City reaches its final stages.

Of the other Options released for public comment, only Option 2 (2 wards) was able to meet an acceptable level of percentage deviation, when the predicted elector numbers are modelled to that scenario. However, the 2 wards structure is not enhanced by a lessened Community of Interest factor and it is difficult to justify the elimination of one ward on that basis, as that scenario produces an imbalance in the number of councillors per ward (5 for West and 4 for East), whereas

the recommended Option provides for an equal distribution of 3 councillors for each ward across the district.



Consideration factors relevant to the preferred **Option 1** are described as follows.

This option clearly divides the City into East, Central and West Wards, thus retaining the current descriptors for the three Ward models that has been in place since 2000.

#### Community of Interests

(1) West Ward

The older well established suburbs of Hamilton Hill, Spearwood and Coogee are retained and are supplemented by the newer mixed residential stock contained in North Coogee and Munster. Also included in the Ward is the marine industrial strip of Henderson.

There is a range of Council services throughout the Ward to service the broader area. Notable among these facilities are the Coogee Beach Surf Life Saving Club, Wally Hagan Stadium, home of the State Basketball League team, Cockburn Cougars, Spearwood Library and a significant number of facilities for senior citizens, being the Cockburn Seniors Centre, in Spearwood, the Cockburn Senior Citizens Association, in Hamilton Hill and the Jean Willis Centre, in Hamilton Hill, which provides a range of Home and Community Care (HACC) services to aged and infirmed clients residing in the City of Cockburn.

A range of active sporting reserves also exist within the Ward, primarily Davilak Reserve, in Hamilton Hill and Beale Park, in Spearwood, in addition to a number of smaller reserves to service the growing number of sporting clubs across the district. Added to this are a number of community halls, highlighted by the Hamilton Hill Memorial Hall, which cater for a range of community based and artistic pursuits. The iconic Manning Park, featuring the historic Azelia Ley Museum, is also located in Hamilton Hill, and is used for many passive purposes, as well as being the focus of several large scale community events and concerts.

Not for profit Clubs, such as the Spearwood Dalmatinac Club and the Cockburn Returned Services League, in Hamilton Hill, also service the City from this Ward.

The rapidly developing Port Coogee Marina will become a future entertainment and leisure hub for the City. The Phoenix Park Shopping Centre, in Spearwood, serves as the main commercial precinct for the Ward, supported by smaller centres in each of the other suburbs.

#### (2) Central Ward

Traditionally, this Ward contains those established suburbs such as Coolbellup, Bibra Lake and North Lake in the northern part of the City and moves south to include Yangebup and the newer suburb of Beeliar. Further south is the current rural area of Munster, in addition to Wattleup, which is earmarked to become an extension of the Kwinana Heavy Industry zone, to be known as "Latitude 32", in the future. This Option also seeks to include the established suburb of South Lake and the newly developing "heart" of the City, being Cockburn Central.

This will provide Central Ward with a major development focus going forward, integrating an exciting new hub with the mostly fully developed residential areas which make up the majority of the rest of the Ward. The "Cockburn Central West" development is strategically the most important integrated project ever undertaken by the City of Cockburn. In conjunction with the State Government's development arm (Land Corp), this will see the collaboration of the City's (and Region's) most extensive community facility, the Cockburn Aquatic and Recreation Centre, with a large multi residential development which will cater for the residential needs of those who seek higher end apartment style living alternatives. Located within this development will be community playing fields, including the training and administration base of the Fremantle Dockers Football Club.

The Ward is well serviced by a large industrial estate in Bibra Lake, together with a number of smaller commercial centres distributed among the suburbs to provide for the shopping needs of its residents.

Each suburb within the Ward also contains a variety of active and passive reserves, as well as community halls to serve the needs of the population. A significant number of important lakes, forming part of the Beeliar Wetlands chain, are also located centrally in this Ward.

In addition, the City`s premier upper school, Lakelands High School, is located within this Ward, in South Lake.

(3) East Ward

East Ward is the "growth" area of Cockburn, in terms of "traditional" residential development for young families. This includes the significant new residential areas of Aubin Grove, Hammond Park, Success and Treeby, as well as the semi – rural areas of Banjup and Jandakot. The Ward also includes the Jandakot Airport, with its substantial industrial and commercial holdings. Added to this is an extensive range of large retail stores located in southern Jandakot, branded as "Cockburn South Central".

The Cockburn Gateways Shopping Centre is not only the centrally focussed commercial area within the Ward, but also one of Regional significance, given its vast array of shops and services located on its Success site. Supplementing this large Centre are significant other large community facilities located on the adjoining property. These include the Cockburn Youth Centre, Success Public Library and the Cockburn Integrated Health Facility which provides a range of specialist and general health practitioners available for community access.

A large sporting facility is located in the western portion of the Ward (Success) and is complemented by a significant active reserve in Atwell, which is also home to the City`s premier skate park. Significant community buildings and playing fields are also located within the Ward in Hammond Park, Aubin Grove and Atwell to ensure the needs of a rapidly developing community are adequately allowed for.

A number of educational facilities are located in the newer suburbs within the Ward, with the most notable being the City's largest High School, situated in Atwell.

#### Physical and Topographic Features

The major physical feature of the Ward boundaries in the proposed Option is that they are aligned, in all but one case, with locality (suburb) boundaries. This has been consciously done to eliminate any confusion which could be caused at having Ward boundaries which cross over suburb boundaries, effectively separating residents of the same suburb into different Wards.

The one exception to this scenario is that it is proposed to dissect the current suburb of Munster into separate Wards, using Stock / Rockingham Road as the defining boundary. This will create two distinct parts of the locality – the traditional rural area to the east of Cockburn Cement and the new residential developments to the west of Stock / Rockingham Road.

The boundaries of the proposed West and Central Wards are clearly separated by Stock Road in the north which continues in a southerly direction to join Rockingham Road as a major arterial link.

The separation between Central and East Wards, while less clear, is aligned with locality boundaries and follows major roads in a north/south direction along the Kwinana Freeway to Beeliar Drive and then follows the western boundaries of the suburbs of Success and Hammond Park from Beeliar Drive in a southerly direction until it connects to the boundary with the City of Kwinana.

#### Demographic Trends

Population growth will occur primarily in North Coogee in the West Ward, particularly as the "Cockburn Coast" is developed by the State Government (Land Corp) as a high end residential and mixed commercial / retail sector over the next 20 years.

Growth in the East Ward will be most noticeable in the suburbs of Hammond Park and Treeby as these residential cells are completed over the next decade. Increased population in the Central Ward will be seen in the suburb of Cockburn Central, which will be mostly in the form of high density apartments and will take place mostly over the next 5 - 8 years.

#### Economic Factors

From the City's perspective, there is a reasonable equality in the distribution of rates revenue and property land usage classification across the three Wards in the recommended Option, as demonstrated in the following tables:

#### % of Rate Revenue Collected

Number of Rateable Properties

West	32.8%
Central	
East	31.2%

Residential Land Use

West	32.9%
Central	34.5%
East	32.6%

Commercial / Industrial Land Use

West.....25.9% Central......37.3% East......36.8%

#### Ratio of Councillors to Electors

As previously mentioned and illustrated in this Report, the preferred Option demonstrates an acceptable level of equity in terms of Councillor / Elector ratios initially and is more evenly distributed into the future, using the population forecast data currently available. These figures will be amended as updated information becomes available, but is unlikely to dramatically impact on the figures in the foreseeable (5 year) future. If the need to further adjust Ward boundaries within this timeframe becomes evident because of an unacceptable imbalance in the level of Councillor / Elector ratio numbers, then the City's administration will inform the Council (and the Local Government Advisory Board), of its intention to undertake that exercise.

# Short Term Current Scenario (2016)

Ward	No. of Councillors	No. of Electors	Ratio
West	3	22,039	1:7,346 (+2.7%)
Central	3	24,025	1:8,008 (-6.1%)
East	3	21,866	1:7,287 (+3.4%)
TOTAL	9	67,930	1:7,548

# Long Term Ultimate Scenario (2026)

Ward	No. of Councillors	No. of Electors	Ratio
West	3	30,636	1:10,212 (-3.3%)
Central	3	28,972	1:9,657 (+2.3%)
East	3	29,378	1:9,793 (1.0%)
TOTAL	9	88,986	1:9,887

It is considered appropriate to retain the current allocation of 9 Councillors spread equally across the three Wards, in addition to retaining the Mayor being elected independently at large, making a total of ten elected members to represent the Cockburn district for the term of this review (i.e. 2016 - 2026).

Upon the undertaking of the next 8 yearly statutory review (circa 2024), it may be more appropriate to consider the allocation of extra councillor positions to represent the community at the time when the district will be nearing full development.

# **Strategic Plan/Policy Implications**

# Leading & Listening

• Deliver sustainable governance through transparent and robust policy and processes

# **Budget/Financial Implications**

N/A

# Legal Implications

Section 2.2 (1) and Schedule 2.2 (9) of the Local Government Act 1995 refer.

# **Community Consultation**

Widespread advertising of the Review was undertaken to solicit public comment on the Options and other alternatives. In addition, a Discussion Paper was prepared and sent to Resident Groups within

the City as an encouragement for those Groups to consider preparing a submission on the matter.

Consequently, 24 responses were received, 13 of which provided additional commentary in support of their preferred Option.

#### **Risk Management Implications**

A *Moderate* risk level for non-compliance exists should Council not adopt the recommendation and provide a response to the Local Government Advisory Board prior to 31 March 2017, as requested, recommending an amended Ward structure be endorsed and introduced in time for the 2017 local government elections.

# Attachment(s)

- 1. Correspondence Local Government Advisory Board
- 2. Schedule of Submissions
- 3. Discussion Paper

# 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 9 February 2017 Council Meeting.

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

Nil.

# 14.3 (OCM 09/02/2017) - MID-YEAR REVIEW OF THE ANNUAL BUSINESS PLAN 2016/17 (021/002) (M TOBIN) (ATTACH)

# RECOMMENDATION

That Council note the information in the 2016/17 Annual Business Plan mid-year review, as attached to the Agenda.

COUNCIL DECISION

# Background

Council adopted its Annual Business Plan 2016/17 at the Special Council Meeting on 23 June 2016. It ties the objectives of the Strategic Community Plan and the activities listed in the Corporate Business Plan to the activities and services delivered by Business and Service Units. A midyear review of the Annual Business Plan takes place to formally report what has been achieved, what is outstanding and what new significant projects are identified.

The budget for 2016/17 is reviewed at the same time and is the subject of a separate report.

#### Submission

N/A

#### Report

This year's Annual Business Plan has two significant areas of business change for the City in the handover of Port Coogee Marina and the building of Cockburn ARC. The handover of the Port Coogee Marina to the City was successful and a small team is in place to manage the facility. Progress is being made toward improvements to marina security and services as well as addressing incomplete or defective infrastructure items, including fuel supply.

Our biggest project to date, Cockburn ARC (Aquatic and Recreation Centre), is on schedule with building works almost complete. The next stage will be the fit out of the complex followed by testing of equipment and procedures prior to the grand opening.

An update on these is listed on the first few pages of the attachment under Plan Update, along with other major activity for each strategic theme. This is followed by a table for each Business and Service Unit which shows updated financial information; key performance indicators; progress toward targets; and year to date FTE (Full Time Equivalent employees). The narrative text for each unit has a brief progress report on the activities and initiatives planned for 2016/17. Additionally, new projects not previously identified have been added if deemed significant.

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

#### City Growth

Plan for population growth of our City and maintaining our strong financial position.

#### Moving Around

Facilitate safe, efficient, connected and sustainable movement around the City.

#### Community, Lifestyle & Security

Provide safe, attractive, healthy programs and infrastructure for a diverse range of activity and people.

#### Economic, Social & Environmental Responsibility

Enable a sustainable future economically, socially and environmentally including business activity, job opportunities and sustainable use of resources.

#### Leading & Listening

Continue being accountable to our community and engaging with you through multiple effective communication channels.

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

The Annual Business Plan is budgeted in the Annual Budget 2016/17, as reviewed mid-year.

#### Legal Implications

N/A

#### **Community Consultation**

External community consultation is not required for this report. Key internal stakeholders have been consulted and have provided significant input to this report.

#### **Risk Management Implications**

It is recommended that Council only note the information contained in the Annual Business Plan 2016/17 mid-year Review so there is little risk should it decide not to note the information.

#### Attachment(s)

Annual Business Plan – Mid-year Review 2016/17

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

N/A

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

Nil.

#### 15. PLANNING AND DEVELOPMENT DIVISION ISSUES

#### 15.1 (OCM 09/02/2017) - DEVELOPMENT ASSESSMENT PANELS -NOMINATION OF TWO (2) MEMBERS AND TWO (2) ALTERNATE MEMBERS BY COUNCIL TO THE SOUTH WEST METROPOLITAN AREA JOINT DEVELOPMENT ASSESSMENT PANEL (052/002) (L JAKOVCEVIC) (ATTACH)

#### **RECOMMENDATION** That Council

- (1) nominate \_\_\_\_\_ and \_\_\_\_\_ as its two members to the South West Metropolitan Area Joint Development Assessment Panel ("SWMAJDAP");
  - (2) nominate \_\_\_\_\_ and \_\_\_\_\_ as its two alternate members to the South West Metropolitan Area Joint Development Assessment Panel ("SWMAJDAP"); and
  - (3) advise the Director General of the above appointments to the SWMAJDAP online by 28 February 2017.

# **COUNCIL DECISION**

#### Background

The City has recently been notified by the Director General of the Department of Planning that the appointments of the current local government DAP members expire on 26 April 2017.

The City is requested to nominate four Elected Members of the Council, comprising two local members and two alternate local members to sit on the respective DAP as required. Two Councillors will be local members, with the two deputy local members to be called upon if an issue of quorum arises. The Minister will appoint the local government representatives following receipt of all local government nominations. The term of office must not exceed (2) two years, expiring in April 2019.

All appointed local members will be placed on the local government member register and advised of DAP training dates and times. It is a mandatory requirement, pursuant to the DAP regulations, that all DAP members attend training before they can sit on a DAP and determine applications. Local government members who have previously undertaken training are not required to attend further training, but are encouraged to attend refresher training as the DAP are changing from 1 February 2017.

When selecting nominees, Council should consider that local government elections may result in a change to DAP membership if current Councillors, who are DAP members, are not re-elected. If members are not re-elected, the local government will need to renominate for the Minister's consideration. DAP members are entitled to be paid for their attendance at DAP meetings and training, unless they call within a class per persons excluded from payment.

#### Submission

N/A

# Report

The 2010 Amendment Act resulted in a number of amendments to the *Planning and Development Act 2005* (PD Act). Part 3 in particular, introduced Part 11A – Development Assessment Panels, into the PD Act. To give new effect to these provisions, the *Planning and Development (Development Assessment Panels) Regulations 2011* ('DAP Regulations') were introduced. The DAP Regulations provide the heads of power enabling the operation, constitution and administration of DAPs.

As described in the Western Australian Planning Commission (WAPC) Planning Bulletin 106/2011, *DAPs* are panels comprising a mix of technical experts and local government representatives with the power to determine applications for development approvals in place of the relevant decision making authority. The introduction of DAPs is one of the fundamental principles of the national Development Assessment Forum's leading practice model for development assessment.

There is a total of 9 DAPs Local Government Members established by the Minister for Planning. All DAPs comprise the following membership:

- Two (2) Local Government representatives.
- Three (3) Specialist Members, one of whom will be the Presiding Member, one who will be the Deputy Presiding Member, and one

who will otherwise possess relevant qualifications and/or expertise.

A local authority is required to nominate two (2) members and two (2) alternate members. The alternate members replace permanent local government DAP members when required (due to illness, leave or other cause). Alternate members will be used when an issue of quorum arises or when a DAP members is unable to act by reason of illness, absence or other cause. Deputy local members cannot sit in the place of specialist members, just as deputy specialists members cannot sit in the place of local members.

In all instances, nominated DAP members and alternate members are required to undergo mandatory training before they can sit on a DAP. Training addresses the Western Australian planning and development framework, planning law, the operation of a DAP, the DAP Code of Conduct and the expected behaviour of DAP members.

DAP members will be paid by the Department of Planning where they successfully complete the required training. DAP members attending a DAP meeting will also be paid a sitting fee per meeting. Similarly, reimbursement of all travel expenses incurred when attending a DAP meeting is provided for by the DAP Regulations. Current fees and reimbursements are available on the Department of Planning's website.

All DAP members are appointed for a term of two (2) years.

DAPs meet on an irregular basis as applications that fall within the criteria are received. The City of Cockburn forms part of a Joint Development Assessment Panel (JDAP) for the South West Metropolitan Area. Other local authorities comprising this JDAP include the Cities of Fremantle, Kwinana and Rockingham, and the Town of East Fremantle. Occasionally the City of Mandurah may be included.

The two appointed local government members are required to attend a JDAP meeting when an application for development within their local authority is to be determined. If they are unable to attend notice is to be given to the DAP secretariat and an alternate member is contacted by the secretariat. Meetings may be held at any of the member Councils offices or Department of Planning in Perth at the direction of the DAPS secretariat. These meetings are between 15 minutes – 60 minutes. Members only need to attend for the City of Cockburn items, not for other local government authority items.

In 2016, there were 16 JDAP meetings for which the City of Cockburn had submitted items. Most of these meetings were held at the City of

Cockburn; although some were held at the Department of Planning in Perth and a couple of meetings were held in the City of Fremantle and the City of Kwinana.

Sitting fees are paid by the Department of Planning and are as follows:

- Consideration of a Form 1 application a local government member is paid \$425.
- Consideration of a Form 2 application a local government member is paid \$100.
- If considering a Form 1 and 2 together, \$425 only will be paid.

This information is available on the Department of Planning, Development Assessment Panel website for members to view.

# **Strategic Plan/Policy Implications**

#### City Growth

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

# **Budget/Financial Implications**

There are no budgetary or financial implications arising from the nomination and appointment of Councillors to the JDAP.

#### Legal Implications

Planning and Development Act 2005 (as amended). Approvals and Related Reforms (No. 4) (Planning) Act 2010. Planning and Development (Development Assessment Panels) Regulations 2011.

#### **Community Consultation**

N/A

#### **Risk Management Implications**

Should the local government fail to nominate four representatives, the Minister has the power to appoint two alternative community representatives to ensure local representation is always present on a panel. The regulations require that these alternate representatives are residents of the local area and have relevant knowledge or experience that, in the opinion of the Minister, will enable them to represent the interests of their local community.

# Attachment(s)

- 1. Letter from JDAP outlining nomination details.
- 2. JDAP Nomination Forms

# Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 09/02/2017) - AMENDMENTS TO HEALTH (ASBESTOS) REGULATIONS TO ALLOW FOR INCREASED PENALTIES AND NEW POWERS TO ISSUE INFRINGEMENTS (139/018) (N JONES) (ATTACH)

#### **RECOMMENDATION** That Council

- approve the position of Manager Health Services as an "Approved Officer" for the purposes of Part 2 of the Criminal Procedures Act 2004 and;
- (2) approve all Environmental Health officers (EHOs) as "Authorised Officers" for the Purposes of Part 2 of the Criminal Procedures Act 2004.

# COUNCIL DECISION

# Background

During the consultation of the Public Health Act 2016, local governments indicated that the penalties under the Health (Asbestos) Regulations 1992 ("the Regulations") are inadequate and are of particular concern in the context of the management of asbestos where the costs of complying with the Regulations can greatly exceed the penalty for non-compliance. The previous penalties were a maximum of \$1000 with a daily penalty not exceeding \$100.

#### Submission

The City wrote to the Minister of Health about the inadequate penalties contained within the Health (Asbestos) Regulations 1992 and has encouraged the Department of Health to review and increase the penalties.

#### Report

The penalties under the Regulations are inadequate and did not act as a deterrent, in the context of the management of asbestos where the costs of complying with the regulations can greatly exceed the penalty for non-compliance.

Due to the significant potential public health risks associated with the mishandling of asbestos cement materials, the City, with many other Local Governments have advocated for higher penalties and the ability to issue infringement notices as an immediate measure to deter unlawful conduct and encourage compliance.

As such, the Regulations will be amended to increase the penalties for offences under the Regulations and to enable local governments to issue infringement notices for specified offences.

Although the Regulations will be repealed as part of the broader implementation of the Public Health Act 2016, this will not occur until the final stages of implementation, which is still approximately 3 to 5 years away. Therefore, as an interim measure until the modern penalty framework of the Public Health Act 2016 applies, the penalties under the Regulations are to be increased and local governments given the ability to issue infringement notices for offences.

These changes will come into operation on 24 January 2017 and have been confirmed in the recent Government Gazette dated 10 January 2017.

#### Increased penalties

The penalties for offences under the Regulations are to be increased to provide that a person who commits an offence against the Regulations is liable upon conviction to:

- a penalty of not more than \$10,000, and
- if the offence is of a continuing nature, to an additional daily penalty of not more than \$1,000.

- A corporation may be fined up to five times this amount under section 40(5) of the Sentencing Act 1995.
- The Regulations provide Local Government ability to issue infringements from \$1000 to \$2000 for various offences under the Regulations.

#### Infringement notices

An infringement notice is a notice that the person to whom it is directed has committed an alleged specified offence under a regulation, and requires payment of a specified monetary amount for the offence within a specified time.

Infringement notices provide a cost effective and efficient method of dealing with some offences. Non-payment of an infringement notice can result in referral to a court for hearing or enforcement action may be taken under the Fines, Penalties and Infringement Notices Enforcement Act 1994.

A local government may appoint a person or class of persons to be:

- authorised officers; or
- approved officers

for the purposes of Part 2 of the Criminal Procedure Act 2004. This appointment must be in writing.

Authorised officers for the purposes of Part 2 of the Criminal Procedure Act 2004 are the persons who are authorised to issue infringement notices under the Regulations on behalf of the local government. It is proposed that EHOs be approved by Council to be Authorised Officers under these circumstances.

Approved officers for the purposes of Part 2 of the Criminal Procedure Act 2004 are the persons authorised to extend the period to pay or withdraw an infringement notice. It is proposed that the City's Manager Health Services be approved by Council to be an Approved Officer for these circumstances.

#### Infringement notice offences and forms

The offences under the Regulations for which an infringement notice may be issued will be listed in "Schedule 1 Prescribed offences and modified penalties" of the amended Regulations (Table 1 below). The modified penalty applicable to each offence is the amount adjacent to the specified offence. It should be noted that the modified penalty is a fixed amount and cannot be changed. Table 1: Prescribed offences and modified penalties from schedule 1 of the Health (Asbestos) Regulations 1992

Asbestos Regulation	Description of offence	Modified penalty
r. 6	Selling or supplying asbestos cement product	\$1,000
r. 7(1)	Using an asbestos cement product	\$1,000
r. 7(3)	Storing, breaking, damaging, cutting, maintaining, repairing, removing, moving, or disposing of, or using any material containing asbestos without taking reasonable measures to prevent asbestos fibres entering the atmosphere	\$2,000
r. 7A(1)	Moving a dwelling-house built wholly or partly with an asbestos cement product	\$2,000
r. 7A(3)	Failing to comply with a condition on an approval	\$2,000
r. 7A(4)	Cutting or deliberately breaking an asbestos cement product for the purpose of, or in the course of, moving a dwelling-house built wholly or partly with an asbestos cement product	\$2,000
r. 8	Failing to comply with a direction in a notice	\$1,000
r. 11(1)(a)	Supplying material containing asbestos to another for the purpose of having another person dispose of it.	\$1,000
r. 11(1)(b)	Transporting material containing asbestos	\$1,000
r. 12	Failing to inform a person that material is or contains asbestos	\$1,000

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

#### **Environment & Sustainability**

• Identification and minimisation of impacts to human health risk.

# **Budget/Financial Implications**

Prosecutions and the issue of infringements may contribute to some additional income for the City, however, it is not seen to be significant and likely to be cost neutral.

# Legal Implications

The City's Health Services undertake prosecutions and issue infringements through several other pieces of legislation. It is not envisaged that these additional powers are any different from those already being utilised from time to time for various other compliance issues.

# **Community Consultation**

N/A

# Attachment(s)

- 1. Copy of the Regulations
- 2. Copy of the Government Gazette pertinent to the Regulations

# Advice to Proponent(s)/Submissioners

N/A

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

Nil.

#### 15.3 (OCM 09/02/2017) - CHANGE OF USE FROM FACTORY TO CLUB PREMISES- LOCATION: 4/13 PORT KEMBLA DRIVE, BIBRA LAKE -OWNER: HAYLEY LOUISE BOND, KRISTOPHER GRAHAM BOND, PETA NICOLE RYAN & SULTENE PTY LTD – APPLICANT: TERRY JOSEPH NAPOLI (DA16/0422 & 052/002) (G ALLIEX) (ATTACH)

# RECOMMENDATION

That Council approve the application for a Change of Use from Factory to Club Premises, at 4/13 Port Kembla Drive Bibra Lake, subject to the following conditions and footnotes:

**Conditions** 

- 1. This planning approval is for a temporary period of two (2) years only from the date of issue.
- 2. The club premises is only permitted to operate during the following times and with the following maximum number of occupants:
  - a) Monday to Thursday between 9.00am to 10.30pm with a maximum of 40 members.
  - b) Friday between 9.00am to 12.00am (midnight) with a maximum of 40 members.
  - c) Saturday once a month for social events between 9.00am to 12.00am (midnight) with a maximum of 70 members.
- 3. The premises are not approved as a licensed premise. The bar, indicated on the floor plan is not to be used for the sale of alcoholic liquor or supplies to the public unless a change

of use for that purpose is approved by the City and Liquor Control Act requirements are complied with.

- 4. The premises are not to be hired or permitted to be used by a third party, without the prior approval of the City.
- 5. No external signage advertising the 'Club Premises' or the operator of the 'Club Premises' is permitted.

#### Footnotes

- 1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Local Planning Scheme No. 3, or the requirements of any other external agency.
- 2. The primary use of the development hereby approved is 'Club Premises', defined in the City of Cockburn Local Planning Scheme No. 3 as 'premises used by a legally constituted club or association or other body of persons united by a common interest'.

#### COUNCIL DECISION

#### Background

The subject site at 4/13 Port Kembla Drive Bibra Lake is one of six units on the lot and has an internal floor area of 302m<sup>2</sup>. A brief history of the premises has been outlined below:

1. Council approved a Change of Use to a 'Club Premises (Rebels Motorcycle Club)' at its meeting held on 12 June 2014, subject to conditions. It was approved temporarily for two (2) years subject to conditions restricting the number of patrons to 25 at any given time and limited opening hours. This approval expired on 12 June 2016.

- 2. An application was lodged with the City to gain permanent approval with an increase in maximum club members to 70 at any one time and different operating hours on 16 June 2016.
- 3. Council refused the application at its meeting held on 11 August 2016 for safety and amenity reasons.
- 4. On 3 September 2016 the applicant appealed the decision with the State Administrative Tribunal.
- 5. First Directions Hearing was held on Friday 7 October 2016 which resulted in the agreement to conduct an on-site mediation on 10 November 2016 at the premises 4/13 Port Kembla Drive, Bibra Lake.
- 6. On-site mediation on 10 November 2016 occurred and subsequently a revised proposal was suggested by the applicant. The revised proposal is as follows:
  - (a) The new proposed club hours being:
    - Monday to Thursday 9.00am to 10.30pm;
    - Friday 9.00am to 12.00am;
    - Saturdays once a month 9.00am to 12.00am.
  - (b) Occupants:
    - Maximum of 40 members and guests at any one time other than for the twice monthly social events; and
    - Social events limited to two per month, with a maximum of 70 people at any one time including members, their families and guests.
- 7. Mediation on 6 January 2017 resulted in an order pursuant to section 31 of the *State Administrative Tribunal Act 2004* which invites the Council to reconsider its decision in relation to the amended proposal.

#### Submission

N/A

# Report

#### Amended Proposal

The amended proposal differs from the original proposal in that the applicant has reduced the proposed club hours and the number of occupants at any given time as follows:

Club hours:

- Monday to Thursday 9.00am to 10.30pm;
- Friday 9.00am to 12.00am;
- Saturdays once a month 9.00am to 12.00am.

#### Occupants:

- Maximum of 40 members and guests at any one time other than for the twice monthly social events; and
- Social events limited to two per month, with a maximum of 70 people at any one time including members, their families and guests.

#### Community Consultation

The amended proposal was not advertised to other tenants/owners given no submissions of objection were received for the previous application which was more onerous in relation to club hours and number of occupants at any given time.

#### Planning Framework

#### Local Planning Scheme No. 3

The site is zoned 'Mixed Business' under Council's Local Planning Scheme No. 3 (LPS 3), the objective of which 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 zones.'

A 'Club Premises' is classified as a Discretionary ('D') use within the 'Mixed Business' zone, meaning a use that is not permitted unless the local government has exercised its discretion by granting planning approval

The land use 'Club Premises' is defined in LPS 3 as: 'premises used by a legally constituted club or association or other body of persons united by a common interest.'

#### Car Parking

The amended proposal does not result in any changes to the number of parking bays required, which is 6 bays for the subject unit, as parking bays are calculated on gross leasable area as opposed to occupant numbers therefore the number of parking bays is compliant.

# Maximum Persons Accommodated & Operating Hours

The proposed amended club hours and maximum number of occupants represents an attempt by the applicant to address the City's concerns with regards to safety and amenity. By reducing the number of proposed maximum occupants to 40 (other than for social events), the likelihood of safety and amenity issues arising is decreased to an extent. The applicant also intends to reduce the number of Saturday sessions from two per month as per the original proposal to one per month which will further reduce safety and amenity concerns at the subject premises.

The applicant is however still seeking to have two social events per month with a maximum of 70 people to attend at any one time. This part of the proposal is still a concern as the City has not yet trialled this number of occupants in the premises and therefore there is ambiguity as to whether or not this will result in safety and amenity issues on site. If council resolve to approve the amended proposal, it is recommended that the number of social events be limited to only one per month, with a maximum of 70 occupants and it is also recommended that Council consider this application as temporary for a period of two years given the ambiguity in relation to the impact of the large scale social events and the subsequent safety and amenity concerns.

#### Public Building Approvals

Under the *Health (Public Buildings) Regulations 1992* it should be noted that the unit can accommodate a maximum of 100 persons at any one time. However, any restriction on the number of persons under planning legislation (through a planning approval) would have to be adhered to by the proponent as it is a requirement to comply with all relevant legislation.

#### **Conclusion**

The applicant has amended the proposal in an attempt to address the City's concerns in relation to safety and amenity and whilst this is a good outcome the proposal does still include elements of concern such as the social events with a maximum of 70 occupants. Should Council approve the amended proposal, it is recommended that only one social event be allowed a month and that the proposal be approved on a temporary basis for two years given the City has not trialled 70 people in the premises at any given time.

# **Strategic Plan/Policy Implications**

#### Community, Lifestyle & Security

• Provide safe places and activities for residents and visitors to relax and socialise.

#### Economic, Social & Environmental Responsibility

• Create opportunities for community, business and industry to establish and thrive through planning, policy and community development.

# **Budget/Financial Implications**

McLeod's Barristers and Solicitors have estimated the likely legal costs and expenses in defending the application at the SAT, if the matter progresses to a full hearing (Refer to attached confidential document).

# Legal Implications

N/A

# **Community Consultation**

The proposal was not advertised to adjoining tenants or landowners.

# **Risk Management Implications**

Please refer to attached confidential document in relation to the financial risk of Council refusing the application and likelihood of succeeding at a full SAT hearing. Should Council approve the proposal, there is a risk as the Rebels Motorcycle Club have been linked to criminal activity, which could pose a risk to the area including adjoining tenants and landowners.

# Attachment(s)

- 1. Site Plan
- 2. Floor Plan
- 3. Confidential document (provided under separate cover)

# 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

15.4 (OCM 09/02/2017) - ADOPTION OF PROPOSED SCHEME AMENDMENT NO. 120 – LOCATION: PORTION OF LOT 9501 BARTRAM ROAD, SUCCESS – OWNER: ALLVIVID PTY LTD – APPLICANT: PLANNING SOLUTIONS / JOHN CHAPMAN TOWN PLANNING CONSULTANT (109/121) (T VAN DER LINDE) (ATTACH)

# RECOMMENDATION

That Council

- endorse the Schedule of Submissions prepared in respect of Amendment No. 120 to the City of Cockburn Town Planning Scheme No. 3 ("the Scheme");
- (2) adopt Scheme Amendment No. 120 for final approval for the purposes of:
  - 1. Reclassifying a portion of Lot 9501 Bartram Road from 'Residential R40' to 'Local Road' as depicted on the Scheme Amendment Map.
  - 2. Reclassifying a portion of Lot 9501 Bartram Road from 'Local Road' to 'Residential R30' as depicted on the Scheme Amendment Map.
  - 3. Amending the Scheme Map in accordance with recommendation 1 and 2 above.
- (3) note the amendment referred to in resolution (2) above is a 'standard amendment' as it satisfies the following criteria of Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;

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

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

any other amendment that is not a complex or basic amendment.

- (4) ensure the amendment documentation, be signed and sealed and then submitted to the Western Australian Planning Commission along with a request for the endorsement of final approval by the Hon. Minister for Planning; and
- (5) advise the applicant and those parties that made a submission of Council's decision accordingly.

# **COUNCIL DECISION**

# Background

At its ordinary meeting on 13 October 2016, Council resolved to initiate Amendment No. 120 to City of Cockburn Town Planning Scheme No.3 ("the Scheme") for the purpose of advertising an amendment to relocate a portion of an existing, unconstructed road reserve over Lot 9501 Bartram Road, Success. This amendment requires a portion of 'Residential R40' zoned land to be reclassified to 'Local Road' and a portion of 'Local Road' zoned land to be reclassified to 'Residential R30' as depicted on the Scheme Amendment Map at Attachment 2.

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

The amendment was subsequently advertised seeking public comment between 22 November 2016 and 10 January 2017, a period of 49 days in accordance with the minimum requirements of clause 47(4) of the *Planning and Development (Local Planning Schemes) Regulations* 2015 ("Regulations").

A total of 11 submissions were received all from government agencies, none of which raised any objection to the proposal. These submissions are set out within the Schedule of Submissions (Attachment 4).

As per clause 50(3) of the Regulations, this matter is now presented for Council's consideration of submissions.

# Submission

N/A

# Report

#### Subject Site and Zoning

The subject land is 4.2982 hectares and is bound by Bartram Road to the south, Wentworth Parade to the east, Hanbury Loop to the west and land reserved for Parks and Recreation to the north (Attachment 1 – Location Plan refers). The site is currently vacant of any development.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS"), and was previously zoned "Development" and included within Development Area 14 under the Scheme and coded 'Residential R20'. In February 2016, under Scheme Amendment No. 106, the subject land was removed from Development Area 14 and rezoned to 'Residential R30', 'Residential R40' and 'Residential R60' codings, as well as 'Local Roads' and 'Parks and Recreation' reserves.

#### <u>Proposal</u>

The proposed Scheme Amendment seeks to relocate a portion of road reserve within the subject land to allow for additional, regular shaped R30 lots and a single row of R40 lots adjacent to Bartram Road. This arrangement requires a portion of 'Residential R40' coded land to be reclassified to 'Local Road', which is to provide access to the R40 lots, and a portion of 'Local Road' reserve to be reclassified to 'Residential R30' as depicted on the Scheme Amendment Map at Attachment 2. The Amendment affects a relatively small portion of the subject land area. A concept Plan of Subdivision depicting lot location and access is included at Attachment 3.

#### Roads and Access

The portion of Bartram Road adjacent to the subject land is reserved as 'Primary Regional Road' under the MRS and thus direct lot access is not permitted from the subject land onto Bartram Road. The proposed amendment seeks to provide access to the R40 lots adjacent to Bartram Road by relocating the internal road reserve directly north of these lots.

The proposed Amendment is unlikely to have any impact on existing residents within the locality in terms of traffic or streetscape amenity, and all other road reserves within the subject land providing future access to the surrounding road network will remain unchanged.

#### **Conclusion**

In summary, it is recommended that the City adopt the proposed Scheme Amendment No. 120.

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

#### **City Growth**

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

#### **Moving Around**

• Improve connectivity of transport infrastructure

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

The Scheme Amendment fee for this proposal has been calculated in accordance with the *Planning and Development Regulations 2009*, including the cost of advertising and this has been paid by the applicant.

The subject land is located within Developer Contribution Area 1 (DCA 1) – Success North, which requires contributions towards the widening and upgrading of Hammond Road, between Beeliar Drive and Bartram Road. This contribution is required to be paid on a per hectare basis at the development stage.

The subject land is also located within Developer Contribution Area 13 (DCA 13) – Community Infrastructure, which requires contributions towards community facilities. This contribution is required to be paid on a per lot/dwelling basis at the subdivision/development stage.

#### Legal Implications

Planning and Development Act 2005 City of Cockburn Town Planning Scheme No. 3 Planning and Development (Local Planning Schemes) Regulations 2015

#### **Community Consultation**

As a standard amendment, the proposal was required to be advertised for a minimum of 42 days in accordance with the Regulations. Due to the advertising period falling over the Christmas/New Year break, the proposal was advertised for an additional week for a total of 49 days commencing on the 22 November 2016 and concluding on 10 January 2017. A total of 11 submissions were received, all from government agencies providing no objection to the proposal.

# **Risk Management Implications**

The officer's recommendation takes into consideration all the relevant planning factors associated with this proposal and is appropriate in recognition of making the most appropriate planning decision. There is minimal risk to the City if the amendment is adopted as it will not have any impact on existing landowners or residents in the locality and is thus considered minor.

If the Scheme Amendment is not progressed, the R40 portion of land adjacent to Bartram Road will be too wide to develop as a single row of lots. Since direct access from lots onto Bartram Road is not permitted, rear access will be necessary between the two rows of R40 lots to service those adjacent to Bartram Road, which could be provided via a laneway. However, this would result in these lots either fronting a laneway or fronting Bartram Road with relatively high volumes of traffic, neither of which are desirable streetscape amenity outcomes for residents. The Scheme Amendment thus allows for a more desirable option in terms of access to the R40 coded land.

# Attachment(s)

- 1. Location Plan
- 2. Scheme Amendment Map Existing and Proposed
- 3. Concept Plan of Subdivision
- 4. Schedule of Submissions

#### 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 9 February 2017 Council Meeting.

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

N/A

# 15.5 (OCM 09/02/2017) - PROPOSED SCHEME AMENDMENT NO. 121 – LOT 100 PORT KEMBLA DRIVE AND LOT 4 GEELONG COURT, BIBRA LAKE (FINAL ADOPTION) (109/122) (D DI RENZO) (ATTACH)

#### RECOMMENDATION

That Council

(1) adopt Scheme Amendment No. 121 for final approval for the purposes of:

Rezoning Lot 100 (No. 35) Port Kembla Drive and Lot 4 (No. 2) Geelong Court, Bibra Lake from 'Local Centre' to 'Mixed Business'.

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

an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;

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

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

any other amendment that is not a complex or basic amendment.

- (3) ensure the amendment documentation, be signed and sealed and then submitted to the Western Australian Planning Commission along with a request for the endorsement of final approval by the Hon. Minister for Planning; and
- (4) advise the proponent and landowners of the subject land of Council's decision accordingly.

COUNCIL DECISION

# Background

A request has been received to rezone Lot 100 (No. 35) Port Kembla Drive and Lot 4 (No. 2) Geelong Court, Bibra Lake, from 'Local Centre' to 'Mixed Business'.

The subject land comprises two adjoining sites fronting Port Kembla Drive, Spearwood Avenue and Geelong Court in the Bibra Lake Industrial Area (see Attachment 1).

The land is located on the north-eastern corner of the intersection of Spearwood Avenue and Port Kembla Drive, with Geelong Court forming the northern boundary.

Lot 100 Port Kembla Drive is currently occupied by a tavern and drivethrough bottle shop, which have recently ceased trading. Lot 4 Geelong Court is located on the south-east corner of the intersection of Port Kembla Drive and Geelong Court, and is currently occupied by two motor vehicle repair and parts premises.

The subject land is zoned 'Industrial' under the Metropolitan Region Scheme, and 'Local Centre' pursuant to City of Cockburn Town Planning Scheme No. 3 ("the Scheme") (shown in Attachment 1).

Council at the Ordinary Meeting of 13 October 2016 resolved to initiate the Amendment as a 'standard amendment', and it was subsequently advertised for public comment with no submissions received.

#### Submission

N/A

#### Report

The purpose of this report is for Council to consider adopting Amendment No. 121 to City of Cockburn Town Planning Scheme No. 3 ("the Scheme") for final approval subsequent to community consultation.

The Amendment proposes to rezone Lot 100 (No. 35) Port Kembla Drive and Lot 4 (No. 2) Geelong Court, Bibra Lake, from 'Local Centre' to 'Mixed Business'.

The following justification for the proposed rezoning has been provided by the proponent:

\* The proposed rezoning of the two subject sites from 'Local Centre' to 'Mixed Business' will match the zoning of all other properties in the western part of the Bibra Lake industrial area bounded by Spearwood Avenue, Stock Road and Phoenix Road.

- \* The Mixed Business Zone is a type of industrial zone that will facilitate land uses and development that complement existing development in the locality. As such, the proposal is consistent with the relevant State and local planning frameworks. State planning strategies, including the draft Perth and Peel@3.5 Million documents and the Economic and Employment Lands Strategy, seek to maintain and protect the Bibra Lake industrial precinct.
- \* The City's Local Planning Strategy includes the land within the 'Bibra Lake Industrial' precinct and also aims to consolidate this and other industrial precincts, due to the employment benefits for the local and regional communities. The land is located within the Bibra Lake Industrial Centre in the Local Commercial and Activity Centre Strategy; it is not identified as one of the 32 'Local Centres'.
- \* The proposed rezoning will complement the existing Mixed Business zoning within the western part of the Bibra Lake industrial area, consistent with the relevant State and local planning frameworks. The Mixed Business Zone is a type of industrial zone that will facilitate land uses and development that complement existing development in the locality. Further, the Scheme Amendment will correct an existing zoning anomaly in TPS 3 by ensuring the permissible uses for the subject land are more appropriate for its location within an industrial precinct.

#### Zoning History

Under City of Cockburn Town Planning Scheme No. 1 ("TPS 1") Lot 100 Port Kembla Drive was zoned 'Special Use -Tavern'; Lot 4 Geelong Court was zoned 'Special Use - Service Station'; and the surrounding area was zoned 'General Industry'. TPS 1 itself was characterised by a large number of zones, including numerous 'Special Use' zones that reflected a range of very specific uses.

Under City of Cockburn District Zoning Scheme No. 2 ("DZS 2") there was a reduction in the number of zones within the Scheme, and both lots were then zoned 'Commercial', presumably to reflect the uses facilitated under TPS 1 for the site. The surrounding area was zoned 'General Industry' at that time, and was later zoned 'Mixed Business'.

The introduction of TPS 3 saw a further reduction in the number of zones, and a shift towards broader, more general zones. Under TPS 3

the subject land was zoned 'Local Centre'. This would have been the most comparable zoning to 'Business', which is not a specified zone under TPS 3.

Based on this examination of the history of the site it is not considered that there is any specific purpose for the current 'Local Centre' zoning of the subject land.

It is likely that this zoning merely reflects an evolution of the original zoning of the land under TPS 1, which was put in place to accommodate some specific businesses at the time, rather than any specific intent to facilitate a local centre in this location.

This is supported by the fact that it was not identified as a 'local centre' in the original City of Cockburn Local Commercial Strategy (1996), nor subsequently in the current Local Commercial and Activity Centre Strategy, discussed further in this report.

Furthermore, it is not considered that the subject land has ever fulfilled a 'local centre' function. On this basis, there is not considered to be a specific reason to retain the 'Local Centre' zoning in this location.

#### Objectives of the 'Local Centre' and 'Mixed Business' zones

The Scheme sets out objectives for each zone, and the objective of the 'Local Centre' is as follows:

Local Centre Zone: To provide for convenience retailing, local offices, health, welfare and community facilities which serve the local community, consistent with the local - serving role of the centre.

The subject site does not, and has not in the past contained uses that are specifically consistent with this objective. The historical use of the site and the current uses are more consistent with the objectives of the 'Mixed Business' zone as follows:

Mixed Business Zone: 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 zones.

#### Permissible Uses

In assessing the proposed Amendment it is important to consider the range of uses permissible under the current 'Local Centre' zone, and those permissible under the proposed 'Mixed Business' zone.

Attachment 2 provides a comparison of the permissibility of all uses for each zone.

Of particular note, 'Grouped' and 'Multiple' dwellings are 'P' uses in the 'Local Centre' zone. Given the adjacent 'Mixed Business' zoning, and the fact that the subject land is located within an industrial area, it is considered undesirable to have dwellings as a 'P' use, and more appropriate to have them as a 'D' use, as they are in the 'Mixed Business' zone.

By having grouped and multiple dwellings as 'D' uses this allows the City/Council to consider whether grouped and multiple dwellings are appropriate for the site should they be proposed, having regard for the amenity impacts of the established industrial/commercial uses in the surrounding industrial precinct.

In terms of commercial uses, there are a greater range and number of permissible commercial uses under the 'Mixed Business' zone than the 'Local Centre' zone. For example, 'Light Industry', 'Service Industry' and 'Cottage Industry' are not permissible in the current 'Local Centre' zone, and are permissible ('D' uses) under the 'Mixed Business' zone. Given that the subject land is located in an industrial area, surrounded by 'Mixed Business' zoned land, it is considered appropriate that such uses are permissible.

The proposed 'Mixed Business' zone is therefore considered to facilitate a more appropriate range of uses for the subject land, compatible with the surrounding area.

The 'Mixed Business' zone will give landowners a greater range of permissible commercial land uses, while providing Council with greater control over possible development of grouped and multiple dwellings on the subject land.

There are some uses that are currently permissible under the 'Local Centre' zone, that will not be permissible under the proposed 'Mixed Business' zone. For example, under the 'Mixed Business' zone 'shop' uses will not be permissible (currently permissible in the 'Local Centre' zone), however 'showroom' uses will be permissible.

The current uses on Lot 4 Geelong Court will be permissible uses under the 'Mixed Business' zone, and will more closely align with the objectives of the 'Mixed Business' zone than the 'Local Centre' zone.

# City of Cockburn Local Commercial and Activity Centre Strategy

While currently zoned 'Local Centre', the subject land is not identified as one of the 32 local centres in the City of Cockburn Local Commercial and Activity Centre Strategy ("LCACS").

It is also noted that it was not previously identified as a local centre in the now superseded City of Cockburn Local Commercial Strategy (1996), where it was identified as being within the Bibra Lake 'Mixed Business' area.

The LCACS identifies the subject land as being within the Bibra Lake Industrial Centre, which is a Strategic Employment Centre.

The performance of the Bibra Lake Industrial Centre as a whole has been measured in the LCACS across three key principles - Intensity; Diversity and Employment. The possible impact of the proposed rezoning on each of these principles is outlined and discussed below:

**Intensity**: Intensity is the measure of the ratio of floor space to total land area. The proposed rezoning will not negatively impact on this potential ratio, and by increasing the range of possible uses for the subject land it will increase floor area potential.

**Diversity:** Diversity seeks co-location of complementary activity which can yield positive externality benefits. The proposed rezoning is not considered to negatively impact diversity of the centre, as the majority of uses that will no longer be permissible are not considered to be appropriate complementary uses in the area. In addition, the proposed rezoning increases the number of commercial uses that would be permissible, and therefore may facilitate increased diversity.

**Employment**: In terms of employment opportunities within the Bibra Lake Industrial Centre, the proposed rezoning is not considered to detrimentally impact this performance. It will even assist in ensuring that residential development of the land, which is possible under the current zoning, does not reduce the employment generating potential of the subject land.

It is therefore considered that the proposed rezoning of the subject land to 'Mixed Business' is consistent with the LCACS, and will provide greater flexibility that could impact positively on the three key principles used to measure the performance of the Bibra Lake Industrial Centre.

#### State Planning Context

In May 2015, the Western Australian Planning Commission ("WAPC") released the draft Perth and Peel@3.5 Million documents, which

include strategies for accommodating an expected population of 3.5 million by 2050. The Spatial Plan shows the subject land as 'Industrial Zoned – Existing', with no change proposed.

The Strategy is supported by four draft sub-regional planning frameworks. The subject land is located within the draft South Metropolitan Peel Sub-Regional Planning Framework, which identifies the area as 'Industrial'.

Therefore the proposal to rezone the land from 'Local Centre' to 'Mixed Business' is considered to be consistent with the draft strategies, and will not prejudice any objectives in respect to commercial/industrial land.

#### **Community Consultation**

The proposed Scheme Amendment was advertised for public comment from 15 November 2016 until 6 January 2017. The Regulations require a 42 day advertising period for standard amendments, however in this case a 42 day advertising period would have ended on 27 December 2016. Given that this was during the City of Cockburn office closure period some additional time was added to the advertising period to ensure sufficient opportunity was given for community consultation. The proponent was informed of this extension and did not object.

Advertising included an advertisement in the newspaper, and letters to government agencies and adjoining landowners seeking comments. Letters were also sent to landowners and tenants of the subject land. No submissions were received.

#### **Conclusion**

To summarise, it is considered that the proposal to rezone the subject land from 'Local Centre' to 'Mixed Business' be supported for the following reasons:

- \* The proposal is consistent with the MRS zoning and will provide a zoning that matches the surrounding area.
- \* There is not considered to be a specific purpose for the current 'Local Centre' zoning, given that the subject land is not identified in the LCACS as a local centre (including the superseded Local Commercial Strategy), and it has never functioned as a local centre.
- \* The range of permissible uses, and the permissibility of uses under a 'Mixed Business' zoning is more appropriate for the

area given it is located within the Bibra Lake Industrial area, and will provide greater control over possible residential uses.

\* The range of permissible uses under a 'Mixed Business' zoning will assist in achieving the targets set out in LCACS for the Bibra Lake Industrial area, given it will provide more flexibility for commercial uses.

It is therefore recommended that Amendment No. 121 be adopted by Council and referred to the Western Australian Planning Commission with a request for the endorsement of final approval by the Hon. Minister for Planning.

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

#### Economic, Social & Environmental Responsibility

- Create opportunities for community, business and industry to establish and thrive through planning, policy and community development.
- Increase local employment and career opportunities across a range of different employment areas through support for economic development.

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

The Scheme Amendment fee has been calculated by the City and has been paid by the applicant.

# Legal Implications

N/A

#### **Community Consultation**

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

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

Subsequent to being initiated by Council the Amendment was referred to the Environmental Protection Authority ("EPA") pursuant to section 48A of the *Environmental Protection Act*. The Amendment was deemed to be 'not assessed' and was advertised for 42 days, with an additional 10 days so that it did not end during the City of Cockburn Christmas office closure time. Advertising included an advertisement in the newspaper, and letters to adjoining landowners seeking comments. Letters were also sent to landowners and tenants of the subject land and government agencies. There were no submissions were received.

# **Risk Management Implications**

The officer's recommendation takes in to consideration all the relevant planning factors associated with this proposal. It is considered that the officer recommendation is appropriate in recognition of making the most appropriate planning decision.

It is important for the landowners to understand the implications of the proposed zoning changes, in that there will a number of land uses currently permissible under the 'Local Centre' zone, that would no longer be permissible under the proposed 'Mixed Business' zone.

In this regard the City's consultation will encourage the landowners and tenants of the subject land and adjacent landowners to consider how these changes may impact their future plans for their property.

# Attachment(s)

- 1. Location Plan and Zoning
- 2. Table 1 (Land Use Table) Comparison of Land uses

# Advice to Proponent(s)/Submissioners

The Proponent(s) has been advised that this matter is to be considered at the 9 February 2017 Ordinary Council Meeting.

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

Nil.

15.6 (OCM 09/02/2017) - INITIATION OF PROPOSED SCHEME AMENDMENT NO. 118 – LOCATION: PARTS OF NORTH LAKE, BIBRA LAKE AND SOUTH LAKE AND THE ASSOCIATED 'FREIGHT RAIL NOISE AREA' LOCAL PLANNING POLICY- OWNER: VARIOUS - APPLICANT: THE CITY OF COCKBURN (L SANTORIELLO) (109/118) (ATTACH)

#### RECOMMENDATION

That Council

(1) in pursuance of Clause 75 of the *Planning and Development Act* 2005 ('the Act') and Part 5, Division 2 Regulation 37 (1) (b) of the

Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') initiate the proposed scheme amendment, to the City of Cockburn Town Planning Scheme No. 3 ("Scheme") as shown below, and subject to (6) below, proceed to advertise the amendment for a period not less than 60 days:

- Recoding various residential zoned properties within parts of the suburbs of 'South Lake', 'Bibra Lake' (east) and parts of 'North Lake' to 'Residential R30', 'Residential R40', 'Residential R60' and 'Residential R80'. To be generally in accordance with the City of Cockburn adopted Lakes Revitalisation Strategy (May 2016) and the Lakes Revitalisation Strategy Background Report (December 2015). Reclassifying incorrectly zoned land to the 'Parks and Recreation' and 'Local Road' Local Scheme Reserves.
- 2. Modifying Clause 5.1.1 by including an additional subclause as follows: *The Freight Rail Noise Area is shown on the Scheme Map as FRNA.* 
  - (a) Modifying Clause 5.1 by inserting a new Clause after Clause 5.1.1, as follows, and renumbering the subsequent Clauses accordingly:

Notwithstanding the exemptions to the need for development approval set out in Part 7 of the Deemed Provisions, and this Scheme, development approval is required where the following development is included in the Freight Rail Noise Area, as defined by Part 5 of the Scheme, but not for minor extensions:

- a. The erection or extension of a single house;
- b. The erection or extension of an ancillary dwelling
- c. The erection or extension of a grouped dwelling.
- d. The erection or extension of a multiple dwelling.
- (b) Include a new Clause 5.7 within Part 5 Special Control Areas as follows:
- 5.7 The purpose of the Freight Rail Noise Area is to:
- (a) implement State Planning Policy No. 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning ('SPP 5.4') and the associated SPP 5.4 Implementation Guidelines ;

(b)	based on SPP 5.4 and site specific noise and vibration measurements, within parts of the suburbs of Bibra Lake and South Lake;
(c)	protect current and/or future inhabitants, with applications for noise-sensitive land uses, from unreasonable levels of transport noise by implementing a pre-determined standardised set of noise and vibration attenuation measures, or alternatively site specific assessments and measures prepared by a suitably qualified acoustical consultant, at the development application stage;
(d)	encourage noise mitigation best-practice advancements, design and construction standards for new development proposals in proximity to major transport corridors; and
(e)	
	The Freight Rail Noise Area is defined on the Scheme Map within 300 metres of the central line of the nearest railway track of the Freight Railway Line within the suburbs of Bibra Lake and South Lake pursuant to State Planning Policy 5.4, which applies to noise-sensitive land uses. The Freight Rail Noise Area is informed by a site specific Freight Train Noise and Vibration Assessment prepared in accordance with State Planning Policy No. 5.4.
	Note: The designation of particular parts of the district as a Freight Railway Noise Area should not be interpreted to imply that areas outside the Freight Railway Noise Special Control Area are un-affected by noise and vibration.
	<ul> <li>In determining an application to carry out development in the Freight Rail Noise Area, the Local Government may impose conditions on any planning approval as to:</li> <li>(a) require noise and vibration attenuation measures to be incorporated into the design of buildings; and</li> <li>(b) require the registration of notifications on title advising of the potential for Freight Rail Noise</li> </ul>

#### and Vibration nuisance.

- 5.7.4 The Local Government may consult with the Department of Environment Regulation, or any other such acoustic or building industry experts the Local Government considers necessary, in the consideration and determination of an application for planning approval to ensure appropriate noise and vibration attenuation measures are incorporated into the design of buildings.
  - (c) Amending the Scheme Legend accordingly.
  - (d) Amending the Scheme Map accordingly.
- (2) note the amendment referred to in resolution (1) above falls within the definition of a 'complex amendment' as per Part 5 Division 1 Regulation 34 of the *Planning and Development* (Local Planning Schemes) Regulations 2015 as follows:
  - (a) "an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
  - (b) an amendment that is not addressed by any local planning strategy;
  - (c) an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;
  - (d) an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act; and
  - (e) an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan".

Pursuant to Regulation 35 (2), note the proposed amendment satisfies (a), (b) and (c) of the above criteria. In particular, the proposal is no countenanced in any local planning strategy, endorsed by the Commission or otherwise. The amendment is of a scale with potential impacts, relative to the current development in the locality, principally in relation to higher density codes which has the potential to result in changes to the residential environment.

(3) pursuant to Clause 81 of the Act, refer the proposed scheme amendment to the EPA by giving to the EPA written notice of this resolution and such written information about the amendment as is sufficient to enable the EPA to comply with section 48A of the EP Act in relation to the proposed scheme

#### amendment;

- (4) note the proposed scheme amendment will not be advertised under section 84 until the EPA has advised their review has been undertaken in accordance with instructions pursuant to Clause 82 (2) of the Act;
- (5) pursuant to Part 5 Division 2 Regulation 37 (2) of the Regulations submit 2 copies of the proposed amendment to the Commission prior to advertising of the proposed scheme amendment and request of the commission, pursuant to 37 (4), that the Commission examine the documents and advise the City of Cockburn if the Commission considers that any modification to the documents is required before the amendment to the local planning scheme is advertised; and
- (6) subject to Clause 81 and 82 of the Act, if the Commission advises the City of Cockburn that it is satisfied that the complex amendment is suitable to be advertised, as per (4) and (5) above, advertise the proposed amendment pursuant to the details prescribed within Regulation 38. Regulation 38 specifies advertising must not be less than a period of 60 days.

# **COUNCIL DECISION**

#### Background

On 10 December 2015 item 14.5 '*The [then draft] Lakes Revitalisation Strategy*' was considered and adopted by Council as follows:

- 1. "adopt the draft Lakes Revitalisation Strategy for the purposes of advertising;
- 2. adopt the draft Lakes Background report for the purposes of advertising;
- 3. adopt the proposed residential density plans and note that the density plan is intended for public comment at this stage and not yet adopted for the purposes of a Scheme Amendment pursuant to City of Cockburn Town Planning Scheme No. 3; and

4. advertise the Background Report and Strategy for 60 days, including a public forum for North Lake / Bibra Lake and for South Lake".

Following the formal public advertising process of the then draft Strategy, as identified by point '4' above, the Lakes Revitalisation Strategy was presented to Council under Item 14.1 of the 12 May 2016 Council meeting for final adoption.

At the 12 May 2016 meeting Council resolved to:

- 1. "endorse the schedule of submissions;
- 2. Adopt the Lakes Revitalisation Strategy, subject to 14 points [which have not been listed here, please refer to the formal Minutes for details];
- 3. proceed to implement the Lakes Revitalisation Strategy in accordance with the actions and timeframes provided in the Strategy; and
- 4. advise in writing all residents within the project area of the outcome of this decision."

In accordance with the above two formal decisions of Council, and the associated public consultation, City of Cockburn Staff have since actioned the above mentioned resolutions of Council

Pursuant to the above, the 'Lakes Revitalisation Strategy Scheme Amendment No. 118' has been prepared and is presented before Council for consideration to initiate.

This report does not aim to reiterate the points already provided within the above mentioned Council decisions, those being:

- (a) Item 14.5 of the 10 December 2015 Council Meeting; and
- (b) Item 14.1 of the 12 May 2016 Council meeting

Rather this report involves the specific reporting on the proposed Scheme Amendment. For further background as to Councils previous resolutions please refer to the formal decisions of Council as referred to above under points 'A' and 'B' above.

#### Submission

N/A

# Report

The proposed Amendment to the City of Cockburn's Town Planning Scheme No. 3 ("Scheme") aims to implement the density codes as prescribed within the Lakes Revitalisation Strategy ('the Strategy') and its associated 'Background Report' inclusive of the correction of Local Scheme Reserve anomalies.

The Strategy is the latest of the City's revitalisation projects and is intended to guide how future urban infill can be delivered within the suburbs of 'South Lake', 'Bibra Lake' (east) and parts of 'North Lake'.

The strategy aims also to identify improvements and infrastructure required to support the expected population growth as outlined by the State Governments' 'Directions 2031 and Beyond - Metropolitan Planning Beyond the Horizon August 2010' document.

The Lakes Strategy follows on from the following revitalisation strategies, namely; Coolbellup (2014), Hamilton Hill (2012), and the Phoenix Revitalisation Strategy (2009).

The subject area is considered to be an appropriate area to revitalise due, but not necessarily limited to, the following factors:

- The subject area is strategically placed within the heart of the rapidly expanding south west corridor.
- The subject area is a well-connected area in proximity to the new Fiona Stanley Hospital, Murdoch University Precincts and the emerging Cockburn Central Activity Centre.
- The subject area has an established level of infrastructure with various forms of public transport facilities including passenger rail, high frequency bus and also motor vehicular access via the Kwinana Freeway in close proximity.
- The physical age of built form within the subject area being such that decisions for redevelopment and/or renewal are expected to be made by landowners over the coming years, providing the opportunity to consider whether redevelopment to other forms of housing (grouped and multiple) should take place.

#### Metropolitan Region Scheme ('MRS')

The land which is the subject of the proposed Amendment is primarily zoned 'Urban', with a single 'Public Purpose Reserve – High School' ('HS') reserved, under the Metropolitan Region Scheme ('MRS').

The Western Australian Planning Commissions identifies "Urban" as:

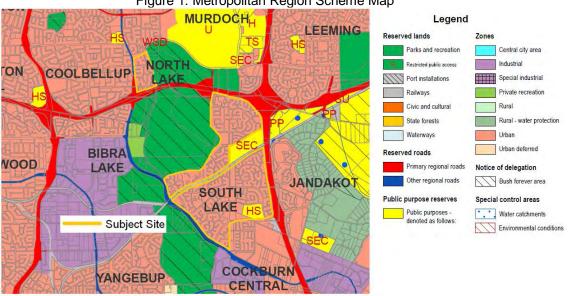
"Areas in which a range of activities are undertaken, including residential, commercial recreational and light industry."

The subject site abuts a 'Bush Forever' Area comprising a series of interconnected wetlands namely 'North Lake', 'Bibra Lake' and Yangebup Lake'. This land is reserved as 'Parks and Recreation' under the MRS and shown as dark green below.

A portion of land in-between the suburbs of North Lake and Bibra Lake, dissecting the wetlands, is partially reserved for the future Roe Highway extension. This land is formally reserved as 'Primary Regional Roads' under the MRS and shown in red below in east-west delineation. The north-south 'Primary Regional Road' provides for the Kwinana Freeway which bounds the subject site to the east.

Parts of each of the three suburbs abut North Lake Road which is identified in blue below and reserved under the MRS as 'Other Regional Roads'.

A portion of the land in-between the suburbs of South Lake and Bibra Lake is reserved as 'Railways'. Figure 1 below provides a broad MRS Zoning map which generally identifies the subject land by the orange border.





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

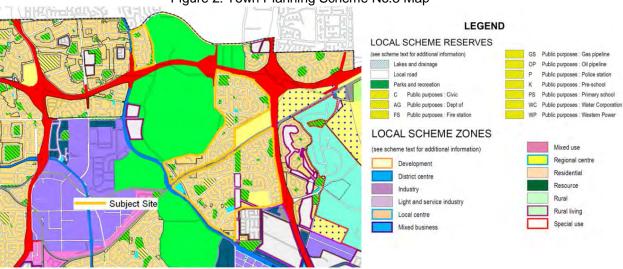
The land which is the subject of the proposed Amendment is primarily zoned 'Residential', with 'Local Centre' and 'Mixed Business' zones included within the subject site.

The subject site comprises the following Local Scheme Reserves under TPS No. 3 namely; 'Local Road', 'Parks and Recreation', 'Public Purpose – Primary School', 'Public Purpose – High School', Public Purpose – Civic' and 'Lakes and Drainage'.

Pursuant to Clause 4.2.1 (a) of Town Planning Scheme No.3 the objective of the 'Residential' Zone is;

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

A portion of the Residential Zoned land within the subject site is coded 'R25' however the majority is coded 'R20'. Figure 2 below provides a broad Scheme Zoning map which generally identifies the subject land by the orange border.



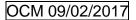
#### Figure 2: Town Planning Scheme No.3 Map

State Planning Strategy 'SPS'

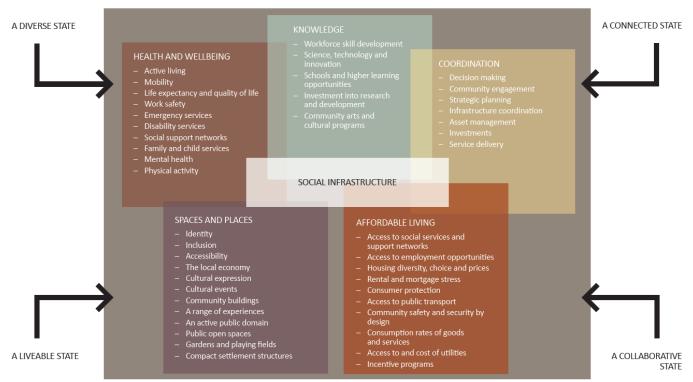
The SPS highlights Western Australia's population is expected to increase at a faster rate than the Australian average.

On this basis social infrastructure planning is required to consider not only the needs of the current community but also plan for the future residents.

The below figure provides a visual representation of the broader strategic social infrastructure planning considerations as directed by the State government.



#### Figure 3: Planning for Social Infrastructure Source: SPS, 2014



This Amendment, in conjunction with the Lakes Strategy and its associated suite of recommendations, is broadly in accordance with the strategic objectives of the State Planning Strategy.

#### Directions 2031

'Directions 2031' is a high level spatial framework and strategic plan that establishes a vision for future growth of the metropolitan Perth and Peel region. Directions 2031 identifies local population housing and job targets, managing growth principles and how to develop the activity centre concept.

Directions 2031 helps provide for a growing population whilst ensuring we live within available land, water and energy resources. It provides State direction on where development should be focused and what patterns of land use and transport will best support this development pattern.

Under the 'connected city' scenario it is estimated by 2031 the population of the south-west sub-region will have grown by 34 per cent to 278,000. Directions 2031 expects the sub-region to increase its employment self-sufficiency rate from its current 60 per cent rate to 70 per cent, which will require 41,000 new jobs by 2031.

Figure 17 on page 86 of Directions 2031, identifies the subject site as being well connected to major transport infrastructure and adjacent to key industrial employment sites. The subject site benefits also from proximity to the Cockburn secondary centre and the Jandakot Airport 'specialised centre'. These locational criteria coupled with the population growth expectations for the region make the subject site an ideal location for urban infill.

#### State Planning Policies

Part 3 Section 25 of the *Planning and Development Act 2005* provides for the details pertaining to *State Planning Policies*. A State Planning Policy is to be directed primarily towards broad general planning and facilitating the coordination of planning through the State by local governments. On this basis this report is required to have 'due regard' to the relevant State Planning Policies. The below sections provide for a general overview in this regard and are provided as follows.

#### State Planning Policy No. 3 – Urban Growth and Settlement (2006)

Similar to abovementioned, SPP No. 3 reiterates that the State is growing and changing. SPP No. 3 goes further into the associated planning issues with regards to a growing metropolitan area. It identifies there is a cost involved with the States dependence on cars for meeting the daily travel needs when it is in most cases easier for people to walk or cycle to their destinations.

The overall aim of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy in accommodating growth and change.

This Amendment, in accordance with the Lakes Revitalisation Strategy, the Background Report and the suite of associated recommendations, adhere to and complement SPP No.3 as outlined above.

# State Planning Policy No. 2.3 - Jandakot Groundwater Protection (2014)

The subject site does not fall within the 'Priority One, Two or Three' groundwater protection areas as prescribed under Figure 1 of SPP 2.3. The Priority Groundwater areas are generally located to the east of Kwinana Freeway. The subject site is wholly to the west of Kwinana Freeway and therefore the subject site is not within an identified Priority Groundwater protection area.

Notwithstanding the above, the subject site is in close proximity to the priority groundwater protection areas. Pursuant to proper and orderly

planning principles, this Amendment is required to have due regard to the policy objectives.

The Amendment does not propose to give effect to mass rezone or reclassification of the subject land nor does the proposal aim to clear significant areas of natural vegetation. Whilst some vegetation may be required to be cleared over time as a result of redevelopment of residential properties (to facilitate new houses) the strategy provides for street tree and public space planting to offset the expected loss. These details, with respect to tree planting, are prescribed within Councils approved Lakes Strategy.

The proposed Amendment on this basis is considered to be consistent with the objectives of SPP 2.3.

#### State Planning Policy No. 3.1 - Residential Design Codes (2015)

The Residential Design Codes ('R-Codes') apply throughout Western Australia, including the Lakes area, to all residential development. This includes permanent accommodation for people, and may include all dwellings, the residential component of mixed-use development, and residential buildings proposing permanent accommodation.

The purpose of the R-Codes is to provide a comprehensive basis for the control of residential development. In assessing and determining proposals for residential development, as a result of the increased density codes within the Lakes area, the decision maker is required to have due regard to 1.3.2 of the R-Codes, the R-Codes generally and the scheme.

Any future proposals for residential development will be guide by the decision making requirements of the R-Codes. This Amendment is consistent with the objectives of SPP 3.1 subject to due process being adhered to with regards to future residential development proposals.

#### State Planning Policy No. 3.7 Planning in Bushfire Prone Areas (2015)

Parts of the Scheme Amendment area is designated as Bushfire Prone under the State Bush Fire Prone Area Map, see Figure 4 below for details.



Figure 4: Map of Bush Fire Prone Areas May 2016 Source: DFES, Fire and Emergency Services (FES) Commissioner

The residential lot layouts, the subject of this Scheme Amendment, have already been developed, as this Amendment applies to established suburbs with existing residential development/ lots. On this basis, under 6.3 (ii) of SPP 3.7 a 'BAL Contour Map' to determine the indicative acceptable BAL ratings across the subject site is required in accordance with SPP 3.7 and the associated Guidelines. The BAL Contour Map should be prepared by an accredited 'Bushfire Planning Practitioner'.

In addition to the above, section 6.3 of SPP 3.7 requires the identification of any bushfire hazard issues arising from the relevant assessment and clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages. It is understood this information can be provided in the form of a *Bushfire Management Plan*.

The Planning and Development (Local Planning Schemes) Amendment Regulations 2015 and SPP 3.7 specifically exclude development applications for single houses and ancillary dwellings on a lot or lots less than 1,100m<sup>2</sup> from requiring further (bushfire) assessment.

Under part 5.4 of the guidelines where lots of less than 1,100m<sup>2</sup> have already been created, the application of the appropriate (bushfire) construction standard at the building permit stage is the instrument used to reduce the residual bushfire risk to those properties.

Pursuant to the Building Code of Australia ('BCA') and as mentioned by section 5.8.2 of the *Guidelines for Planning in Bushfire Prone Areas*; for development of Class 1, 2 or 3 buildings or Class 10a buildings or decks associated with Class 1, 2 or 3 buildings in a bushfire prone area, the bushfire construction requirements of the BCA will be applied at the building permit stage irrespective of the planning assessment process.

The City of Cockburn engaged the services of *Bushfire Prone Planning* to prepare a *'Bushfire Management Plan Strategic BAL Contour Mapping dated 27 October 2016'*. Figures 5.2 of that document provides an appropriate BAL Contour Map prepared under the requirements of SPP 3.7 which identifies a small proportion of the existing residential lots within the study area fall within the BAL-40 and the BAL-FZ range.

On the above basis it is important to note, 142 residential lots within the Amendment area are under the BAL-40 or BAL -FZ. Of the 142 residential lots 130 of these residential lots are less than  $1,100m^2$  in area with 12 lots more than  $1,100m^2$  in area.

*Bushfire Prone Planning's* BAL Contour Report, in the view of the City of Cockburn, meets the requirements of SPP 3.7. This includes the consideration of *'minor development'* as per section 6.7 and 6.7.1 of SPP 3.7.

On the above basis and as per the formal Scheme Amendment justification, in the view of the City of Cockburn the proposed Scheme Amendment is compliant with SPP 3.7. Notwithstanding, landowner/(s) within the Scheme Amendment area planning to develop or redevelop their properties, as a result of higher densities, are encouraged to investigate and consider the implications of AS 3959-2009 on their property/ properties at the earliest stage of their development/ redevelopment considerations. This is to avoid unexpected costs or surprises relating to AS 3959-2009 bushfire building standard requirements.

#### <u>State Planning Policy No. 5.3 – Land Use Planning in the Vicinity of</u> Jandakot Airport (January 2017)

The City of Cockburn was invited by the WAPC to provide comment on the preliminary version of the 2015 *draft State Planning Policy 5.3 Land Use Planning in the Vicinity of Jandakot Airport* ('draft SPP') on 15 December 2015. The [then] advertising period closed on 16 March 2016.

Item 14.4 of the 10 March 2016 Council Meeting outlined the City of Cockburn's formal response to the WAPC in relation to the draft SPP 5.3. The City's recommendation was as follows;

"That Council make a submission to the Department of Planning on the basis of the officer's report, which recommends the draft 2015 State Planning Policy 5.3 be amended to incorporate the following:

- 1. The policy should recognise that Jandakot Airport is unique and differs considerably from Perth Airport, and other airports. This being due to the training airfield and general aviation function, which results in bursts of more frequent but less intense noise in the immediate vicinity of the Airport, as well as the considerable variability in the types and age of aeroplanes used.
- 2. The policy should recognise that there is an increasing reality that Jandakot is in an urbanised / urbanising environment, and therefore management of the actual aeroplane operations may also need consideration as it is these elements that can influence the ANEF shape. There is a need to build in to the policy a process whereby the community are invited to engage in the process of formulating the ANEF.
- 3. The policy should recognise that as a long term planning document, the ANEF should not be expected to drastically change, as given the strategic expectation associated with land use planning.
- 4. The requirement for notifications on land titles for all new noise sensitive development within the 'Frame Area' and also the N60 100 daily noise event contours.
- 5. The requirement for 6.38mm laminated glass on all new noise sensitive development within the existing/ proposed 'Frame area' under SPP 5.3;
- 6. Include frequency-based noise charts (N60, N65 & N70 Noise Contours) to supplement the ANEF within SPP 5.3 as recommended in NASF Guideline A.
- 7. Expand the 'Frame Area' boundary within SPP 5.3 to be consistent with Attachment 4 of this report for the purposes of notifications on title".

In relation to point 7 above, the City's proposed Frame Area – 'N' Contours was identified as follows;



Figure 5: CoC SPP 5.3 Proposed Frame Area – 'N' Contour Source: CoC Council meeting 10.03.2016 Item 14.4 Attachment No. 4 - Proposed Frame Area (SPP 5.3)

As can be seen by Figure 5 above, areas of Bibra Lake and South Lake fall within the City's proposed 'SPP 5.3 Frame Area'. Following the WAPCs receipt of the City of Cockburn's comments in relation to the [then] draft SPP 5.3 the WAPC has since finalised SPP 5.3 which was Gazetted on 11 January 2017.

The 'Frame Area' in the new (January 2017) SPP 5.3, although expanded from the WAPCs first draft, is not as encompassing as the City of Cockburn Councils preferred option (as per figure 5 above).

Councils' recommended and preferred option (which is also supported by Jandakot Airport and the Department of Transport) includes parts of South Lake and Bibra Lake. Council has previously recommended points 4 and 5 of the above Council resolution are implemented for those lots identified in the red hatching above in Figure 5.

On this basis, in light of the recent WAPC decision on the January 2017 SPP 5.3, the City of Cockburn Council may consider preparing an appropriate Scheme Amendment to potentially incorporate a Special Control Area ('SCA') for the reasons of the points raised above. Any contemplation of a SCA for Aircraft Noise would extend beyond the Lakes Scheme Amendment portions of South Lake and Bibra Lake.

It may be appropriate of the City to consider addressing this issue as part of a separate report to Council which could apply to an area beyond the geographical bounds of this amendment area. This is a consideration which may need to be presented to the City of Cockburn Council for consideration. Additionally the further exploration and consideration of this issue will need to be discussed also with JAH and other stakeholders such as the WAPC. The proposed Lakes Scheme Amendment proposes to defer this issue potentially to a separate report to Council on the January 2017 SPP 5.3 in relation to the above points and potentially into the review of the City's upcoming Local Planning Strategy.

Notwithstanding the above, the Lakes Scheme Amendment as prepared by the City of Cockburn adheres to the requirements of the January 2017 SPP 5.3. This amendment will be formally referred to JAH during the advertising period; to better understand their views on the recently Gazetted January 2017 SPP 5.3; and whether they consider further actions in relation to the above to be appropriate or not.

#### <u>State Planning Policy No. 5.4 – Road and Rail Transport Noise and</u> <u>Freight Considerations in Land Use Planning (September 2009)</u>

Excessive noise has the potential to affect the health and amenity of a community as a whole as well as the wellbeing of an individual. There is documented evidence that long-term exposure to high levels of noise may cause serious health, learning and development problems. Some people are more sensitive to noise than others, and tolerance to noise can vary depending on the time of day or the day of the week.

The efficient movement of people and freight is critical to the economic sustainability of Western Australia. As the population and resource industry grow, the increase in the volume of freight and the vast distances involved in distribution will put further pressure on transport infrastructure.

SPP 5.4 aims to promote a system in which sustainable land use and transport are mutually compatible. It is recognised, in the future, noise criteria is likely to become more demanding than those contained in the September 2009 version of SPP 5.4. Improvements in technology in both infrastructure and development industries are therefore encouraged; with the aim of a long-term reduction in noise experienced by noise-sensitive land uses.

The objective of SPP 5.4 is based around protecting people from transport noise; whilst simultaneously encouraging best-practice design and construction standards for new development proposals. In applying SPP 5.4 the WAPC specifies it is expected that consideration will be given to a 15-20 year transport planning horizon, which allows for the impact of future traffic growth.

Bibra Lake and South Lake are dissected by a freight railway line and therefore in accordance with SPP 5.4 and its associated Guidelines principles, noise (and vibration) needs to be addressed regarding the freight railway line. Ground-borne vibration is most commonly associated with freight rail transport. SPP 5.4 recognises vibration, and regenerated noise, can result from freight railways.

Roads carrying more than 20,000 vehicles per day are classified under SPP 5.4 section 5.2.2 as 'Major Roads'. '*Major transport corridors' are defined under SPP 5.4 as; "land set aside for the movement of road/or rail traffic, including railways and major roads".* 

North Lake Road, Farrington Road, Kwinana Freeway and the freight railway line are considered to be *'major transport corridors'* within the Lakes Revitalisation Strategy Scheme Amendment area. These major transport corridors are located in the vicinity of existing residential development and potential future residential development sites. As North Lake, Bibra Lake and South Lake evolve (and redevelop) as suburbs over time these transport routes will be flanked by higher density housing.

SPP 5.4 specifies, for new noise-sensitive developments, noise assessments should generally be conducted as early in the planning process as practical, typically at the 'Scheme Amendment' stage. In this instance, as outlined within the Lakes Revitalisation Strategy, noise and vibration are particularly important Scheme Amendment issues in need of due consideration at this stage of planning.

It is recognised building construction techniques, for the purposes of noise management and mitigation, includes such things as upgrading glazing, ceiling insulation and sealing of air gaps. Noting SPP 5.4, and this proposed Scheme Amendment, does not act retrospectively to existing dwellings with respect to noise mitigation.

It is recognised it may not be reasonable and practicable to meet the noise target criteria. Where transport noise is above the target level, measures are expected to be implemented that best balance reasonable and practicable considerations, such as noise benefit, cost, feasibility, community preferences, amenity impacts, safety, security and conflict with other planning and transport policies.

Similarly as mentioned under section 5.8 of SPP 5.4, it may not always be practicable to achieve acceptable indoor noise levels if new development is located very close to the transport corridor. In these situations the primary focus should be on achieving the lowest level of noise, with other reasonable and practicable considerations being secondary to this objective.

Section 6 of SPP 5.4 recognises, in cases in which there are serious noise issues, such as the freight railway line dissecting Bibra Lake and South Lake, special control areas ('SCA') may be a suitable planning mechanism. A 300m in width SCA is proposed over the freight railway

line and areas of Bibra Lake and South Lake based on SPP 5.4 requirements.

Table 4.1 of the SPP 5.4 Guidelines: *'Noise management during planning stages'* stipulates; at the Scheme Amendment stage the scope should address the suitable land use density options adjacent to major roads and freight handling facilities. Preparation of detailed noise assessment and noise management plans is required by the proponent. On this basis the City of Cockburn and the Public Transport Authority have worked together to engage the services of Lloyd George Acoustics to prepare a suitable Acoustic report for the amendment area which meets the requirements of SPP 5.4.

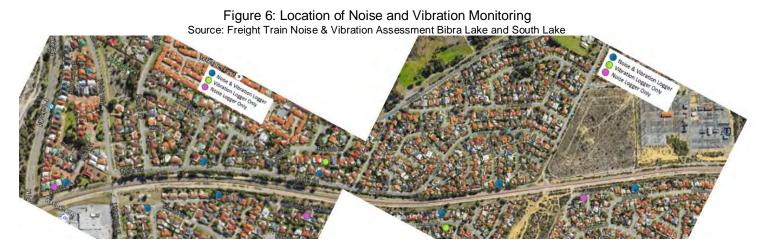
The focus of the Acoustic report is to define freight rail noise and vibration affected areas, based on recent noise and vibration measurements, prior to any future development occurring. The purpose of this will allow the City of Cockburn and land owners (residential) to identify lots that are affected by rail noise and vibration and apply deemed to satisfy (DTS) construction packages for redevelopment of the site/(s) as, and before, development applications are submitted. Alternatively site specific assessments may be requested by the City or may be undertaken by the developer rather than adopting the DTS standard. This provides ultimate flexibility to the community (see Clause 5.7 (c) above for details).

The Acoustic study follows the scientific method and is compliant with best practice including;

- 1. AS 2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors; and
- AS 2670.2:1990 Evaluation of Human Exposure to Whole Body Vibration, Part 2: Continuous and Shock Induced Vibration in Buildings (1 to 80Hz).

The site measurements for this Acoustic report, were taken from 19 October to 30 November 2016.

OCM 09/02/2017



It is interesting to note of the 13 properties within the study the highest number of trains per night (10:00pm to 6:00am) was 9 and the lowest being 6 (source Table 4.1 of the Acoustic report). The highest night time noise was recorded at 94.6dB and the lowest at 82.4dB (source Table 4.2 of the Acoustic report).

The overall outcome of the Study is a series of buffers, at which different requirements may be applicable for new development only (this will not act retrospectively to existing dwellings). These requirements may vary depending on whether or not the development is single or multiple storeys, as permitted under the proposed higher density codes.



Figure 7: Freight Train Noise & Vibration Impacts (Ground Level) Source: Figure 7.1 from the Freight Train Noise & Vibration Assessment Bibra Lake & South Lake

The above lots correlate to the below mentioned construction packages, as outlined within the 12 January 2017 Freight Train Noise & Vibration Assessment - Acoustic report. See below for details.

Figure 8: Example Construction for Freight Packages
Source: Freight Train Noise & Vibration Assessment Bibra Lake & South Lake

Area	Orientation to Road or Rail Corridor	Freight Rail Package CF (up to 92 dB L <sub>Annax</sub> )	Freight Rail Package BF (up to 88 dB L <sub>Amax</sub> )	Freight Rail Package AF (up to 80 dB L <sub>Amar</sub> )
All Habitable Rooms (Including Kitchens)	Facing	<ul> <li>Walls: 2 x 110mm double brick wall with 50mm cavity and 50mm fibreglass insulation within the cavity.</li> <li>Window: 10.5mm VLam Hush awning windows (up to 40% of room floor area).</li> <li>External Doors: 10mm fully glazed hinged door (up to 20% of room floor area).</li> <li>External doors to bedrooms are not recommended.</li> <li>Roof and ceiling: Clay roof tiles with sarking and 10mm plasterboard ceiling, or, Colorbond roof sheeting with sarking, 4mm fibre cement sheeting fixed to the roof purlins and 2 x 10mm plasterboard ceiling.</li> <li>Mechanical ventilation.</li> </ul>	<ul> <li>Walls: 2 x 90mm double brick wall with 20mm cavity.</li> <li>Windows: 6mm awning windows (up to 40% of room floor area); or, 10mm awning windows (up to 60% of room floor area).</li> <li>External Doors: 10mm sliding glass doors (up to 20% of room floor area).</li> <li>External doors to bedrooms are not recommended.</li> <li>Roof and ceiling: Clay roof tiles with sarking and 10mm plasterboard ceiling, or, Colorbond roof sheeting with sarking, 4mm fibre cement sheeting fixed to the roof purlins and 2 x 10mm plasterboard ceiling.</li> <li>Mechanical ventilation.</li> </ul>	<ul> <li>Walls: 2 x 90mm double brick wall with 20mm cavity.</li> <li>Windows: 6mm awning or 10mm sliding windows (up to 40% of room floor area); or, 6mm awning windows (up to 60% of room floor area).</li> <li>External Doors: 6mm sliding glass doors (up to 20% of room floor area).</li> <li>Roof and ceiling: Colorbond roof sheeting with 10mm plasterboard ceiling.</li> <li>Mechanical ventilation.</li> </ul>
	Side	As above.	As above.	As above.
	Opposite	<ul> <li>As above, except -</li> <li>Windows: 6mm awning windows (up to 40% of room floor area); or, 10mm awning windows (up to 60% of room floor area).</li> <li>External Doors: 6mm fully glazed hinged door (up to 20% of room floor area).</li> </ul>	<ul> <li>As above, except -</li> <li>Windows: 6mm awning or 10mm sliding windows (up to 40% of room floor area); or, 6mm awning windows (up to 60% of room floor area).</li> <li>External Doors: 6mm sliding glass doors (up to 20% of room floor area).</li> </ul>	<ul> <li>As above, except -</li> <li>Windows: 4mm awning or 6mm sliding windows (up to 40% of room floor area); or, 6mm awning or 10mm sliding windows (up to 60% of room floor area).</li> </ul>
Outdoor	Living Area	<ul> <li>Where practicable, locate an outdoor living area on the opposite side of the rail corridor or in an alcove on the side of the house.</li> </ul>	<ul> <li>Where practicable, locate an outdoor living area on the opposite side of the rail corridor or in an alcove on the side of the house.</li> </ul>	<ul> <li>Where practicable, locate an outdoor living area on the opposite side of the rail corridor or in an alcove on the side of the house.</li> </ul>

The current version of the Acoustic report relates to freight rail only. A future Acoustic report will directly address noise from 'major roads' which will be finalised separately in the near future. The City of Cockburn is currently working with Main Roads Western Australia and Lloyd George Acoustics on preparing the above mentioned further Acoustic report. The future report is expected to be finalised prior to the potential final adoption consideration of this amendment by Council. Road noise is considered to be less complex than the issue of freight rail noise. As such this approach is considered to be acceptable and practicable.

As provided above the proposed Scheme Amendment text and the accompanying freight railway Acoustic report have been formulated to address the requirements of SPP 5.4.

In addition to the above it has been considered appropriate to prepare a draft accompanying Freight Railway Noise Local Planning Policy simultaneously with the proposed Scheme Amendment so Council, the Community, WAPC, PTA and other stakeholders can better understand the proposed specific workings of the planned future development assessment process approach.

The full suite of planning instruments will ultimately provide landowners with flexibility in decision making whilst being given an upfront

indication of potential acoustic treatment measures for lots within 300m of the freight railway line.

It is important to note the potential Acoustic treatment requirement for properties within 300m of the freight railway line is as per the current requirements of SPP 5.4.

Any new development within 300m of the freight railway line is currently required under SPP 5.4 to adhere to noise mitigation requirements. The City's proposed approach therefore provides land owners with the option to apply DTS construction packages rather than having to engage an Acoustic consultant of their own to advise them of site specific Acoustic requirements.

Notwithstanding the above, should landowners seek to engage their own acoustic consultant that option will still be available to them under the proposed draft scheme text and LPP. On this basis the above approach offers a fair and reasonable solution to the community aiding them to meet the current requirements of SPP 5.4 (see Clause 5.7 (c) above for details).

The proposed Scheme Amendment meets the requirements of SPP 5.4 and its associated guidelines, with potential further work on road noise being prepared by the City with assistance from MRWA. This should be finalised shortly and presented to Council at the final adoption stage of the process.

#### **Conclusion**

The proposed Scheme Amendment and Local Planning Policy meet the broad State and local government policy requirements. Western Australia's population is expected to increase at a faster rate than the Australian average.

On this basis social infrastructure planning is required to consider not only the needs of the current community but also plan for the future residents.

It is estimated by 2031 the population of the south-west sub-region will have grown by 34 per cent to 278,000. Directions 2031 expects the sub-region to increase its employment self-sufficiency rate from its current 60 per cent rate to 70 per cent, which will require 41,000 new jobs by 2031.

There is a cost involved with the States dependence on cars for meeting the daily travel needs when it is in most cases easier for people to walk or cycle to their destinations. The overall aim is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy in accommodating growth and change.

The subject area is considered to be an appropriate area to revitalise due, but not necessarily limited to, the following factors:

- The subject area is strategically placed within the heart of the rapidly expanding south west corridor.
- The subject area is a well-connected area in proximity to the new Fiona Stanley Hospital, Murdoch University Precincts and the emerging Cockburn Central Activity Centre.
- The subject area has an established level of infrastructure with various forms of public transport facilities including passenger rail, high frequency bus and also motor vehicular access via the Kwinana Freeway in close proximity.
- The physical age of built form within the subject area being such that decisions for redevelopment and/or renewal are expected to be made by landowners over the coming years, providing the opportunity to consider whether redevelopment to other forms of housing (grouped and multiple) should take place.

Accordingly it is recommended Council resolves to initiate the proposed Scheme Amendment inclusive of the associated FRNA Local Planning Policy and refer the documents to the EPA and WAPC prior to advertising as per the above mentioned details.

#### **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.

#### Leading & Listening

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

#### Environment & Sustainability

• Identification and minimisation of impacts to human health risk.

# **Budget/Financial Implications**

As the City of Cockburn is the applicant for the proposed Scheme Amendment, the required fee was not calculated, issued or paid.

### **Legal Implications**

Nil.

# **Community Consultation**

Pursuant to Clause 81 of the *Planning and Development Act 2005*, following Councils support, the proposed amendment will be referred to the EPA for their review.

Pursuant to Part 5 Division 2 Regulation 37 (2) of the Regulations, officers will also submit 2 copies of the proposed amendment to the Commission prior to advertising.

Subject to Clause 81 and 82 of the Act, if the Commission advises the City of Cockburn that it is satisfied that the complex amendment is suitable to be advertised the amendment can then be advertised pursuant to the details prescribed within Regulation 38. Regulation 38 specifies advertising must not be less than a period of 60 days.

#### **Risk Management Implications**

Should the amendment not be initiated, the City's Town Planning Scheme No. 3 would still remain consistent with the Metropolitan Region Scheme.

There is no risk of the City encountering a compliance manner in this regard.

#### Attachment(s)

- 1. Location Map
- 2. Current and Proposed Scheme Amendment Maps
- 3. Draft Freight Railway Noise Area ('FRNA') Policy

#### 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

15.7 (OCM 09/02/2017) - PROPOSED STRUCTURE PLAN – LOT 559 (NO 332) WENTWORTH PARADE, SUCCESS – OWNER: GOLD ESTATES HOLDINGS PTY LTD – APPLICANT: ROBERTS DAY (110/157) (T VAN DER LINDE) (ATTACH)

#### **RECOMMENDATION** That Council

- adopts the Schedule of Submissions prepared in respect to the proposed Structure Plan (Attachment 3);
- (2) pursuant to Schedule 2, Part 4, clause 20(2)(e) of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 ("deemed provisions"), recommend to the Commission the proposed Structure Plan for Lot 559 (No. 332) Wentworth Parade, Success ("Structure Plan") be approved subject to the following modifications:
  - 1. Amend Part One, section 4.3 Public Open Space and Part Two, section 3.3 Open Space to reference that 10% equivalent applicable to the Residential proportion of the previously zoned 'Local Centre' portion of the site will need to be provided as Public Open Space whether physically or as cash-in-lieu.
  - 2. Amend Part One, section 5.1 Developer Contributions, remove text in brackets referring to payment of DCA liability. Discussion should be limited to the fact a DCA applies, what it is for, and that triggers for liability reside within the scheme. It is not appropriate to discuss the amount as this is subject to annual review.
  - 3. Amend Part One, section 6.0 Additional Information to include the requirement for a traffic study to be prepared and submitted with any development application for the site to be approved by the City of Cockburn.
  - 4. Amend Part Two, section 3.1.2 to include discussion on future development applications being required to incorporate design elements to reduce potential negative impacts of non-residential land uses on residential dwellings within the development such as noise, odour, light and other activities.

- 5. Amend the Structure Plan documentation to provide the relevant information demonstrating how stormwater will be managed within the structure plan layout for both quality and quantity including the strategy for the first 15mm of rainfall, 20% Annual Exceedance Probability (AEP) event and 1% AEP event, as requested in the Department of Water submission.
- (3) request the applicant advise the current or future landowner of the site to liaise with the City as early as possible during preparation of a Development Application for the site to discuss traffic generation and management, access strategies and parking in accordance with the Department of Planning's Transport Impact Assessment Guidelines; and
- (4) advise the landowners and those persons who made a submission on the Structure Plan of Council's recommendation.

COUNCIL DECISION

# Background

The proposed Structure Plan applies to 1.0942 hectares of vacant land, namely Lot 559 (No. 332) Wentworth Parade, Success ("subject land"). It is bound by Wentworth Parade to the south, Wentworth Parade Park to the east, and a power line easement to the west. Existing residential dwellings exist to the north of the site, separated by an open air landscaped drain (see Attachment 1). The Structure Plan was received on 25 October 2016 and a copy of the Structure Plan Map is included at Attachment 2.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and is included within the previously approved Phase 1 Magnolia Gardens Structure Plan which zones the majority of the site 'Residential R40' and a portion of the site adjacent to Wentworth Parade as 'Local Centre'. The subject land is located within Development Area 8 ("DA8") and Development Contribution Areas No. 13 ("DCA13") and No. 2 ("DCA2).

The subject land is in a strategic location being situated along Wentworth Parade which provides direct access to Cockburn Central,

Armadale Road and Hammond Road, as well as being in close proximity to the major transport routes of Russell Road and the Kwinana Freeway. Wentworth Parade Playground, Success Primary School and Success Recreational Facility are located adjacent east, approximately 350m south-west and approximately 250m west of the site respectively. The subject land is one of the few lots remaining vacant within the Phase 1 Magnolia Gardens Structure Plan area and is located approximately 400m from the future Aubin Grove train station, expected to be completed in early 2017. Thus, the site offers one of the last opportunities in the locality for high density development in close proximity to the future train station and existing community facilities and major transport routes.

The Phase 1 Magnolia Gardens Structure Plan was endorsed by the Western Australian Planning Commission ("Commission") in 2002. Since this Structure Plan is considerably dated and the majority of land within the Structure Plan area has been developed, the City considered it most appropriate that a new Structure Plan be prepared over the subject land with up-to-date supporting documentation, justification report and technical appendices. This is particularly due to the uniqueness of the site being relatively large in size, in a strategic location and the last vacant site in the Phase 1 Magnolia Gardens Structure Plan area resulting in opportunity for high quality and high density housing to be developed in accordance with a site specific planning structure.

The purpose of this report is for Council to consider this Structure Plan proposal in light of the information received during the advertising process and discussed below.

#### Submission

N/A

#### Report

#### Land Use and Density

The Structure Plan proposes to rezone the subject land from 'Residential R40' and 'Local Centre' to 'Mixed Use (R100)'. A new Structure Plan for Lot 559 Wentworth Parade was considered more appropriate than amending the existing Phase 1 Magnolia Gardens Structure Plan as stated above. Like the current zoning, the 'Mixed Use (R100)' zoning permits both residential and non-residential land uses on site but allows this development to occur at a higher density. Given the site's proximity to the future Aubin Grove train station, the proposed Structure Plan is consistent with the City's Local Planning Strategy which seeks to maximise development close to public transport routes.

State government documents also promote higher density surrounding public transport with a key purpose of Liveable Neighbourhoods being "Increased emphasis on achieving density targets and lot diversity, particularly around activity centres and public transport nodes." An objective of Liveable Neighbourhoods is to provide lots capable of supporting high density development in and around town centres, public transport stops and parks. Liveable Neighbourhoods also promotes a range of residential densities that translate into a range of future household types. The proposed Structure Plan provides this opportunity. Perth and Peel@3.5million also encourages urban consolidation and higher density development surrounding public transport corridors and station precincts, in order to reduce dependency on the private vehicle.

The majority of Phase 1 Magnolia Gardens Structure Plan is coded R20 and R25 and has been developed as single detached dwellings at a relatively low density considering the proximity of Cockburn Central, the future Aubin Grove train station, and other community facilities and services. The proposed rezoning will allow higher density housing to be developed on site and thus provide greater diversity in dwelling size and cost in the locality, as well as increase the dwelling yield of the Structure Plan. This will provide some compensation for the lack of medium or high density development within the Structure Plan area.

Furthermore, a considerable disconnect exists between allowed and actual density of development within the Phase 1 Magnolia Gardens Structure Plan area. According to the allocated residential densities and the average lot size requirements under the R-Codes, approximately 480 dwellings were permitted within the Structure Plan area. However, only 320 dwellings have been created. The proposed Structure Plan has the potential to facilitate the development of a maximum of 160 dwellings at the subject site, which would bring the total dwelling count within the Phase 1 Magnolia Gardens Structure Plan area to 480 dwellings: the same number of dwellings that was originally permitted to be developed in this area.

#### Public Open Space

The Structure Plan references Public Open Space ("POS") requirements as being satisfied by the POS provided by the Phase 1 Magnolia Gardens Structure Plan. However, a portion of the subject land is zoned 'Local Centre' and, in accordance with Liveable Neighbourhoods, was treated as a deduction to POS calculations, meaning a POS contribution has not been provided for this land. Thus, a 10% POS contribution applicable to residential land uses developed within the portion of the subject site currently zoned 'Local Centre' is still required to be provided. For example, development may be

proposed as 4 storey with the ground floor comprising commercial/nonresidential land uses and all other floors being residential. The 10% POS contribution would then be calculated on <sup>3</sup>/<sub>4</sub> of the area of land within the 'Local Centre' zoned portion of the site. If the 'Local Centre' zoned portion is 3000m<sup>2</sup>, a 10% POS contribution would be required applicable to 2250m<sup>2</sup>. This requirement has been included in recommendation (2)1 above.

### Design Guidelines

The subject land is the only relatively large lot yet to be developed within the Phase 1 Magnolia Gardens Structure Plan area that has the potential to be developed at high density. Given its close proximity to the Aubin Grove train station and other facilities and services it is important that this opportunity is capitalised on so that the development potential of the site is maximised whilst still providing a desirable and functional living environment for future residents.

To ensure that this is the case, the Structure Plan provides a number of Design Objectives and principles to guide future development in terms of setbacks, communal open space, height, orientation, vehicle access and parking, and interface with the public domain. These objectives and guidance principles have been included in Part One of the Structure Plan so that they can be required of any future development proposal to ensure a good design outcome is eventually developed on site. This approach is considered appropriate for this site given its uniqueness in being one of the last vacant lots in close proximity to the future Aubin Grove train station.

#### Traffic

No internal roads are proposed within the Structure Plan area and access to future development at the site is encouraged from the south-west corner of the site, adjacent to the Western Power Easement.

The Traffic Impact Statement lodged in support of the application has been reviewed by the City and the City is satisfied that future development as a result of the rezoning of the subject land will not have a significant impact on the local road network.

#### Community Consultation

In accordance with clause 18(2) of the deemed provisions, the Structure Plan was advertised for a period of 28 days commencing on 8 November 2016 and concluding on 6 December 2016.

In total Council received five submissions from landowners and twelve submissions from government agencies. None of the government agencies objected to the proposal and the Public Transport Authority provided support for the proposal.

All landowner submissions objected to the proposal arguing that high density should not be permitted at the subject land due to inconsistency with existing development in the locality, as well as the potential for increased traffic congestion on local roads.

These objections are not accepted as the subject land has always been zoned for development at a higher density than surrounding lots under the Phase 1 Magnolia Gardens Structure Plan, prior to existing landowners moving into the area. The proposed Structure Plan will provide the opportunity to diversify the housing product and density in the locality to cater for various household sizes and incomes, for whom single detached housing may not be appropriate or affordable. High density development in this location is also entirely appropriate due to the close proximity of the Aubin Grove Train Station. The proposal will also assist in achieving the number of dwellings consistent with what was originally permitted under the Phase 1 Magnolia Gardens Structure Plan as discussed previously in this Report. Any development application for the site will be required to comply with the design objectives detailed in the Structure Plan document concerning building height, setbacks, and public domain interface which will help to minimise the visual impact of the building on nearby residents.

Furthermore, the increase in density and subsequently the likely increase in height of any development proposed on the subject land will have minimal impact on surrounding residents as the subject land is separated from residential lots on all sides by Wentworth Parade to the south, Wentworth Parade Playground and park to the east, a drainage corridor to the north, and the Western Power easement to the west.

In terms of traffic, as discussed above, additional traffic from development at the subject site is not expected to have a significant impact on the local road network. Much of the residential land in the locality has been underdeveloped as lot sizes are much larger than the minimum allowed under the Phase 1 Magnolia Gardens Structure Plan, as discussed previously in this Report. Thus, traffic numbers are far less than what would have been allowed had lots been subdivided at the minimum lot size allowed. Increased traffic as a result of the proposed Structure Plan is unlikely to exceed traffic numbers anticipated had the locality been developed to its full potential.

Further traffic reporting is expected to be lodged with any development application for the site as required in recommendation (2)3 above, and future applicants will be required to liaise with the City early on during preparation of a development application to achieve the best possible outcome in terms of traffic generation, management and access to and from the site as per recommendation (3).

Traffic concerns in relation to the future Aubin Grove Train Station parking areas are the responsibility of the Public Transport Authority who are responsible for engaging in traffic studies relevant to that development and ensuring the road network can accommodate the expected vehicle numbers including buses.

Concerns were also raised regarding increased crime and threats to security as a result of future development at the site and insufficient provision of parking. It is not accepted that the rezoning, increase in density or construction of future development at the site will result in a rise in crime or concerns over security. On the contrary, any development application for the site will be required to demonstrate how the design will minimise opportunities for crime and increase passive surveillance both within and surrounding the development, including the adjacent park. Parking bays will need to comply with the provisions of the Residential Design Codes (R-Codes) at development application stage.

The Department of Health have provided comment on the potential negative impacts of future non-residential uses on future residential dwellings within the subject site, advising that development should be designed to minimise impacts such as noise, odour, light and other lifestyle activities. Since the Structure Plan provides a Mixed Use zoning over the site but does not prescribe the specific uses to be developed on site, design of non-residential uses to minimise negative impacts will need to be addressed at the Development Application stage. Acknowledgement of this is to be included within the Structure Plan document in accordance with recommendation (2)4 above.

Further analysis of the submissions has been undertaken within the attached Schedule of Submissions included at Attachment 3.

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

#### **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure growing high density living is balanced with the provision of open space and social spaces
- Ensure a variation in housing density and housing type is available to residents

### **Budget/Financial Implications**

The required fee was calculated on receipt of the proposed Structure Plan and has been paid by the proponent. There are no other direct financial implications associated with the Proposed Structure Plan.

### Legal Implications

Clause 20(1) of the deemed provisions requires the City to prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days following the close of advertising.

# **Community Consultation**

In accordance with clause 18(2) of the deemed provisions, the Structure Plan was advertised for a period of 28 days commencing on 8 November 2016 and concluding on 6 December 2016. Advertising included a notice in the Cockburn Gazette and on the City's webpage, letters to landowners in the vicinity of the Structure Plan area, and letters to relevant government agencies.

In total Council received five submissions from landowners and twelve submissions from government agencies. No government agencies provided objections to the proposal with the Public Transport Authority providing support for the proposal. All landowner submissions objected to the proposal.

Analysis of the submissions has been undertaken within the above report, as well as the attached Schedule of Submissions. See Attachment 3 for details.

#### **Risk Management Implications**

If the subject land is not rezoned, future development will only be permitted at the R40 coding, and some local centre development adjacent to Wentworth Parade, despite the subject land's proximity to the future Aubin Grove train station. This results in an underutilisation of land, lost opportunity for residents to live in close proximity to the train station and lost opportunity to implement State and Local strategic documents setting dwelling targets and promoting high density surrounding train stations.

#### Attachment(s)

- 1. Location Plan
- 2. Structure Plan Map (existing and proposed)
- 3. Schedule of Submissions

# 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

# 15.8 (OCM 09/02/2017) - MIXED USE 11 UNIT COMMERCIAL DEVELOPMENT- LOCATION: 52 & 56 (LOTS 370 & 369) ENTRANCE ROAD, SPEARWOOD – OWNER: HOLDEN DEVELOPMENTS PTY LTD (DA16/0723 & 052/002) (D J VAN RENSBURG) (ATTACH)

#### RECOMMENDATION

That Council grant planning approval for an 11 unit commercial development at 52 & 56 (Lots 370 & 369) Entrance Road, Spearwood, subject to the following conditions and footnotes:

# **Conditions**

- 1. Development shall be carried out <u>only</u> in accordance with the details of the application as approved herein and any approved plan. This includes the use of the land and/or tenancies. The approved development is for 11 commercial units consisting of shop, office, fast food outlet, restaurant & medical centre, as shown on the approved plan.
- 2. The restaurant use, including alfresco dining, shall be limited to a maximum of 72 seats.
- 3. If the development is staged, the surface finish of all walls exposed to the public realm shall be rendered the same colour as the external appearance of the development or otherwise treated appropriately in consultation with and to the satisfaction of the City prior to the occupation of the development. In all instances, the standard of work is to be high.
- 4. A schedule of the material finishes and colours shall be submitted to and approved by the City prior to the issue of a Building Permit Application. The schedule shall include details of the type of materials proposed to be used, including their colour and texture. The development shall thereafter be maintained in accordance with the approved materials schedule.

- 5. Landscaping shall be established and reticulated in accordance with the approved detailed landscaping plan prior to the occupation of the dwellings. Landscaped areas shall be maintained thereafter in good order to the satisfaction of the City.
- 6. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public view and/or screened.
- 7. The approved Waste Management Plan (received and approved by the City dated 16 September 2016) shall be implemented and maintained thereafter to the satisfaction of the City.
- 8. A minimum of thirteen (13) bicycle parking bays shall be designed and installed to comply with Australian Standard 2890.3, some of which shall be provided in the verges on Hamilton Road and Entrance Road. Details of the bicycle parking shall be submitted to the City for assessment and approval prior to lodgement of a Building Permit application.
- 9. Prior to the initial occupation of the development hereby approved, the parking bays, driveways and points of ingress and egress shall be designed, sealed, kerbed, drained, line marked and maintained to comply with AS2890.1, to the specification and satisfaction of the City.
- 10. The proposed crossovers shall be constructed to the specification and satisfaction of the City and all existing footpaths shall be retained.
- 11. Walls, fences and landscaped areas are to be truncated within 1.5 metres of where they adjoin vehicle access points, where a driveway and/or parking bay meets a public street or limited in height to 0.75 metres to the satisfaction of the City.
- 12. All stormwater being contained and disposed of on-site to the satisfaction of the City.
- 13. The approved development must clearly display the street number/s.
- 14. All earthworks, cleared land and batters shall be stabilised to prevent sand or dust blowing to the satisfaction of the

City.

- 15. The development site shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.
- 16. An Acoustic Report shall be submitted to and approved by the City, prior to the issue of a Building Permit, and implemented thereafter, to the satisfaction of the City.
- 17. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report required under Condition 16 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.
- 18. Prior to the submission of a Building Permit Application for the café/restaurant developments, a Noise Management Plan shall be prepared to the City's satisfaction demonstrating that noise emissions will comply with the requirements of the *Environmental Protection (Noise) Regulations 1997 (as amended).* All noise attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development (or as otherwise required by the City) and the requirements of the Noise Management Plan are to be observed at all times.
- 19. No wash-down of plant, vehicles or equipment is permitted on the premises. Industrial, commercial or wash-down wastes shall not enter stormwater disposal systems or otherwise be discharged to the environment.
- 20. All waste and recycling materials shall be contained within bins.
- 21. The bin enclosure shall be of an adequate size to contain all waste bins fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer. The minimum provisions for internal bin storage is a concrete wash-down pad of at least 1m<sup>2</sup> graded to a 100mm diameter industrial floor waste with a hose cock, connected to an approved waste disposal system. This can be centrally located within the development.
- 22. A Construction Management Plan shall be submitted to and approved by the City prior to the lodgement of a

Building Permit application and all measures, including but not limited to traffic and pedestrian management identified in the plan are to be implemented during the construction phase to the satisfaction of the City.

- 23. Any damage during construction to the existing streetscape infrastructure (including hard and soft landscaping) adjacent to the subject site shall be rectified to the satisfaction of the City.
- 24. A streetscape infrastructure bond in respect of Condition 23 shall be lodged with the City prior to the issue of a building permit and held in trust until Condition 25 has been completed to the satisfaction of the City.
- 25. Crash attenuation bollards shall be installed on the corner of Hamilton Road and Entrance Road, to the specification and satisfaction of the City's Engineering Services unit.
- 26. Prior to the issue of a Building Permit, the owner/applicant shall:
  - submit to the City for approval a preliminary proposal for an art work designed be a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be to be located within the subject site as an integral part of the development;
  - submit to the City for approval an 'Application for Art Work Design';
  - enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City.

The art work shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.

# Footnotes

- 1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Local Planning Scheme No. 3. Prior to commencement of any works associated with the development, a building permit is required.
- 2. With regards to Condition 1, a change of use application is not required for the uses mentioned where more than one

option is depicted on the approved plan however a change of use to any other use may require Development Approval.

- 3. With regards to Condition 8, the bicycle parking facilities shall consist of rails, stands, locker or any other type of equipment designed for this purpose in accordance with Australian Standard AS 2890.3-1993 Parking Facilities-Bicycle Parking Facilities.
- 4. With regards to Condition 8 and the provision of bicycle bays in the verge, the City's Engineering Department should be contacted at 9411 3444.
- 5. With regards to Condition 9, the parking bay/s, driveway/s and points of ingress and egress are to be designed in accordance with the Australian Standard for Off-street Car parking (AS2890.1) and are to be constructed, drained and marked in accordance with the design and specifications certified by a suitably qualified practicing Engineer and are to be completed prior to the development being occupied and thereafter maintained to the satisfaction of the City.
- 6. With regards to Condition 12, all stormwater drainage shall be designed in accordance with the Australian Standard, and the design shall be certified by a suitably qualified practicing Engineer or the like, to the satisfaction of the City, and to be designed on the basis of a 100 year 24 hour storm event. This shall be provided with the associated Building Permit Application.
- 7. With regards to Condition 16, the Acoustic Report shall be prepared by a suitably qualified and recognised acoustic consultant and demonstrate that the design and location of plant and other sources of noise within the development (such as air-conditioners, entry gates and café break out noise) will not exceed the assigned noise levels set out in the *Environmental Protection (Noise) Regulations 1997 (as amended).*
- 8. The builder shall provide written confirmation that the requirements of the Acoustic Report referred to in Condition 16 have been incorporated into the completed development with the Form BA7 Completion Form, prior to occupation of the development
- 9. With regards to Condition 18, the Noise Management Plan shall be prepared by a suitably qualified and recognised

	acoustic consultant and demonstrate that the development will comply with the requirements of the <i>Environmental</i> <i>Protection (Noise) Regulations 1997 (as amended)</i> and the City of Cockburn Noise Attenuation Policy (LPP 1.12).		
	The Noise Management Plan is to include:		
	<ul> <li>Predictions of anticipated noise emissions associated with activities, plant or equipment (such as bin areas, air-conditioners, refrigeration or pools);</li> </ul>		
	(b) Predictions of anticipated break out noise levels;		
	(c) Sound proofing measures proposed to mitigate		
	noise;		
	<ul> <li>(d) Control measures to be undertaken (including monitoring procedures); and</li> </ul>		
	(e) A complaint response procedure		
10.	All food handling operations shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the Food Act 2008 the applicant shall complete and return the enclosed Food Business Notification/Registration Form to the City of Cockburn's Health Services. Operation of this food business may be subject to the requirement to pay an Annual Assessment Fee under the Act.		
11.	All food businesses shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the Food Act 2008 the applicant shall obtain prior approval for the construction or amendment of the food business premises.		
12.	An Application to Construct or Alter a Food Premises shall be accompanied by detailed plans and specifications of the kitchen, dry storerooms, coolrooms, bar and liquor facilities, staff change rooms, patron and staff sanitary conveniences and garbage room, demonstrating compliance with Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).		
	<ul> <li>The plans are to include details of:</li> <li>(a) the structural finishes of all floors, walls and ceilings</li> <li>(b) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc.); and</li> </ul>		
	(c) all kitchen exhaust hoods and mechanical		

ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.

These plans are to be separate to those submitted to obtain a Building Permit.

- 13. All commercial kitchen facilities in the development are to be provided with mechanical ventilation flued to the outside air, in accordance with the requirements of Australian Standard S1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality".
- The occupier of premises in which clinical waste is produced shall comply in all respects with the Environmental Protection (Controlled Waste) Regulations 2004. For further information please contact the Department of Environment and Conservation.

Any liquid waste disposal via the sewer shall be with approval of the Water Corporation.

- 15. If dust is detected at adjacent premises and is deemed to be a nuisance by an Environmental Health Officer, then any process, equipment and/or activities that are causing the dust nuisance shall be stopped until the process, equipment and or activity has been altered to prevent the dust to the satisfaction of the City's Manager of Health Services.
- 16. Outdoor lighting must be in accordance with the requirements of Australian Standard AS 4282-1997: *Control of the Obtrusive of Outdoor Lighting*.
- 17. Advertising signs are to be in accordance with the requirements of the City of Cockburn Local Planning Scheme No. 3 and relevant local planning policy. Non-exempt signage will require separate planning approval.
- 18. The City may, for the purpose of giving effect to Condition 23, draw from the bond, whether from corpus or income or both, in payment of the reasonable costs of the City's officers', employees' and agent's time, and/or the costs of the contractors and subcontractors engaged by the City for such purpose, and to pay for the materials, equipment, hire of machinery and other costs involved in giving effect or partial effect to Condition 23.

- 19. Upon completion of construction, if Condition 23 has been complied with to the satisfaction of the City, the City shall on request from the bond applicant, pay back to the bond applicant (or the nominee appointed in writing by the bond applicant) the balance (if any) of corpus and income of the bond then standing to the credit of the City.
- 20. With regards to Condition 25 and the provision of crash attenuation bollards in the verge, the City's Engineering Department should be contacted at 9411 3444.
- 21. With regard to Condition 26, the art work shall be in accordance with Council's Local Planning Policy LPP 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artist, full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of art work can be obtained from the City's Community Arts Officer on 9411 3444.

# COUNCIL DECISION

# Background

The subject site is vacant, relatively flat and comprises two lots with a total area of 2306m<sup>2</sup> and is located on the corner of Hamilton Road and Entrance Road in Spearwood.

Other land uses in the immediate vicinity include future medium density housing to the north and south-west, public open space to the east and directly across Hamilton Road to its west as well as another mixed use commercial and residential development directly across the road on the southern side of Entrance Road.

#### Submission

N/A

# Report

#### <u>Proposal</u>

The prosed development entails a two (2) storey commercial development comprising:

- Ground Floor Commercial Tenancies with Under Croft Carpark:
  - Tenancy 1 87sqm Shop / Office / Fast Food Outlet
  - Tenancy 2 72sqm Shop / Office / Fast Food Outlet
  - Tenancy 3 60sqm Fast Food Outlet
  - Tenancy 4 71sqm Fast Food Outlet
  - Tenancy 5 74sqm Fast Food Outlet
  - o Tenancy 6 172sqm Restaurant
- First Floor Tenancies with Mezzanine Carpark:
  - Tenancy 7 159sqm Office
  - Tenancy 8 118sqm Office
  - Tenancy 9 73sqm Office
  - Tenancy 10 150sqm Office
  - Tenancy 11 314sqm Medical Centre
- 59 car bays and 2 delivery bays
- Two left-in / left-out points of access are provided, one each from Hamilton Road and Entrance Road.

#### **Community Consultation**

The application was advertised to adjoining and nearby land owners as the proposal includes a Restaurant which requires to be advertised in this zone. The proposed development also has a shortfall of 12 parking bays. A total of 59 bays are provided in lieu of the requirement of 71 car parking bays under the City's Local Planning Scheme No. 3 (LPS 3).

In total, seven (7) submissions were received of which two (2) were objections and five (5) were non-objections.

The two objections can be summarised as follows:

- There is already an over-provision of commercial premises in the area as there are difficulties leasing them out.
- These uses are already available at Phoenix.
- Did not buy in the area to live next to any more commercial units than what was originally planned.
- This would detract from the area.
- It would lead to increased traffic.

• It would lead to an increase in rubbish.

#### Zoning and Use

The site in question is located within the development zone and has a designated zoning of 'Local Centre' under the Eliza Ponds Local Structure Plan (EPLSP).

Under the Local Centre zone, the level of permissibility of the various land uses is listed as follows in Table 1 of Local Planning Scheme No. 3 (LPS 3):

- Shop: 'P' (Permitted)
- Office: 'D' (Discretionary)
- Fast Food Outlet: 'D' (Discretionary)
- Restaurant: 'A' (Discretionary but requires advertising)
- Medical Centre: 'D' (Discretionary)

Under Part of LPS 3 the proposed land uses are defined as follows:

**Shop:** means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom, fast food outlet, bank, farm supply centre, garden centre, hardware store, liquor store and nursey.

**Office:** means premises used for administration, clerical, technical, professional or other like business activities.

**Fast food outlet**: means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises but does not include a lunch bar.

**Restaurant:** means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licenced under the Liquor Licencing Act 1988.

**Medical centre:** means premises, other than a hospital, used by one or more health consultant(s) for the investigation or treatment of human injuries or ailments and for general outpatient care (including preventative care, diagnosis, medical and surgical treatment, and counselling).

Any objections stating the commercial nature of the proposed land use is not in keeping with the current planning for the locality is therefore unfounded, as all the proposes uses are uses that can be considered under LPS 3.

#### Planning Considerations

#### Car Parking

The applicant has provided a total of 59 car bays in lieu of the 71 car bays and 5 delivery bays required under LPS 3. Even though there is a slight shortfall in parking supply, the proposed 59 parking bays should be adequate due to the different times of peak parking demand by the different land uses. It can reasonably be assumed that some of the trips generated by the land uses will be by local residents walking or cycling to the site, rather than by car and some of the generated trips will be from within the site (e.g. office workers going to the food businesses).

The Traffic and Parking Assessment report prepared by Riley Consulting (Attachment 9) notes that the proposed land uses will have different periods of peak operation and that the level of parking provided is adequate for the proposed land uses. The aforementioned report concludes that with the expected attraction to the individual land uses proposed, a maximum of 58 bays would be required to cater for the peak attraction.

In this regard it should be noted that none of the objections raised the issue of parking shortfall. Whilst a technical shortfall of car parking is provided, it is considered that an appropriate level of parking is provided for the proposed development.

#### Delivery bays

The applicant has provided a total of two delivery bays in lieu of the five delivery bays required under LPS 3.

In the Traffic and Parking Assessment report it is noted that one service bay should be adequate to serve the development as it is a relatively small scale mixed use development with the fast food uses having up to two deliveries per unit per day, however these deliveries will not occur during peak hours of land use activity. The medical centre might get a delivery per day whilst the office uses are not expected to have any regular deliveries.

Given the size of the units being developed, it can be expected that the maximum size of delivery vehicle would be a small van. These vehicles can easily use standard parking bays should two vehicles arrive at the same time.

The provision of two delivery bays is deemed more than sufficient given the scale of the development and the nature of the proposed land uses.

#### Bicycle bays

No bicycle racks are shown on the plan, but the provision of thirteen bicycle bays, as required under Table 3 of LPS 3, will be conditioned should Council resolve to approve the application. The City's traffic engineer has proposed that some of these bicycle bays are to be provided in the verges on Hamilton Road and Entrance Road. The purpose of this is to provide a number of small groups of parking rails at convenient locations near the fast food outlets for use by locals cycling to/from those businesses. Encouraging cycling to those businesses will help address the overall shortfall of parking on-site.

#### Traffic

Access to the site is provided via a left-in/left-out access to Hamilton Road and a left-in/left-out access to Entrance Road. At this location, there are already existing Right of Carriageway easements in place along the joint boundary between Lots 370 and 369 to the benefit of the applicable adjoining property as notated on the relevant deposited plan (DP 402404).

The City's traffic engineer considers the content and conclusions of the traffic study as contained in the Traffic and Parking Assessment report to be sound, in that the traffic generated by the proposed development will have no material impact on the performance of the surrounding road network.

The trip generation rates used are sound as they are from published industry recognised sources. Objections bases on increased level of traffic is regarded as unfounded as the level of traffic generated will be low and would be considered to have no material impact.

#### Waste Management

The City of Cockburn requires a Waste Management Plan (WMP) to be included as part of a development application. The objective is to ensure that waste disposal is undertaken effectively, efficiently and sustainably to minimise the effects on the community and the environment. In this regard, Local Planning Policy 1.14 – Waste Management in Multiple Unit Developments provides for waste management of development proposals during the demolition, construction and operation of large residential developments. It is noted that the City's manager Waste Services has approved a Waste Management Plan relating to the proposed development. Suitable conditions relating to the treatment and storage of waste together with a condition requiring the implementation of the approved WMP will be included as part of the approval should Council resolve to approve the application. The objection relating to the increase in 'rubbish' will therefore be appropriately addressed.

#### Setbacks and Interface with adjoining land

Nil setbacks are proposed for the development in line with the previously approved commercial component of the mixed use development directly to the south in order to facilitate active frontages. This is considered to be a desirable outcome with the front façade being activated with Hamilton Road and Entrance Road. The awnings that protrude into the verge area provide weather protection and facilitate pedestrian amenity.

The applicant has appropriately addressed the interface with the adjoining Public Open Space (POS) by avoiding a blank façade. The proposed alfresco decking will overlook the POS with glass balustrading proposed on top of the retaining wall.

The proposed development is separated from the adjoining POS by existing uniform estate fencing consisting of limestone retaining walls with a 0.6m high permeable metal fence on top.

It will not be possible to completely obscure the parking to the rear of the site without causing harm to the amenity. Partial screening is already provided by the adjoining well vegetated POS consisting of several semi-mature trees.

#### Landscaping

Clause 4.9.2 of LPS 3 requires a minimum of 10% landscaping of the site whilst approximately 7% is provided, some of which in the verge area. A variation is sought on the basis that the provision of nil setbacks to activate the streetscape is a far superior outcome. Furthermore, the proposed development directly adjoins a manicured area of public open space which will enhance the feeling of an appropriately landscaped environment.

#### Public Art

In accordance with City's Local Planning Policy (LPP 5.13 – Percent for Art), a condition is proposed requiring the applicant to make a contribution to public art. The policy aims to ensure that proposals for development in excess of \$1 million commercial development) and \$2 million (multiple dwellings) construction cost contributes toward public

artworks that improve the attractiveness and functionality of the built environment, develop and promote community identity, increase social, cultural and economic value, making streets and buildings more identifiable, produce landmarks that act as focal points and icons and provide opportunities to celebrate a place, generate vibrancy, contribute to cultural identity.

The applicant has provided plans (Attachment 8) indicating the intent of how this might be incorporated into the design of the building. The intent will be to incorporate a laser cut and etched aluminium artwork integrated into the paving directly east of tenancy 4 and to run it up the adjacent wall surface. This is intended to reflect the history and heritage of the site and will be the subject of future detailed design. The proposed public art does not form part of this approval.

#### Public Open Space Contribution

In accordance with Liveable Neighbourhoods, a minimum of 10% of the gross subdivisible area of a Structure plan area will be set aside as Public Open Space (POS).

The EPLSP makes provision for a certain component of the Local Centre zone to provide for POS based on the likelihood of providing for a mixed use development that includes a residential component, however since the proposal does not include a residential component, it does not trigger the requirement for a Public Open Space contribution.

#### **Conclusion**

The proposed development is consistent with the relevant Structure Plan as well as other relevant planning controls that apply to the land including LPS 3. Variations to the parking standards are considered justified and reasonable.

The proposed development is considered to be a good built form outcome for the subject site which will significantly improve the level of interaction and visual amenity to the surrounding area, contributing to the sense of place. The proposed building is visually appealing, provides a mix of materials and will contribute to an interesting and varied streetscape. Therefore, it is recommended that Council resolve to conditionally approve the proposal.

#### Strategic Plan/Policy Implications

N/A

# Community, Lifestyle & Security

- Provide safe places and activities for residents and visitors to relax and socialise.
- Foster a greater sense of community identity by developing Cockburn Central as our regional centre whilst ensuring that there are sufficient local facilities across our community.

### Economic, Social & Environmental Responsibility

• Increase local employment and career opportunities across a range of different employment areas through support for economic development.

# **Budget/Financial Implications**

N/A

# Legal Implications

N/A

# **Community Consultation**

Refer to the community consultation section of this report.

#### **Risk Management Implications**

Should the applicant lodge a review of the decision with the State Administrative Tribunal, there may be costs involved in defending the decision, particularly if legal Council is engaged.

# Attachment(s)

- 1. Site Plan
- 2. Landscaping Plan
- 3. Waste Management and Traffic Movement
- 4. Ground Floor Plan
- 5. First Floor Plan
- 6. Elevations
- 7. Perspectives
- 8. Public Art Intent
- 9. Traffic and Parking Assessment

#### 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 9 February 2017 Ordinry Council Meeting.

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

Nil.

15.9 (OCM 09/02/2017) - RECREATION (BOWLING AND RECREATION CENTRE) – LOCATION: 40 (LOTS 510 & 511) BIRCHLEY ROAD, YANGEBUP – OWNER: STATE OF WA (MGT ORDER: CITY OF COCKBURN) – APPLICANT: CITY OF COCKBURN – (DA16/0892 & 052/002) (D J VAN RENSBURG) (ATTACH)

# RECOMMENDATION

That Council

 grant approval for a Bowling and Recreation Centre at 40 Birchley Road (Lots 510 & 511), Yangebup subject to the following conditions and footnotes:

# <u>Conditions</u>

- Development may be carried out only in accordance with the details of the application as approved herein and any approved plan. This includes the use of the land and/or a tenancy. The approved development has approval to be used for Bowling Club & Recreation Centre purposes only. In the event it is proposed to change the use, a further application needs to be made to the City for determination.
- 2. This development has been defined as a public building and shall comply with the relevant provisions of the Health Act 1911 (as amended), and the Health (Public Buildings) Regulations 1992. A Building Permit Application shall be submitted for approval, prior to works commencing.
- 3. Prior to the issue of a Building Permit, the owner/applicant shall:
  - submit to the City for approval a preliminary proposal for an art work designed be a professional artist at a cost of 1% of the total project cost, to be located within the subject site as an integral part of the development;
  - submit to the City for approval an 'Application for Art Work Design';
  - enter into a contract with a professional artist/s to design and install (if appropriate) the art work approved by the City.

The art work shall then be installed prior to occupation of

the building/development and maintained thereafter to the satisfaction of the City.

- 4. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
- 5. The car park and access road shall be designed, constructed, sealed and kerbed and thereafter maintained to comply with the requirements of AS2890 and to the City's satisfaction.
- 6. The proposed facilities shall be limited to the following maximum number of people being present on site at any given time:
  - Function Room: 360 people
  - Bowling Club Members Area: 290 people
- 7. Earthworks over the site and batters shall be stabilised to prevent sand or dust blowing, and appropriate measures shall be implemented within the time and in the manner directed by the City in the event that sand or dust is blown from the site.
- 8. The development shall ensure that pedestrian access around Visko Park is maintained. Where and if required, appropriate modifications shall be made to the site plan to enable pedestrians to walk around the perimeter of the site unobstructed.
- 9. Crossovers shall be located and constructed in accordance with the City's requirements and be located no closer than 0.5m from any side boundary or street pole. Redundant crossovers, if any, shall be removed and the verge reinstated prior to or at the time of the installation of the approved new crossover(s).
- 10. All stormwater shall be contained and disposed of on-site to the satisfaction of the City.
- 11. No bunting shall be erected on the site (bunting includes streamers, streamer strips, banner strips or decorations of similar kind).
- 12. The development site shall be connected to the reticulated sewerage system of the Water Corporation before commencement of any use.

- 13. A landscape plan shall be submitted prior to the commencement of works associated with this approval and must show the location, quantity, type and maturity of all proposed plants. The planting shall include at minimum semi-mature trees with adequate foliage to provide screening to the satisfaction of the City.
- 14. A further Acoustic Report shall be submitted to and approved by the City, prior to the issue of a Building Permit, and implemented thereafter, to the satisfaction of the City.
- 15. Written confirmation from a recognised acoustic consultant that all recommendations made in the Acoustic Report prepared by Herring Storer Acoustics and the further Acoustic Report required under Condition 14 have been incorporated into the proposed development, shall be submitted to the City at the time of lodgement of the Building Permit Application.
- 16. Prior to the submission of a Building Permit Application for the development, a Noise Management Plan shall be prepared to the City's satisfaction demonstrating that noise emissions will comply with the requirements of *the Environmental Protection (Noise) Regulations 1997 (as amended).* All noise attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development (or as otherwise required by the City) and the requirements of the Noise Management Plan are to be observed at all times.
- 17. Shared path linkages shall be provided between the proposed facility and the surrounding path network to ensure that safe and convenient path access is provided to facilitate cyclist and pedestrian access to the satisfaction of the City's Engineering Services unit.
- 18. On-street parking bays shall be provided in the verge along Birchley Road and Bayview Terrace, adjacent to the site in consultation with and to the satisfaction of the City's Engineering Services unit.
- 19. The creation of a four-way intersection at the Birchley Road/Mandu Way/site access intersection shall be designed and constructed to the satisfaction of the City's Engineering Services unit.

- 20. Bicycle parking bays shall be designed and installed to comply with Australian Standard 2890.3. Details of the bicycle parking shall be submitted to the City for assessment and approval prior to lodgement of a Building Permit application to the satisfaction of the City's Engineering Services unit.
  - 21. Prior to the issue of a Building Permit, arrangements shall be made to the satisfaction of the Chief Executive Officer for the pro-rata development contributions towards those items listed in the City of Cockburn Local Planning Scheme No. 3 for Community Infrastructure (DCA 5).

# Footnotes

- 1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the Council, or with any requirements of the City of Cockburn Local Planning Scheme No. 3 or with the requirements of any external agency. Prior to the commencement of any works associated with the development, a Building Occupancy Permit is required.
- 2. With respect to Condition 1, the approved use for the subject lot is for Bowling Club & Recreation Centre however, if this changes an application for change of use must be submitted to the City for determination.
- 3. With regards to Condition 3, the art work shall be in accordance with Council's Local Planning Policy LPP 5.13 Percent for Art and the 'Application for Art Work Design' and shall include a contract between the owner/applicant and the artist, full working drawings (including an indication of where the art work is located) and a detailed budget being submitted to and approved by the City. Further information regarding the provision of art work can be obtained from the City's Community Arts Officer on 9411 3444.
- 4. With regards to Condition 5, the parking bay/s, driveway/s and points of ingress and egress are to be constructed, drained and marked in accordance with the design and specifications certified by a suitably qualified practicing Engineer and are to be completed prior to the development being occupied and thereafter maintained to the satisfaction of the City.

- 5. Access and facilities for people with disabilities is to be provided in accordance with the Building Code of Australia.
- 6. All food businesses shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the Food Act 2008 the applicant shall obtain prior approval for the construction or amendment of the food business premises.

An Application to Construct or Alter a Food Premises shall be accompanied by detailed plans and specifications of the kitchen, dry storerooms, cool rooms, bar and liquor facilities, staff change rooms, patron and staff sanitary conveniences and garbage room, demonstrating compliance with Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only).

The plans are to include details of:

- (a) the structural finishes of all floors, walls and ceilings;
- (b) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc.); and
- (c) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.

These plans are to be separate to those submitted to obtain a Building Permit.

- 7. All food handling operations shall comply with the Food Act 2008 and Chapter 3 of the Australia New Zealand Food Standard Code (Australia Only). Under the Food Act 2008 the applicant shall complete and return the enclosed Food Business Notification/Registration Form to the City of Cockburn's Health Services. Operation of this food business may be subject to the requirement to pay an Annual Assessment Fee under the Act.
- 8. The landscaping/screening as identified and required by Condition 13 above is to ensure partial screening from nearby residents. Landscape screening in accordance with the approved landscape plan must be planted prior to occupation and be maintained thereafter to the satisfaction of the City of Cockburn.

9.	With regard to Condition 16 above, the acoustic report	
	shall be prepared by a suitably qualified and recognised	
	acoustic consultant and demonstrate that the design of the	
	development meets the following requirements:	

- the design and location of plant and other sources of noise within the development (such as airconditioners, entry gates and break out noise) will not exceed the assigned noise levels set out in the Environmental Protection (Noise) Regulations 1997 (as amended); and
- (b) that indoor noise levels will comply with the requirements of the National Construction Code (Building Code of Australia) with regard to sound transmission between units and floors of the development.
- 10. With regard to Condition 18, the Noise Management Plan shall be prepared by a suitably qualified and recognised acoustic consultant and demonstrate that the development will comply with the requirements of the Environmental Protection (Noise) Regulations 1997 (as amended) and the City of Cockburn Noise Attenuation Policy (LPP 1.12).

The Noise Management Plan is to include:

- Predictions of anticipated noise emissions associated with activities, plant or equipment (such as bin areas, air-conditioners, refrigeration etc.);
- (b) Predictions of anticipated break out noise levels;
- (c) Sound proofing measures proposed to mitigate noise;
- (d) Control measures to be undertaken (including monitoring procedures); and
- (e) A complaint response procedure.
- 11. All outdoor lighting shall be installed and maintained in accordance with Australian Standard AS 4282 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
- (2) notifies the applicant and those who made a submission of Council's decision.

# COUNCIL DECISION

# Background

#### <u>History</u>

At its October Meeting of 2011, Council resolved to consider the future relocation of the Cockburn Bowling Club to Visko Park in Yangebup (the subject site). At this time, the City had received approval to excise a portion of the Reserve to allow for the construction of a recreational and community purpose facility and for leasing. At its meeting held in April 2013, Council recommitted to the relocation of the bowling club.

In May 2013 Council resolved to enter into a contract with the Fratelle Group for architectural services for the design of facilities to be located at Visko Park. The concept designs and costing prepared by the Fratelle Group in consultation with the Cockburn Bowling Club formed the basis of an application to the Commonwealth for funding under the National Stronger Regions Fund (NSRF) Round One. In May 2015 the City was advised that its application was unsuccessful.

In July 2015, Council resolved to submit an application for funds from the Commonwealth NSRF for new recreation and community facilities to be located at Visko Park and to include the relocation of the Cockburn Bowling and Recreation Club. On 7 December 2015 the City was informed that the application under Round Two of the NSRF was successful and that a funding grant for the construction of a Bowling and Recreation Facility at Yangebup had been approved.

Subsequently, at its Ordinary Meeting held on 11 February 2016, Council resolved to place on its 2016/17 and 2017/18 Municipal Budget a contribution to the construction of the aforementioned new Bowling and Recreation Facility at Visko Park. At this meeting Council further resolved to enter into a funding agreement with the Commonwealth in accordance with the NSRF.

At the above meeting, Council also noted that an important consideration will be the establishment of a management structure that addresses the need of the bowling club and the other users including the private investor with the City playing a key ongoing role in its operation.

### <u>Site</u>

The site is located directly north of Beeliar Drive (classified as a Distributor A under the Main Roads WA Functional Road Hierarchy) and is further bound by a railway reserve to the west, Bayview Terrace to the north and Birchley Road to the east.

The site consists of two properties, namely Lot 510 and Lot 511. Lot 510 is located wholly within the boundaries of Lot 511 and both these lots are owned by the State of WA with a management order to the City of Cockburn.

Currently the site is levelled, grassed and reticulated with a significant slope on the south-east corner running op to Beeliar Drive and Birchley Road. Residential development is located further to the north, east and south and land zoned for commercial development further west.

#### Submission

N/A

# Report

#### <u>Proposal</u>

The proposal includes:

- A Function Room for 360 patrons with access to an external verandah and playing fields. It has its own entry and lobby and access to male, female and accessible toilet facilities;
- New Bowling Club members area for 290 patrons with a members bar, TAB and direct access to two new bowling greens. The Bowling Club has its own entry and lobby and access to male, female and accessible toilet facilities and change rooms;
- Commercial Kitchen, cool room & dry store servicing both the Function Room and Bowling Club;
- Meeting and Office facilities;
- Toilets and change rooms available for use by groups using sporting and recreational facilities;
- Volleyball and Futsal courts;
- Parking area consisting of 150 car bays including accessible car bays; and

• Vehicle access from Birchley Road.

The tennis courts shown are planned for a future stage of development and do not form part of this development application.

# **Consultation**

# Neighbour Consultation

The application was advertised to adjoining and nearby landowners. During this time 68 submissions were received of which 29 were objections. Of the 39 non-objections, several included comments and/or requests which are included in the following short summary of the objections:

Location/Land Use Older part of Yangebup is being neglected. Do not want park turned into giant car park. Perhaps some more social equipment put in such as football posts, soccer posts, BBQ facilities, etc. It would be far more beneficial to the community to enhance this park with additional recreational facilities without a 360 seat function centre. Cockburn needs to preserve large open spaces amongst housing developments not build on them. The park should be kept as a greened park only. Many more trees should be planted to add to the cooling of the area and provide shade. TAB facility should be excluded from the design. Is there a possibility of adding a gym within the facility? Do not have enough open spaces for the community and it would be very damaging to lose another one. Developments which are only accessible to 'members' are non-inclusive and do not support the local community's interests. This is the only park on this side of Yangebup suitable to walk my dog. This is against Council's previous policy to increase health through use of public spaces as there are no other green spaces that we can use. Should be used as an off leash dog park. Will the council support the Bowling club financially, or will the bowling club deteriorate and be left as an eyesore on the park? Do not understand why such an endeavour	1 (1 /1 )	
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Do not understand why such an endeavour		•
		Do not understand why such an endeavour

	needs to include gambling and alcohol.
	Ludicrous to put in beach volleyball facilities
	when we have kilometres of undeveloped
	beaches that could be used.
	Playground facilities need to be up-graded
	and fenced off.
	Move carpark to Western side adjoining
	drainage site and railway line. Consolidate
	the development towards the Western side of
	Visko Park away from the steeply contoured
	Southern and Eastern sides.
	These suggestions would provide better
	aesthetic appearance and a greater
	contiguous area of free space for enjoyment
	by local residents.
Anti aggial	
Anti-social behaviour /	Don't want TAB customers hanging around
Safety and	
security:	Anti-social behaviour from serving of alcohol
	will be the result in this quiet and peaceful
	area. Gambling facilities are antisocial and
	detrimental to those that use them.
Dust/Noise:	TAB and Sports will be very noisy for locals
	of Bayview Terrace.
	The volume of traffic associated with a
	development of this type and size would be
	enormous. Proposal will only add to the noise
	and heat in this area.
	Will there be any time restrictions for
	functions to end while operating within a
	residential area?
	What is the construction impact for residents
	i.e. noise, dust. Construction work will
	produce a huge amount of dust which will be
	blown up over the residences on Birchley
	Road and beyond by the strong sea breezes.
Traffic:	Birchley/Beeliar intersection is dangerous
	and is accident waiting to happen. Entry to
	the carpark would be better for residents if it
	came off Beeliar drive to keep minimal traffic
	off of Birchley as the new Beeliar/Birchley
	intersection hasn't been well designed.
	Increased traffic through the area will be a
	danger to the local children and animals.
	Bayview Terrace will be used as a through-
	road. The traffic on this road is bad enough
	with motorists speeding up and down the hill.
	Birchley Road and Bayview Terrace needs
	Diffiner ivoau and Dayview Tenace Heeus

	speed control measures to be put in place with or without access to the bowling club. Worried about extra traffic and parking in street. Has consideration been given to overflow parking?
Landscaping:	Landscaping to be installed and maintained to minimise the vision of a carpark in front of properties. Parks needed with lakes and streams with fish, big trees with grass around it.

## External Agency Consultation

As the subject site abuts a 'Blue Road' (Other Regional Roads) it was referred to the Department of Planning (DoP) for comments who advised that they have no comment as there is no access from Beeliar Drive.

## Planning Framework

## Zoning and Use

The site is located in the Development zone and is shown as a Local Reserve for Parks & Recreation on the approved Local Structure Plan that applies to the area, namely Cell 9, Yangebup and Cell 10, Beeliar.

The Local Structure Plan dated 2 April 2015 shows the above Public Open Space (POS) area with the future areas earmarked for the 'Bowling Club Lease Area' (including three 'Bowling Greens' and 'Club Rooms') within Lot 510 and the future 'Car Park' and 'Tennis Courts' within Lot 511.

Under LPS 3 'recreation – private' is defined as: "premises used for indoor or outdoor leisure, recreation or sport which are not usually open to the public without charge."

## Planning Considerations

## Land use

Although several objections were received relating to the proposed use of the land, the proposal for a Bowling Club and Recreation Centre is in sync with the proposed land use for the area under the relevant Local Structure Plan and accords with several previous Council resolutions that relates to the future use of the subject site.

#### Anti-social behaviour / Safety and security

Anti-social behaviour as well as safety or security issues are not valid planning considerations and are therefore not included in the assessment.

#### Dust / Noise

Several objectors have raised the issue of increased dust during construction and noise as a result of the proposed land use. Appropriate standard conditions have been included to address any potential future issues relating to noise and dust.

Earthworks over the site and batters will have to be stabilised to prevent sand or dust blowing, and appropriate measures shall be implemented within the time and in the manner directed by the City in the event that sand or dust is blown from the site.

The City's Health Services has requested a further acoustic report and appropriate conditions to ensure the implementation and maintenance of recommendations contained in both the acoustic report and further acoustic report.

#### Traffic

The City's traffic engineer advised that the new driveway servicing the proposed facility will form a 4-way intersection with Birchley Road and Mandu Way which is a potential safety issue as it is important that the intersection is legible and defines that through priority is along Birchley Road and that road users exiting the development site or Mandu Way must give-way. This could be achieved by providing a similar entry statement in the entry to the development site as has been provided in Mandu Way and have Main Roads WA approve and install Give-Way control on both sides of the intersection.

The City's traffic engineer also noted that whilst the report states that "All roads surrounding the site connect to the greater local bicycle network and therefore provide capacity for cyclists to access the site", the site plan shows no actual connectivity between the proposed facility and the surrounding path network. As this is a recreational facility and the City is keen to promote movement by walking, cycling and public transport it is important that safe and convenient path access is provided for cyclists and pedestrians (including people in mobility scooters). In this regard it is suggested that shared path linkages be provided between the proposed facility and the surrounding path network to ensure that safe and convenient path access is provided to facilitate cyclist and pedestrian access.

#### Landscaping

In order to provide partial screening of the proposed development from the surrounding residential development, it is suggested that should Council resolve to approve the application, a suitable condition be included requiring the submission a landscaping plan that shows the location, quantity, type and maturity of all proposed plants. The planting is to include at minimum semi-mature trees with adequate foliage to provide suitable screening.

Landscape screening will be expected to be planted prior to occupation and be maintained thereafter.

#### Parking

Under LPS 3, the required parking bays for private recreation are calculated at one bay for every four people. At a combined maximum total of 650 people as proposed, the required number of bays will be 163. A total of 150 bays are proposed as part of the development.

The City's Traffic Engineer noted that whilst the proposed parking supply almost satisfies the LPS 3 requirements there is an established history of overflow parking occurring at the City's recreational facilities e.g. Coogee Beach Surf Lifesaving Club, Santich Park, Success Reserve etc. that shows that the provided parking (whether or not it was provided in accordance with LPS requirements) tends to be inadequate. This results in operational issues on the sites and adjacent roads with illegal or undesirable parking practices that need to be monitored / addressed by the City' Rangers and/or additional parking provided post development. It is also noted that the future tennis courts will result in the loss of a reasonable proportion of the car parking bays to be provided and it is assumed that those bays will be provided for on-site when the time comes, but this has not been shown on the site plan or mentioned in the traffic study.

The traffic statement prepared by Shawmac (Attachment 5) notes that overflow parking could be accommodated on Bayview Terrace but in reality if the demand exists then motorists will park on Birchley Road as well, potentially partly or fully on the footpath which is undesirable. To provide for potential overflow parking and ensure that both Birchley Road and Bayview Terrace can operate safely for all road users onstreet parking bays, preferably parallel, should be provided in the verges adjacent to the subject site.

The City of Cockburn LPS 3 sets out bicycle parking requirements for "Private Recreation" as "Not Applicable" but considering the recreational nature of the development and surrounding lot it is reasonable to expect that some local residents will choose to cycle to/from the facility and it is something that the City would encourage. Therefore, it is recommended that bicycle parking rails be provided close to the building entries, and/or that a parking bay(s) be forfeited for use as bicycle parking.

## Bushfire

Although a very small portion in the south-western section of the site is within a designated bushfire prone area, a Bushfire Management Plan is not required. Areas designated as bushfire prone include a 100 metre buffer from the bushfire prone vegetation. This means that the proposed building on the subject site is some 145 metres away from bushfire prone vegetation and would therefore be classified as BAL-LOW.

## Conclusion

The proposed project will relocate the current Cockburn Bowling Club from its 50-year old premises in Rockingham Road, Spearwood to the new location, with a high growth population catchment and what is expected to be a more sustainable operation model. The facility will accommodate additional sports such as football/soccer and beach/volleyball that are currently lacking in the region to encourage youth participation, as well as increase visitor numbers and new business with a local commercial kitchen.

It is considered that the development will contribute to the amenity of the area. When suitably landscaped with partial screening from surrounding residential development, the proposed development is considered to be a good built form outcome for the subject site as it will not be visually intrusive due to its limited height and setback distance from surrounding roads. The development is expected to facilitate an improved level of interaction and visual amenity to the surrounding area, contributing to the sense of place.

The proposed development is consistent with the relevant structure plan and is generally compliant with the planning controls that apply to the land including the City's Local Planning Scheme No. 3 and relevant local planning policies. Therefore, it is recommended Council resolve to conditionally approve the proposal.

## **Strategic Plan/Policy Implications**

## **City Growth**

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

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

## Community, Lifestyle & Security

- Provide for community facilities and infrastructure in a planned and sustainable manner.
- Provide safe places and activities for residents and visitors to relax and socialise.
- Create and maintain recreational, social and sports facilities and regional open space.

## **Budget/Financial Implications**

At its Ordinary Meeting held on 11 February 2016, Council noted that the total estimated project cost for the establishment of the new Bowling and Recreation Facility inclusive of all costs will be \$9.5 million (ex-GST) of which a \$4,556,287 grant has been approved by the Federal Government and \$400,000 will be approved by Area 5 Football.

Council further noted that the balance of \$,406,287 million of the project budget is being requested from the Council Budget for 2016/17 noting \$150,000 was committed in the 2015/16 financial year and that there will be \$4,655,453 (48.94% of the total cost) available from the developer contribution fund toward the project.

## Legal Implications

The current lease for the Cockburn Bowling and Recreation Club expired in December 2016.

## **Community Consultation**

The application was advertised for 28 days from 7 December 2016 until 3 January 2017 (inclusive).

On 13 December 2016 Council officers attended an on-site meeting with residents to answer questions by the public on request of the Yangebup Progress Association.

## **Risk Management Implications**

Should Council resolve to refuse the application, the Federal Government funding of the project will be lost.

## Attachment(s)

- 1. Site & Location Plan
- 2. Floor Plan
- 3. Elevations
- 4. Perspectives
- 5. Traffic Statement
- 6. Acoustic Assessment Report
- 7. Respondent Map

## 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 9 February 2016 Council Meeting.

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

Nil.

## 15.10 (OCM 09/02/2017) - TELECOMMUNICATIONS INFRASTRUCTURE – LOCATION: NO. 111 (LOT 32) HARPER ROAD, BANJUP – OWNER: NEIL & MIRANDA MCCRUDDEN – APPLICANT: PLANNING SOLUTIONS (DA16/0823) (R TRINH) (ATTACH)

## RECOMMENDATION

That Council

- refuse the application for the Telecommunications Infrastructure at No. 111 (Lot 32) Harper Road, Banjup, subject to the following reasons:
  - The benefit of improved telecommunications services is not balanced with the visual impact on the surrounding area and therefore inconsistent with State Planning Policy 5.2 – Telecommunications Infrastructure.
  - 2. The proposed use is incompatible with the surrounding area which does not constitute orderly and proper planning and is therefore inconsistent with the aims of Local Planning Scheme No. 3.
  - 3. The proposed use is likely to detract from the amenity of the area with regards to the rural character.
  - 4. The proposed telecommunications infrastructure is likely to have detrimental impact on the visual amenity of the area and the streetscape.

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

## COUNCIL DECISION

## Background

The lot is 22,413m<sup>2</sup> in area and consists of a single dwelling with several outbuildings. The lot is surrounded by lots of similar size and used for predominantly residential uses that extend southwest from the intersection of Armadale Road and Tapper Road to the City borders that adjoin the City of Armadale and Kwinana. The lot is located approximately 900m from the nearest urban residence located on the western side of Tapper Road. The lot is also within close proximity to Bosworth Reserve (a regional reserve approximately 60m north-west of the lot) that extends to the southwest to a Regional Reserve via a walking trail.

The proposed development is being referred to Council for determination as objections were received during the public consultation period.

#### Submission

N/A

## Report

## <u>Proposal</u>

The telecommunications infrastructure is proposed towards the northern side of the lot and 5.5m from the western boundary. The proposed development is behind the dwelling, outbuildings and rainwater tank as viewed from the street and surrounded by vegetation to the north, east and south with no significant vegetation proposed to be removed as part of the development.

The proposed telecommunications infrastructure consists of a 96m<sup>2</sup> fenced compound that includes:

Low-impact equipment shelter

- 38m monopole with turret headframe
- 3x panel antennas
- 1x GPS antenna

The top of the antennas would reach a total height of 41.5m from the natural ground level. The monopole and attachments are proposed to be green and the equipment shelter is proposed to be pale eucalypt to blend in with the surroundings.

An Electro Magnetic Emissions (EME) report dated 24/10/2016 was supplied with the application which demonstrated that the maximum EME level calculated for the proposed systems at this site is 3.18V/m; equivalent to 26.9 mW/m<sup>2</sup> or 0.36% of the public exposure limit (Attachment 6).

#### Consultation

#### Neighbour Consultation

The proposal was advertised to 55 nearby landowners to a radius of 500m that were seen to potentially be affected by the proposal in accordance with the requirements of Local Planning Scheme No. 3 (LPS 3). The application was advertised on the City's website and advertised further by landowners within the vicinity of the area and resulted in comments being received from landowners beyond 500m of the lot. A total of 62 submissions were received, three (3) indicating no objection and 59 objecting to the proposal. A total of 36 of the 59 objections and all three (3) of the non-objections were from landowners within the 500m radius. The remaining 23 objections were received from landowners beyond the 500m radius. Multiple objections were received from some properties that equated to 56 households providing a response.

The main issues raised during consultation include:

- Visual amenity
- Height
- Inappropriateness and inconsistency within a rural area
- Should be located in alternative location
- Negative impact on property values
- Impact on future development potential
- Health concerns and risks
- Diminished aesthetic value
- Good mobile coverage currently available
- Approval would set precedence
- Impact on natural environment
- Aircraft safety

#### Referral to external agencies

The application was referred to the Department of Water (DoW) as required by State Planning Policy 2.3 – Jandakot Groundwater Protection (SPP 2.3). The DoW advised they had no objection to the development subject to conditions 13 and 22 of Water Quality Protection Note No. 25 (WQPN 25). Conditions 13 and 22 refer to the storage control of hazardous substances to minimise and eliminate risk of groundwater contamination.

## Statutory Framework

## Metropolitan Region Scheme (MRS)

The subject site is zoned 'Rural – Water Protection' under the Metropolitan Region Scheme (MRS) and the proposal is consistent with this zone.

## Local Planning Scheme No. 3 (LPS 3)

The subject site is located within the 'Resource' zone, Development Contribution Area 13 and the Bushfire Vulnerability Area under LPS 3.

The objective of the 'Resource' zone under LPS 3 is to provide for the protection of the Perth Metropolitan underground water resource. The lot is located within the Jandakot Groundwater Protection Area and subject to SPP 2.3.

'Telecommunications Infrastructure' is defined by LPS 3 but not listed in the zoning table. Therefore the use is considered a 'use not listed' and is considered an 'A' use (discretionary subject to advertising) and is generally not permitted unless the local government has exercised its discretion and has granted planning approval giving special notice in accordance with clause 64(3) of the deemed provisions within the *Planning and Development (Local Planning Schemes) Regulations* 2015.

The proposed location of the telecommunications infrastructure is 5.5m from the western boundary in lieu of 10m required by LPS 3 within the Resource zone. There is no is no maximum height limit within the area and would therefore need to comply with the requirements of State Planning Policy 5.2 – Telecommunications Infrastructure.

State Planning Policy 2.3 – Jandakot Groundwater Protection (SPP 2.3)

The lot is located within the Jandakot Groundwater Protection Area contained within SPP 2.3 and therefore subject to assessment under

this policy. The objectives of SPP 2.3 are to ensure that any development does not compromise the groundwater.

The use is considered as 'Telecommunications Infrastructure' under SPP 2.3, which has the same definition as LPS 3 and means "land used to accommodate any part of the infrastructure network and includes any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure used, or for use in or in connection with, a telecommunications network". This is considered a use that is 'compatible with conditions' under SPP 2.3 and means that the Local Council may use its discretion to determine an application after having due regard for the advice from the Department of Water.

# State Planning Policy 5.2 – Telecommunications Infrastructure (SPP 5.2)

The intention of SPP 5.2 is to balance the need for telecommunications infrastructure with the visual character of local areas. The proposed development is not considered a 'low-impact facility' and therefore not exempt under the Commonwealth *Telecommunications Act 1997*.

SPP 5.2 notes that telecommunications infrastructure is generally located at high points to be effective. This means that these structures are likely to be visible to the public. SPP 5.2 requires assessment of the benefit of improved telecommunications services balanced with the visual impact on the surrounding area.

The policy measures of SPP 5.2 consider the following criteria:

- Context
- Visual impact
- Social/Cultural Heritage impact
- Design
- Height
- Materials/Colours
- Environment
- Network Coverage
- Co-location of infrastructure

## **Planning Considerations**

LPS 3, SPP 2.3 and SPP 5.2 allow for telecommunications infrastructure to be developed on this lot if the benefits of improved telecommunications services are balanced with the visual impact on the surrounding area.

#### Context

The area consists of lots greater than 2 hectares and used predominantly for residential purposes. Lots within this area generally consist of dwellings that are single or double storey with associated outbuildings. LPS 3 and SPP 2.3 restrict the clearing of land for any purpose other than approved development. Most lots within this area are heavily vegetated with native trees and shrubs.

This lot consists of a single storey dwelling and associated outbuildings that do not exceed the height 12m. The trees located on this property are approximately 30m in height and located to the north, east and south of the proposed location of the development. A firebreak is located on the western side of the proposed development with no vegetation on the lot screening the structure from the western boundary.

The aesthetics of the area would be disrupted by the proposed telecommunications infrastructure and appear out of place in the rural setting. Telecommunications infrastructure is a use that can be considered within the Resource zone but the impact of such development can only be measured by those directly impacted within close proximity of the development.

## Visual Impact

The proposed telecommunications infrastructure would be visible from most properties throughout the area. The scale of the development would result in the views of the natural environment from Bosworth Reserve and walking trail being obstructed by the telecommunications tower that protrudes well above trees and other structures in the area. The lot has trees that would screen a majority of the structure from the north, east and south but would still be visible from other residences. There is no screening from the western boundary and therefore the lot located to the west would have unobstructed views of the structure.

The structure would be visible from the street and three times greater in height than the tallest structure on the property. Trees on the property would slightly alleviate the visual impact of the tower but would not completely screen the tower from view in any direction.

## Social/Cultural Heritage Impact

SPP 5.2 states that social and cultural heritage values should be considered when assessing any telecommunications infrastructure that requires a development approval. The social impact of the development can be seen by the number of comments received by nearby landowners. The comments received during the advertising period demonstrate that there is a strong objection to the development for a variety of reasons.

Many of the objections recommended alternative lots for the development to be located. This is not considered as a valid planning consideration as the application is assessed for that particular lot and Council cannot recommend alternative locations on different lots.

## Height

The proposed height of the telecommunications infrastructure will protrude well above most trees in the area. Many objections were received regarding the height of the structure and feel that it is an unreasonable height that is taller than most trees in the area. The height is necessary for telecommunications infrastructure because they should be above any obstructions to operate effectively. Therefore the proposed height of the structure is reasonable given the optimal requirements for telecommunications infrastructure to operate as mentioned in SPP 5.2.

## Materials/Colours

The proposed materials and colours of the telecommunications infrastructure are non-reflective and green to blend in with the surrounding tree canopies. The equipment shelter is pale eucalypt to blend in with tree trunks. These colours and materials appear sympathetic to the surrounding landscape and consistent with the requirements of SPP 5.2.

## Environment

The lot and surrounding area is located within Jandakot Groundwater Protection Area and the objectives of SPP 2.3 are to protect the groundwater and to maintain or increase natural vegetation cover over the policy area. The proposed development is consistent with this objective and is located in a position that results in no vegetation to be removed.

## Network Coverage

Objections were raised during the advertising period regarding the network coverage currently available onsite and within the surrounding area. The objections state that the proposed telecommunications infrastructure is for the Optus carrier that currently demonstrates good coverage throughout the surrounding area of the lot. This is demonstrated on the Optus Mobile Network Coverage Map that is available on the Optus website:

www.optus.com.au/shop/mobile/network/coverage

The community has expressed their objection for the structure that will not improve or benefit their existing network coverage. The low density in the vicinity of the proposed structure may not require additional telecommunications infrastructure. Objections were also received that state that the structure would not provide an immediate benefit to the surrounding lots in the area and would be placed in that location for the benefit of future urban areas in Treeby and Piara Waters.

## Co-location of Infrastructure

The assessment criteria for all planning applications are conducted on a case by case basis. SPP 5.2 requires the visual impact of telecommunications infrastructure to be assessed on a case by case basis. SPP 5.2 also requires that the location of telecommunications infrastructure should be co-located where possible. Comments received in objections state that approval of the structure would set precedence for other telecommunications infrastructure. These comments are not considered to have planning merit because it would be inconsistent with SPP 5.2 and the planning framework.

The applicant supplied a map demonstrating the location of the nearest telecommunications infrastructure. The distance shown between the existing telecommunications infrastructure in Success and Atwell to Forrestdale is greater than 6km.

## Objections not previously addressed

The 59 objections that were received during the advertising period were assessed and considered under LPS 3, LPP 2.3 and 5.2. The comments considered to have planning merit have been addressed throughout this report.

Health concerns and risks are noted as a major concern for most objectors. The applicant provided an EME report dated 24/10/2016 (Attachment 6) but during the assessment an updated version of this report was found on the Radio Frequency National Site Archive website (<u>http://www.rfnsa.com.au</u>). The updated version dated 02/11/2016 demonstrated a greater maximum EME level calculated for the proposed systems at this site as 3.51V/m; equivalent to 32.59 mW/m<sup>2</sup> or 0.42% of the public exposure limit (Attachment 7).

The acceptable EME levels are required to comply with the Australian Communications and Media Authority (ACMA) *Radio communications Licence Conditions (Apparatus Licence) Determination 2003.* The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is the Commonwealth agency that measures and limits the EME levels for human exposure to radiofrequency and therefore

local planning controls should not address health or safety standards for telecommunications infrastructure. Therefore the health concerns and risks mentioned are not valid planning considerations.

The lot and surrounding area is located within the Jandakot Groundwater Protection Area and the objectives of SPP 2.3 are to protect the groundwater and to maintain or increase natural vegetation cover over the policy area. SPP 2.3 also considers land use intensification as a potential threat to the Groundwater Protection Area. Majority of objections received commented on the impact of the structure on any future development potential. The lot and surrounding area is zoned 'Rural – Water Protection' under the MRS and there is no seriously entertained documents to the contrary. Therefore the impact on future development potential is not a valid planning consideration as the application can only be assessed under the current statutory framework or seriously entertained documents and not speculation.

The vast majority of objections mention the negative impact on property values. The statutory framework does not have criteria to measure or consider property values. Therefore the impact on property values is not a valid planning consideration.

Aircraft safety was a concern of several surrounding landowners that submitted comments during the advertising period. Jandakot Airport provided an Obstacle Limitation Surfaces (Attachment 4) map that demonstrates the acceptable heights of structures within the vicinity of Jandakot Airport. The proposed telecommunications infrastructure is permitted to stand up to 100m AHD but is only proposed at 68.3m AHD. Therefore the impact to Jandakot Airport or aircrafts in the vicinity is insignificant.

## **Conclusion**

The benefits of improved telecommunications services do not appear to be balanced with the visual impact on the surrounding area in accordance with SPP 5.2. The objections received during the advertising period demonstrate a significant impact on the surrounding landowners and therefore does not comply with SPP 5.2. The proposed telecommunications infrastructure does not constitute orderly and proper planning and is therefore inconsistent with the aims of LPS 3. It is therefore recommended that Council refuse the application, subject to the reasons contained in the recommendation.

## **Strategic Plan/Policy Implications**

## City Growth

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

## Community, Lifestyle & Security

- Provide for community facilities and infrastructure in a planned and sustainable manner.
- Advocate for improvements to information technology infrastructure such as the NBN rollout.

## Economic, Social & Environmental Responsibility

- Create opportunities for community, business and industry to establish and thrive through planning, policy and community development.
- Sustainably manage our environment by protecting, managing and enhancing our unique natural resources and minimising risks to human health.

## **Budget/Financial Implications**

N/A

## Legal Implications

N/A

## **Community Consultation**

The application was advertised to 55 nearby landowners within a 500m radius in accordance with clause 64(3) of the deemed provisions within the *Planning and Development (Local Planning Schemes) Regulations 2015.* A total of 62 submissions were received during the advertising period.

See the Consultation section of the report for further details.

## **Risk Management Implications**

Should the applicant lodge a review of the decision with the State Administrative Tribunal, there may be costs involved in defending the decision, particularly if legal Counsel is engaged.

## Attachment(s)

- 1. Location Map
- 2. Respondent Map
- 3. Obstacle Limitation Surfaces Map
- 4. Existing Coverage Map
- 5. Proposed Coverage Map
- 6. Electro Magnetic Emissions Report

- 7. Electro Magnetic Emissions Report Updated
- 8. Aerial Plan
- 9. Site Specifications
- 10. Site Plan
- 11. Site Layout and Set out Plan
- 12. Elevation Plan
- 13. Photo Montage 1
- 14. Photo Montage 2

## 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 9 February 2017 Council Meeting.

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

Nil.

## 15.11 (OCM 09/02/2017) - PROPOSED STRUCTURE PLAN - HAMMOND GROVE WEST – OWNER: MULTIPLE LANDOWNERS – APPLICANT: ROBERTS DAY (110/160) (R PLEASANT) (ATTACH)

## **RECOMMENDATION**

That Council

- adopts the Schedule of Submissions prepared in respect of the proposed Structure Plan;
- (2) endorse the Bushfire Management Plan prepared by Emerge and Bushfire Planning Consulting, (July 2016) subject to the modifications listed within the Schedule of Submissions;
- (3) pursuant to Schedule 2, Part 4, clause 20 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, recommend to the Western Australian Planning Commission that the proposed Structure Plan for Lots 71, 74-75 and 303-305 Wattleup Road Hammond Park (Structure plan) be approved subject to the following modifications:
  - Part one include additional Subdivision and Development Requirements within Part 1, section 4.2 of Structure Plan report to require the full upgrade of Wattleup Road fronting the Structure Plan area to the satisfaction of the City of Cockburn.
  - Amend the Structure Plan map to:
     a. Remove the road reserve and battering along the

southern boundary within Lot 304, to connect the Access streets to the north of Lot 304 - to the east with a 15m road reserve and remove the cul-de-sac within lot 304. As a result of these changes provide a coding of R30 across the entirety of Lot 304.

- b. Adjust the annotation for the road reserve between Whadjuk Road and Watteup Road to provide for the extension and connection of 3.5m lanes as required by the Neighbourhood Connector typology.
- c. Include the proposed movement network hierarchy to include references to street types, cycle and pedestrian paths.
- 3. Update the Bushfire Management Plan Emerge and Bushfire Planning Consulting, (July 2016) with the modifications listed in the Schedule of Submissions.
- 4. Update as per the provisions of Liveable Neighbourhoods the POS schedule on page 36 of the Structure Plan to recognise that a portion of the "POS 1" area proposes steep battering as illustrated in the resubmitted "Preliminary Earthworks Strategy Option 6". Following the recalculation, update where necessary the Structure Plan map and relevant documentation supporting the Structure Plan.
- 5. Update the Engineering Report at Appendix B and the Structure Plan map to identify a suitable location (identifying staging and earthworks considerations particularly relating to levels) to demonstrate how temporary secondary access can be provided as per the Bushfire Management Guidelines.
- 6. The Local Water Management Strategy is to be updated to the Department of Water and the City of Cockburn's satisfaction.
- 7. Update the Traffic and Transport Assessment supporting the Structure Plan at Appendix C to include.
  - a. Amend all references to "realigned Wattleup Road" to "Whadjuk Drive.".
  - b. Ensure all references to the existing Wattleup Road refer to the current road reserve being 20m.

	C.	Identify the upgrade requirements in the context of
		forecasted traffic volumes for Wattleup Road,
		providing recommendations accordingly including
		the desired road typology. This information will be
		used to assess the adequacy of the emerging
		concept plan upgrades for Wattleup Road.
8	Rer	place the SSDSP map at Figure 6 within the Structure

- 8. Replace the SSDSP map at Figure 6 within the Structure Plan report with the latest adopted version.
- (4) refer the updated Traffic and Transport Assessment to the City of Cockburn for final approval; and
- (5) advise the proponent and those persons who made a submission on the Structure Plan of Council's recommendation.

## COUNCIL DECISION

## Background

Located on the northern side of Wattleup Road and covering the 5 most western lots identified within the Southern Suburbs District Structure Plan (SSDPS), the proposed Structure Plan seeks to guide subdivision and development to facilitate medium density residential development.

The Structure Plan applies to 15.37 hectares of land bound to the west by rural zoned land with an operational market garden and to the north is the Harry Warring Marsupial Reserve (Bush Forever site 932). The adjacent eastern lot accommodates a single dwelling and is a relatively undeveloped parcel identified within the SSDSP as the planned location for the western portion of a future primary school and further residential development.

A Locality Plan and Context Plan is provided at Attachment 1.

The structure plan was first submitted for assessment on 24 June 2016 at which time the City required the applicant to undertake a detailed spring Level 1 Flora and Fauna study consistent with the requirements of the City's Town Planning Scheme No. 3 (The Scheme). The study was required due to the presence of approximately 19.42 hectares of vegetation within the Structure Plan area. Subsequently the applicant undertook a flora and fauna study in September 2016 and resubmitted a revised Structure Plan on 24 November 2016, also addressing several more minor elements at the City's request.

The proposal was advertised for 28 days from 6 December 2016 to 3 January 2017, noting a 3 day extension as a result of December public holidays.

The purpose of this report is for Council to consider the Structure Plan for final approval, and to consider making a recommendation in light of the information received during advertising and the assessment details provided below.

## Submission

N/A

## Report

Planning policy

The Structure Plan was prepared and lodged by RobertsDay on behalf of Qube who are the landowner of 3 (one under contract to Qube) of the 6 lots subject to the Structure Plan.

The land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and 'Development' under City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The land is located within Development Area 27 ("DA27") and Development Contribution Areas No. 13 ("DCA13") and No. 10 ("DCA10).

Pursuant to clause 15(a)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, a Structure Plan is required to be prepared and adopted to guide future subdivision and development.

## <u>The site</u>

The 15.37 hectares of land is comprised of 6 lots containing:

- Lot 71 An operating market garden;
- Lot 305 A single residential dwelling with the rear of the lot previously used as a market garden until 2003 and now used as a storage yard;
- Lot 303 A 225m<sup>2</sup> parcel owned by the City of Cockburn (CoC) has historically been the location of a sump given the low point in this location collects water runoff from Wattleup Road. It is noted

that an agreement is in place between CoC and the landowner of Lot 304 for the sump to be located within Lot 304 given the landowners request to utilise Lot 303 for vehicle access.

- Located on lot 304 is a relatively new residential dwelling and large shed of which is unlikely to be developed at the time of the remainder of the structure plan area.
- Parts of Lots 74 and 76 and all of Lot 75 have never been cleared and contain native vegetation ranging from good to excellent condition.

## The proposal

The advertised draft Structure Plan is provided at Attachment 2, illustrating a relatively formal street grid pattern. The extension of Whadjuk Road (also commonly referred to as realigned Wattleup Road) runs through the centre of the site providing a boulevard type road that will provide good access for a range of transport modes to development to the east including the proposed primary school.

The Structure Plan proposes the creation of 233 residential lots, with densities ranging from R30 to R60. The densities are consistent with the objectives of the SSDSP and are consistent with emerging developments and approved structure plans to east.

Four Public Open Space (POS) areas are proposed of which two are long and linear in shape as a result of requiring a vegetated buffer to the operational market garden to the west, in addition to the need for a buffer between development and the Harry Warring Marsupial Reserve to the north.

The proposal includes the removal of all vegetation including 11.57 hectares of non-native and 7.85 ha of native vegetation present across the Structure Plan area. Following significant discussions with the applicant, the Structure Plan (Structure Plan document, Part 2, page 30) details the reasons why vegetation cannot be retained across any of the lots, these relate to the need to undertake significant recontouring of lots to:

- Ensure finished lot levels are able to transition and "tie in" with lot levels already set in place by development in the eastern portion of the SSDSP area.
- Address interface needs of the Harry Waring Marsupial Reserve located to the north and the existing Wattleup Road to the south of the site.
- Meet drainage requirements associated with maximum ground water levels.

It is recognised the spring Flora and Fauna Survey (Emerge, September 2016) submitted with the Structure Plan identified the Threatened Ecological Community Banksia Woodland as being present on the site. QUBE property Group have stated they are aware of their obligations under the EPBC Act and have commissioned Emerge Associates to assess the potential impacts to Matters of National Environmental Significance as a result of the proposed development, and prepare and lodge referral documentation on their behalf.

#### Consideration of key issues

#### Local centre zone – Wattleup Road

The SSDSP indicatively identifies a Local Centre zone straddling the boundary of Lots 75 and 76 along Wattleup Road. The zones provided within the SSDSP are indicative only and require refining at the structure plan stage.

Given the current uncertainty regarding the delivery of development south of Wattleup Road, this suggests a viable catchment for a local centre in this location. However it is noted that under the proposed residential zone of which is proposed this location certain commercial uses are possible subject to advertising, these include a convenience store, and a lunch bar.

In addition to the abovementioned the City suggests that an improved location for a local centre zone is along the central spine of Whadjuk Road and as a result when the structure plans are lodged for the remaining lots to the east, the City will request consideration of a local centre along this spine and in the immediate proximity of the proposed school.

## Wattleup Road Upgrade

Wattleup Road is required to be upgraded from a rural to an urban standard road as per the SSDSP. It is recognised Wattleup Road does not require significant changes to the current levels provided along the length of Wattleup road fronting the subject structure plan area (in contrast to other locations) and the 20m road reserve does not require widening. It is recognised as a result that the Structure Plans connection to Wattleup Road and the delivery of the road upgrade can be addressed at the subdivision stage, recognising the need for:

• Part One of the Structure Plan to be updated to include a subdivision and development requirements within Part 1, section 4.2 of Structure Plan report to require the full upgrade of Wattleup Road fronting the Structure Plan area to the satisfaction of the City of Cockburn;

It is noted also that when an Urban Water Management Strategy (UWMS) is prepared at the subdivision stage, a key requirement will be to ensure any runoff from Wattleup Road does not negatively impact on any privately owned lots including Lot 304 – as per the concepts detailed within the Local Water Management Strategy (LWMS) accompanying the Structure Plan.

The Structure Plan, including the Traffic and Transport Report require updating accordingly.

## POS upgrades

The POS Schedule on page 36 of the Structure Plan indicates the provision of 1.0609ha of unrestricted POS within the northern linear "POS area 1". This is despite the earthworks plan indicating a portion of this area being identified as containing 1:3 and 1:4 slopes which is unacceptable as it can't be used. The POS Schedule requires updating accordingly.

#### Market garden separation distance

Market gardens operate in the vicinity of the structure plan area including, of most relevance, the market garden still operating adjacent to the west of the Structure Plan area.

The provisions of *State Planning Policy 2.5 Rural Planning* (SPP 2.5) require the Structure Plan to demonstrate an adequate separation distance between proposed residential uses and the market garden. As a result the Structure Plan is required to be updated to reference SPP2.5.

The City suggests the recommendations of the Structure Plan with regard to separation distances are adequate. These measures include:

- A 20m wide vegetated, linear POS area with 1.8m high fencing (constructed from semi-porous material or solid with the top 300mm constructed from porous material) is proposed in addition to the 15m road reserve';
- Prospective purchases will be advised of the existence of the market garden and memorials to be placed on title of all residential lots within 300m of the boundary of the market garden.
- The applicant recognises in accordance with SPP 2.5, section 5.12 the above approach ensures an adequate separation distance in terms of spray drift from the market garden and

prospective purchasers are made aware of the market garden before they purchase.

*Transport Assessment* (Transcore, November 2016)

With regard to the transport assessment accompanying the Structure Plan, there is some confusion regarding references to Wattleup Road and Whadjuk Road. The traffic report is referring to the commonly referred to "realigned Wattleup Road", that being Whadjuk Road of which is identified as a 22m road reserve accommodating a boulevard type road including on road cycle lanes and car parking.

The traffic report is required to be updated to provide clarity over road references and required upgrades. In particular page 9 requires a review to provide greater clarity both within the body of text, Table 1, and Figure 8. It is further recommended to include a comment in the report that clarifies that the estimated traffic volumes along Whadjuk Road, in particular, are likely to increase when the existing Wattleup Road is either closed or modified to be left-in/left-out at Hammond Road.

Additionally the Transport Assessment and the Structure Plan does not discuss the requirement to upgrade Wattleup Road from a rural to an urban standard, additionally the current road reserve is referenced as being 22m, rather than the actual 20m provided. The applicant is required to discuss the Wattleup Road upgrade requirements including the provision of a shared path.

The Transport Assessment incorrectly references a superseded version of the SSDSP at Appendix B and requires updating.

Under the current proposal, Whadjuk Road (22m) terminates into a 13.5m road reserve of which connects down to Wattleup road (20m). The City requires the portion of road connecting the two neighbourhood connectors to provide for the same functions and as a result requires an amendment to this portion of the road reserve. The City notes the full 20-22m is unlikely to be required as the adjacent linear POS makes provision for pedestrians and cycling.

Furthermore the City reconfirms the need for a round-about where the same road intersects Wattleup Road. This request recognises:

- A roundabout at the western intersection will create an entry statement at the western end of the residential area;
- The installation of two roundabouts will provide safety and amenity benefits by breaking up a long straight section of Wattleup Road and discouraging undesirable high speeds;

• Roundabouts at this intersection will modify intersection priority and assist turning traffic.

The Transport Assessment is to be updated to address these requirements.

## Community consultation

The Structure Plan was advertised for 28 days from 6 December 2016 to 3 January 2017 noting a 3 day extension as a result of December public holidays. Letters were sent to all affected landowners and residents explaining the structure plan.

A total of 18 submissions were received, of which included:

- 2 objections from landowners within the immediate vicinity one of which is located within the proposed Structure plan area;
- 4 of support, and;
- 7 from Government agencies and service providers requiring further information and/or amendments.

All of the submissions are outlined and addressed in Attachment 3.

#### Consideration of key issues

The below details the City's response to the matters arising as part of the assessment of submissions received.

## Western Coast Trade Protection Area (WCTPA) buffer

Submissions received from State agencies and service agencies suggest the need to recognise the South-Western corner of the Structure Plan area is located within the Western Trade Coast Protection Area (WTCPA) buffer and accordingly should be identified on the Structure Plan map, preventing residential development form occurring in this location.

In response the City notes the WTCPA buffer and associated Bill are drafts and have no statutory force or affect. Instead, a commitment to the protection of the rural interface and transition area should be ensured of which the Structure Plan adequately identifies through the inclusion of the linear POS buffer described above addressing market garden separation.

#### Development staging - Lot 304 Wattleup Road

A submission made by the owner of Lot 304 expressed concern regarding negative impacts on his property as a result of the proposed Structure Plan. Specifically relating to the negative impacts resulting from finished lot levels proposed surrounding Lot 304, drainage and the potential conflict of future homes to the east of his site and the 6-8m shed currently situated on the eastern side of Lot 304. The landowner has requested a road along the eastern boundary to address some of these issues.

Concern also relates to ensuring equitable options exist to develop Lot 304 in the future and questioning the need for the earthworks battering proposed in what appears to be identified as a road reserve within the southern portion of the structure plan area, within Lot 304, and fronting Wattleup Road.

Of relevance a residential dwelling built in 2006 is located on Lot 304 and as a result it is highly unlikely this lot will be developed at the same time as the surrounding structure plan area given the young age and good condition of the dwelling. Staging considerations relating to Lot 304 are therefore a key requirement to identify both at the Structure Plan stage and the subdivision stage to ensure an equitable outcome for both Lot 304 and the lots within the wider structure Plan area.

It is also noted that as a result of an agreement in place between the landowner of Lot 304 and the City regarding drainage on Lot 303, any proposal relating to these lots is required to consider both lots comprehensively.

In response to these concerns the City has addressed the relevant issues by:

- Recognising that the upgrade to Wattleup Road is unlikely to impact on Lot 304. As highlighted previously, Wattleup Road does not require any significant level changes in front of Lot 304. However it is noted as a stated previously that the UWMP at the subdivision stage is required to demonstrate drainage from Wattleup Road and the surrounding lots does not impact on Lot 304 particularly in the short term while the owner of Lot 304 chooses to not develop.
- The applicant at the City's request has reviewed the proposed earthworks plan and has reduced the finished lot level and retaining wall proposed along lot 304's eastern boundary by 2m. This results in a 4m level change along the eastern boundary. Given the eastern portion of lot 304 is occupied by a 6-8m shed, this is considered to be an acceptable outcome both in terms of reducing the impact of excessive retaining walls and reducing the impact of the shed on future residents to the east. It is also recognising that when Lot 304 comes to develop, it is likely the lot will be required to be raised at least 2m for the purposes of drainage and servicing, resulting in an acceptable relationship with surrounding lots.

- It is noted the requested road to the east of Lot 304 is not supported given wider design considerations relating to site levels and drainage requirements, the need to minimise roads accessing Wattleup Road, and the adjacent school site requiring a road along its boundary.
- The applicant has also agreed to amend the Structure Plan map and relevant documentation to remove the unnecessary road reserve and battering along the southern boundary, within Lot 304, to connect the access streets to the north of Lot 304 (to the east) and remove the cul-de-sac within lot 304 and as a result of these changes provide a coding of R30 across the entirety of Lot 304. The proposed modification is illustrated in Table 1.

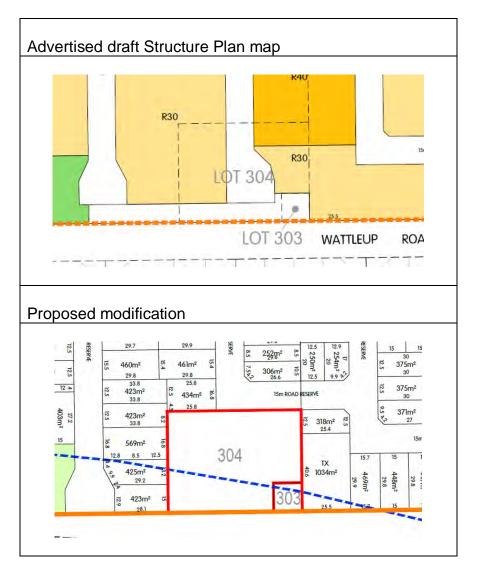


 Table 1 – Recommended changes to the Structure Plan map.

Further analysis and discussion of the submissions has been undertaken within the attached Schedule of Submissions included at Attachment 3.

128

## **Strategic Plan/Policy Implications**

## **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure growing high density living is balanced with the provision of open space and social spaces

## Economic, Social & Environmental Responsibility

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

## **Budget/Financial Implications**

The required fee was calculated on receipt of the proposed structure plan and has been paid by the proponent. There are no other direct financial implications associated with the proposed Structure Plan.

## Legal Implications

Clause 20 (1) of the deemed provisions requires the City to prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days following the close of advertising.

## **Community Consultation**

The Structure Plan was advertised for 28 days from 6 December 2016 to 3 January 2017 noting a 3 day extension as a result of December public holidays. Letters were sent to all affected landowners and residents explaining the structure plan.

## **Risk Management Implications**

If the Structure Plan is not supported, there will be no planning structure over the subject land to guide future subdivision and development. The subject land is within the boundary of an approved district structure plan - the Southern Suburbs District Structure Plan of which was approved by the Western Australian Planning Commission (WAPC) in September 2012. The proposed structure plan is immediately adjacent to a future primary school site and 2km from the Kwinana Freeway providing direct access to the north and south.

If the Structure Plan is not adopted, there will be a missed opportunity to develop this land for residential dwellings to assist in meeting density targets and meet the objectives of State level planning policy including Perth and Peel @3.5 million.

## Attachment(s)

- 1. Locality Plan and Context Plan
- 2. Draft Structure Plan
- 3. Schedule of submissions

## 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 9 February 2017 Council Meeting.

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

Nil.

## 15.12 (OCM 09/02/2017) - ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES, INTERSECTION OF GIBBS AND LIDDELOW ROADS, BANJUP (041/001) (K SIM) (ATTACH)

## RECOMMENDATION

That Council

- (1) purchase land required for road widening from 3 adjoining properties to facilitate the construction of a roundabout at the intersection of Gibbs and Liddelow Roads Banjup subject to purchase prices being supported by valuation reports, prepared by a Licensed Valuer, that refers to the relevant provisions of the Land Administration Act 1997 for the taking of land for a public purpose;
- (2) request that the Minister for Lands finalise the application for the extinguishment of native title over portion of Reserve 41438 pursuant to Section 24KA of the Native Title Act to facilitate the excision of minor road widening from Reserve 41438; and
- (3) delegate to the Chief Executive Officer the authority to negotiate an outcome with the relevant interest holders of Reserve 41438 subject to any compensation being commensurate with that paid to the three (3) freehold properties.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

## COUNCIL DECISION

## Background

The intersection of Gibbs and Liddelow Road, Banjup is currently a 4 way intersection. The intersection is dangerous and has been the site of several fatalities as a result of traffic accidents. Funds have been allocated in the current budget to construct a roundabout which will greatly improve road safety at the intersection

## Submission

Valuation reports have been prepared for 3 of the adjoining properties.

## Report

The engineering design requires that land be acquired from all 4 properties that adjoin the intersection.

Three of the properties are freehold while the property on the northwest corner is an unmanaged crown reserve.

Plans of the three freehold lots showing the extent of road widening have been forwarded to our Licensed Valuer. Compensation reports for each of the lots have been provided by the Valuer. An executive summary of the pertinent Valuation Report has been sent to each of the owners together with requests for comment and indication on whether an offer by the City based on the valuation report would be acceptable.

One owner has indicated that they will proceed based on the valuation report. A second owner has indicated a reluctance to proceed and has obtained a valuation from a second Licensed Valuer. This valuation has arrived at the same compensation amount as was shown in the first valuation. The third owner has been offered the opportunity to engage a Licensed Valuer of their choosing but is yet to accept this overture.

If Council resolves to adopt the recommendation, contracts for acquisition will be prepared by the Cities Lawyers as agreements are reached with individual owners.

The Land Administration Act has a provision for the acquisition of land for a public purpose by agreement. This is the preferred option. The Act does have provision for the taking of land for a public purpose without agreement which should be as a last resort.

Drawing information from the valuation reports undertaken by our Licensed Valuer it is estimated that the total sum required for the road land acquisition could be in the order of \$50,000.

Reserve 41438 is a crown reserve that has not had a Management (Vesting) Order issued. As such Native Title has not been extinguished.

Section 24KA of the Native Title Act provides a means to facilitate the provision of services to the public. A public road is deemed to be a service to the public. The Department of Lands acting for the Minister for Lands will be the agency making the application on behalf of the City.

It is anticipated that the City as the proponent will need to contact South West Aboriginal Land and Sea Council on behalf of the Whadjuk People to determine whether further assessment of the area and identification of possible Aboriginal Heritage sites in the area of the works is required.

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

#### Moving Around

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

## **Budget/Financial Implications**

Funds are available in the 2016/2017 Budget.

#### Legal Implications

The Land Administration Act 1997 refers

#### **Community Consultation**

N/A

#### **Risk Management Implications**

The Risk to the City if the recommendation is not followed or is deferred is that the construction of the roundabout will be delayed

## Attachment(s)

Site Plan of subject area.

## 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

## 15.13 (OCM 09/02/2017) - ACQUISITION OF LAND FOR ROAD WIDENING PURPOSES, JANDAJOT AND SOLOMON ROAD JANDAKOT (041/001) (K SIM) (ATTACH)

## RECOMMENDATION

That Council purchase land required for road widening from approximately 20 properties to facilitate the upgrade of Jandakot Road between Solomon Road and Fraser Road and Solomon Road between Cutler Road and Jandakot Road to a 4-lane dual carriageway road subject to purchase prices being supported by a valuation report, prepared by a Licensed Valuer that refers to the relevant provisions of the Land Administration Act 1997 for the taking of land for a public purpose.

## COUNCIL DECISION

## Background

Jandakot Road is a 4.86 kilometre long Regional Distributor road that connects Berrigan Drive in the west to Warton Road in the east. The road is currently a single carriageway built to rural standard in a 20 metre wide road reserve.

The volume of traffic using Jandakot Road has increased substantially in recent years (up to 85% west of Skotsch Road between 2010 and 2015), primarily due to the creation of new residential suburbs to the east of the City of Cockburn such as Harrisdale and Piara Waters. Further residential development south of Jandakot Road will add to the anticipated increase in traffic volumes. There is increasing safety and congestion issues' being experienced with the road as the volume of traffic grows. The most recent traffic data available for Jandakot Road is an average Weekday Traffic volume of 17,335 vehicles, recorded east of Berrigan Drive in December 2016 by Main Roads WA, which exceeds the 15,000 vehicle per day traffic volume used as a flag for consideration of upgrading a road to a dualcarriageway. The City's District Traffic Study forecasts for Jandakot Road in 2031 predict a weekday traffic volume of approximately 26,000 vehicles near Berrigan Drive and 18,000 vehicles near Warton Road.

To ensure that Jandakot Road will be able to perform its distributor road function safely and efficiently and accommodate the increasing volume of traffic it is necessary that the road be widened to 4-lane dual carriageway. Understanding the requirement for the upgrade of these regional roads the City and the developers of the residential development south of Jandakot Road have entered into a voluntary agreement whereby the developer will make financial contributions to the regional roads where they adjoin the development. The City is developing plans for the widening of the remainder of Jandakot Road. It is anticipated that more road widening land will need to be purchased to complete the project between Warton Road and Berrigan Drive.

## Submission

An engineering design has been completed for the Solomon Road and the first stage of the Jandakot Road section of the proposed 4-lane dual carriageway. This engineering design has identified a number of land requirements from adjoining properties. Plans of these excisions have been passed onto a Licensed Valuer who has provided compensation reports to the City for each of the affected lots. An executive summary of the Valuation Report has been sent to each of the owners together with requests for comment and indication on whether an offer by the City based on the valuation report would be acceptable. Approximately 50% of the owners have responded positively.

## Report

The first stage of the project is the section of Solomon road north of Cutler Road and the portion of Jandakot Road between Solomon and Fraser Road including the merging of the new road with the existing road.16 properties are affected by the first stage of the project.

If Council resolves to adopt the recommendation contracts for acquisition will be prepared by the City's Lawyers as agreements are reached with individual owners. For the owners that have indicated a reluctance to proceed further contact will be made offering those owners the opportunity to appoint Licensed Valuer's of their choosing. The City will meet the reasonable costs of these Valuations on the basis that the Valuations will be used in a negotiated acquisition. The Land Administration Act has a provision for the acquisition of land for a public purpose by agreement. This is the preferred option. The act does have provision for the taking of land for a public purpose without agreement which would be as a last resort.

Drawing information from the valuation reports undertaken by the Licensed Valuer it is estimated that the total sum required for the road land acquisition is in the order of \$1.2 million.

## **Strategic Plan/Policy Implications**

## **Moving Around**

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

## **Budget/Financial Implications**

The 2017/18 Municipal Budget will need to ensure that sufficient funds are available to complete the required acquisitions.

## Legal Implications

The Land Administration Act refers

## **Community Consultation**

NA

## **Risk Management Implications**

The Risk to the City if the recommendation is not followed or is deferred is that the 4-lane dual carriageway upgrade will not be proceed in a timely manner.

## Attachment(s)

Site plan of the subject area.

## 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

## 15.14 (OCM 09/02/2017) - ACQUISITION OF LOT 9501 VIVALDI STREET HAMMOND PARK (041/001) (K SIM) (ATTACH)

## RECOMMENDATION

That Council

- (1) purchase Lot 9501 Vivaldi Street, Hammond Park for a consideration of \$10,000;
- (2) consents to transfer a total amount of \$10,000 from the Land Development and Community & Investment Reserve to cover the costs of purchase; and
- (3) amend the 2016/17 Municipal Budget by transferring a total amount of \$10,000 from the Land Development and Investment Reserve to fund the purchase of Lot 9501 Vivaldi Street Hammond Park.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

## COUNCIL DECISION

## Background

Lot 9501 Vivaldi Street Hammond Park is a fully developed lot that is being used as an access easement for the benefit of public at large. The easement was imposed on the developer of the subdivision primarily so that trucks entering Chelina Lane can continue through to Vivaldi Street without the need to reverse out of Chelina Lane. The easement is for the benefit of the City of Cockburn.

OCM 09/02/2017

## Submission

N/A

## Report

A search of the relevant service authorities reveals that Lot 9501 is connected to all services. The access provided to the public will be required until the adjoining property at Lot 114 Wattleup Road is developed. Lot 114 is the subject of a structure plan which shows a road reserve immediately to the west of Lot 9501. There is no guarantee that Lot 114 will be subdivided in the near future. It could be 10 years before Lot 114 is subdivided but when it is subdivided the structure plan configuration ensures that Lot 9501 will no longer be required for an access easement.

It is not considered worthwhile to engage a Licensed Valuer to value the lot. A similar lot being 18 Snowden Street Hammond Park sold for \$168,500 in November 2016.The only holding costs that the City will incur will be the maintenance of the temporary pavement on the lot and the cost to remove the pavement once the access easement is no longer required.

## **Strategic Plan/Policy Implications**

## **City Growth**

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

## **Budget/Financial Implications**

The adopted 2016/17 Municipal Budget will be required to be amended to facilitate the land purchase.

## Legal Implications

Nil

## **Community Consultation**

N/A

## **Risk Management Implications**

The risk to the City if the recommendation is not followed is that an opportunity to add value to a land parcel over an extended period will be lost.

The risk to the City if the recommendation is accepted and the adjoining land is not developed for an extended period is that the \$10,000 may have a greater return if deposited in a term deposit.

## Attachment(s)

Site Plan of the subject area.

## 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

## 15.15 (OCM 09/02/2017) - PROPOSED STRUCTURE PLAN – LOT 558 (19) LAUDERDALE DRIVE, SUCCESS – OWNER: GOLD ESTATES HOLDINGS PTY LTD – APPLICANT: ROBERTS DAY (110/158) (G LILLEY) (ATTACH)

## RECOMMENDATION

That Council

- adopt the Schedule of Submissions prepared in respect of the proposed Structure Plan (Attachment 4);
- (2) pursuant to Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, recommend to the Western Australia Planning Commission that the proposed Structure Plan for Lot 558 (No. 19) Lauderdale Drive, Success be approved subject to the following modifications:
  - 1. Amend Part One, section 4.3 Public Open Space and Part Two, section 3.3 Open Space to reference that 10% equivalent applicable to the Residential proportion of the previously zoned 'Local Centre' portion of the site will need to be provided as Public Open Space whether physically or as cash-in-lieu.
  - 2. Amend Part One, section 5.1 Developer Contributions remove text in brackets referring to payment of DCA liability. Discussion should be limited to the fact a DCA applies, what it is for, and that triggers for liability reside within the Scheme. It is not appropriate to discuss the

amount as this is subject to annual review.

- 3. Amend Part One, section 6.0 Additional Information to include the requirement for a traffic study to be prepared and submitted with any Development Application for the site to be approved by the City of Cockburn.
- 4. Amend Part One, section 6.0 to require further noise assessment at Development Approval Stage.
- 5. Amend Part Two, section 3.0 to include discussion on Herring Storer Acoustic Assessment.
- 6. Amend Structure Plan report to include Herring Storer Acoustic Assessment as an Appendix and modify Contents page accordingly.
- 7. Amend Part Two, section 3.1.2 to include discussion on future development applications being required to incorporate design elements to reduce potential negative impacts of non-residential land uses on residential dwellings within the development such as noise, odour, light and other activities.
- 8. Amend the Structure Plan documentation to provide the relevant information demonstrating how stormwater will be managed within the structure plan layout for both quality and quantity including the strategy for the first 15mm of rainfall, 20% Annual Exceedance Probability (AEP) event and 1% AEP event, as requested in the Department of Water submission.
- 9. Amend Part Two, section 3.4.1 Movement Hierarchy paragraph to include the paragraph "Lauderdale Drive it is recommended that any subsequent development extends the path on the southern side of the road reserve which currently stops immediately west of the site".
- 10. Correct all typographical and formatting errors.
- (3) request the applicant advise the current or future landowner of the site to liaise with the City as early as possible during preparation of a Development Application for the site to discuss traffic generation and management, access strategies and parking in accordance with the Department of Planning's Transport Impact Assessment Guidelines;
- (4) advise the landowners within the structure plan area and those

who made a submission of Council's recommendation accordingly.

## COUNCIL DECISION

#### Background

The proposed Structure Plan applies to a 6,294sqm property of vacant land, namely Lot 558 (No. 19) Lauderdale Drive, Success ("subject land"). It is bounded by Lauderdale Drive and existing residential housing to the north and west, Russell Road to the south and the proposed future station access road to Aubin Grove Train Station to the east (refer to Attachment 1). The subject land is the only large lot yet to be developed within the Phase 2 Magnolia Gardens Structure Plan area and due to its size it has the potential to be developed at a higher density.

The purpose of this report is for Council to consider submissions received during the advertising process. In total the City received fortynine (49) submissions during the advertising period of which six (6) supported the proposal, five (5) made no comment and thirty eight (38) objected to the proposal. The submissions are discussed in the 'Report' section below and in Attachment 4.

#### Submission

N/A

## Report

#### Planning Background

The subject land contains no development and is cleared of significant vegetation. Residential development and the Aubin Grove Train Station infrastructure surround the land as can be seen on the aerial photograph (Attachment 1).

The proposed Structure Plan site is located in a strategic position being situated in close proximity to transport infrastructure, being approximately 250 metres west of the Russell Road-Kwinana Freeway interchange and a similar distance to the Aubin Grove Train Station.

The site is also located in close proximity to a number of Public Open Spaces (POS), with Baler Reserve located 40 metres to the south, Milkwort Park 130 metres to the north-west and the Success Regional Sporting Facility 600 metres to the north-west. The site is well-serviced commercial facilities, being located approximately 700 metres west of Harvest Lakes Shopping Centre and 800 metres east of Park Hive Shopping Centre. The site offers one of the last opportunities in the locality for high density development in close proximity to the future train station and existing community facilities and major transport routes.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and is included within the previously approved Phases 2 and 3 Magnolia Gardens Structure Plan which zoned the westernmost two thirds of the site designated as site 'Residential R40' (R40) and easternmost third as 'Local Centre' (refer to Attachment 3). The subject land is located within Development Contribution Area No. 2 ("DA2") and No. 13 ("DCA13").

#### Land Use and Density

The Structure Plan proposes development of the land for residential land uses in a manner that is in accordance with State and Local planning policy relating to transit-orientated, infill development and the provision of diverse and affordable housing. Prior development of the Magnolia Gardens locality, within which the site is located, was governed by the Success Lakes Structure Plan (SP8A) and the latter revisions known as the Magnolia Gardens Phase 1, Phase 2 and Phase 3. The majority of Phase 2 and 3 Magnolia Gardens Structure Plan is coded R20 and R25 and has been developed as single detached dwellings at a relatively low density considering the proximity of Cockburn Central, the future Aubin Grove Train Station, and other community facilities and services. This Structure Plan proposes to rezone this undercapitalised transit-orientated location to 'Mixed Use (R100)' zoning permitting both residential and non-residential land uses on site and allowing development to occur at a higher density (refer to Attachment 2).

This is consistent with the existing State and Local government planning framework. State government documents promote higher density surrounding public transport with a key purpose of *Liveable Neighbourhoods* being "increased emphasis on achieving density targets and lot diversity, particularly around activity centres and public transport nodes." An objective of *Liveable Neighbourhoods* is to provide lots capable of supporting high density development in and around town centres, public transport stops and parks. *Liveable Neighbourhoods* also promotes a range of residential densities that translate into a range of future household types. The proposed Structure Plan provides this opportunity. *Perth and Peel*@3.5million also encourages urban consolidation and higher density development surrounding public transport corridors and station precincts, in order to reduce dependency on the private vehicle.

The subject land has always been zoned for development at a higher density than surrounding lots under the Phase 2 Magnolia Gardens Structure Plan, as the Local Centre zoning currently allows up to Residential R60. The majority of Phase 2 and 3 Magnolia Gardens Structure Plan is coded R20 and R25 and has been developed as single detached dwellings at a relatively low density considering the proximity of Cockburn Central, the future Aubin Grove Train Station, and other community facilities and services. The proposed rezoning will allow higher density housing to be developed on site and thus provide greater diversity in dwelling size and cost in the locality, as well as increase the dwelling yield of the Structure Plan. Thus, the proposed amendment to increase the density of the subject land allows for an increased number of dwellings at the site to compensate for the lack of density provided for in surrounding development within the Structure Plan area.

A considerable disconnect exists between allowed and actual density of development within the Phase 2 and 3 Magnolia Gardens Structure Plan area. According to the allocated residential densities and the average lot size requirements under the R-Codes, approximately 184 residential dwellings were permitted. However, only 107 single residential dwellings, 1 duplex lot and 1 multiple dwelling has been created. The proposed Structure Plan has the potential to facilitate the development of a higher density of residential dwellings at the subject site, which would increase it to the original density.

## Urban Design Guidelines

The subject land is the only relatively large lot yet to be developed within the Phase 2 Magnolia Gardens Structure Plan area that has the potential to be developed at high density (refer to Figure 1). Given its close proximity to the Aubin Grove Train Station and other facilities and services it is important that this opportunity is capitalised on so that the development potential of the site is maximised whilst still providing a desirable and functional living environment for future residents.

To ensure that this is the case, the Structure Plan provides a number of Design Objectives and principles to guide future development in terms of setbacks, communal open space, height, orientation, vehicle access and parking, and interface with the public domain. These objectives and guidance principles have been included in Part One of the Structure Plan so that they can be required of any future development proposal to ensure a good design outcome is eventually developed on site. This approach is considered appropriate for this site given its uniqueness in being one of the last vacant lots in close proximity to the future Aubin Grove Train Station.

There are important planning policy requirements in place to ensure privacy between developments is considered at the development assessment stage. The R-Codes provides several planning controls to promote cohesive developments that consider privacy between properties. The City's *Local Planning Policy 1.2 Residential Design Guidelines* also addresses important design requirements of which complements and add further rigour to the R-Codes.



Figure 1 Size of Subject Site in Comparison with the Surrounding Residential Lot size

## Public Open Space

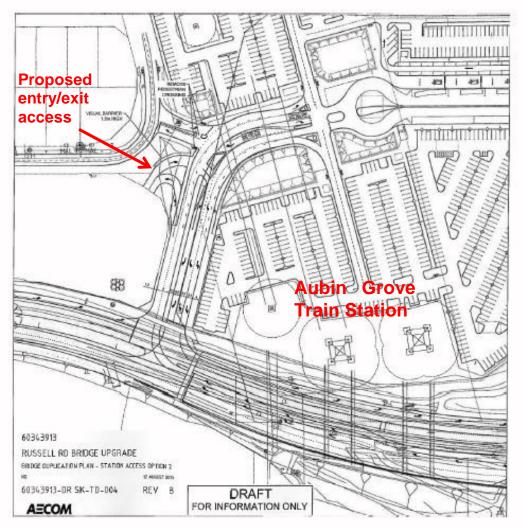
The Structure Plan references Public Open Space ("POS") requirements as being satisfied by the POS provided by the Phase 2 and 3 Magnolia Gardens Structure Plan. However, a portion of the subject land is zoned 'Local Centre' and, in accordance with *Liveable Neighbourhoods*, was treated as a deduction to POS calculations, meaning a POS contribution has not been provided for this land. Hence a 10% contribution on any residential development within this 'Local Centre' zoned portion of the lot will be required. This requirement has been included in recommendation (2)2 above.

## **Traffic**

An analysis of the surrounding residential density indicates that it has been developed at a significantly lower density than expected. The Residential Design Codes for the area permit a minimum lot size of 220sqm which would produce 184 lots supporting 184 dwellings and approximately 460 people. However, the actual lot size that has been developed is 378sqm which produced only 109 lots supporting 115 dwellings and approximately 287 people. This represents a shortfall of dwellings and population density to the area. The development of Lot 558 will partly reconcile this shortfall as density coding of R100 will create an estimated population of between 80-160 people of which the current road infrastructure was designed to support.

The Traffic Impact Statement (TIS) lodged in support of the application has been reviewed by the City, and the City is satisfied that future development as a result of the rezoning of the subject land will not have a significant impact on the local road network. The TIS estimates that the structure plan will generate peak hour (two-way) trips of 47 in the AM peak and 46 in the PM peak, of which 75% would be distributed via the Aubin Grove Station access road onto Russell Road (with the remaining 25% distributed as local trips on Lauderdale Drive). The trip generation has been reviewed by the Public Transport Authority (PTA) and appear to be reasonable estimates and is agreed as falling within the thresholds as stated within the WAPC Transport Impact Assessment (TIA) Guidelines. However, the PTA is unsupportive of the proposed entry/exit access road connecting to the future Station Access Road and requires further analysis to be undertaken by the Applicant (refer to Figure 2).

Figure 2 Applicants' Proposed Entry/Exit Access to Future Station Access Road



144

The City requires additional traffic reporting to be lodged with any development application for the site as required in recommendation (2)4 above, and future applicants will be required to liaise with the City early on during preparation of a development application to achieve the best possible outcome in terms of traffic generation, management and access as per recommendation (3).

Traffic concerns in relation to the future Aubin Grove Train Station future access road is the responsibility of the PTA. The PTA has committed to undertake an assessment of the existing localised transport network within 6 months of Aubin Grove Station becoming operational (refer to Attachment 4 – Submission 19). The PTA .are committed to ensuring the road network can accommodate the expected vehicle numbers including buses using the Aubin Grove Train Station.

## <u>Amenity</u>

This is the last lot in the locality with the potential of being developed at a higher density, whilst still contributing positively to infill dwelling targets as outlined previously in this report. The City believes that the proposed development will not have a negative impact on the amenity of existing landowners in the vicinity as the future development will be required to be designed in an attractive way that minimises impacts on surrounding landowners and increases the amenity of the area.

## **Strategic Plan/Policy Implications**

## **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure growing high density living is balanced with the provision of open space and social spaces
- Ensure a variation in housing density and housing type is available to residents

## **Budget/Financial Implications**

The required fee was calculated on receipt of the proposed Structure Plan and has been paid by the proponent. There are no other direct financial implications associated with the Proposed Structure Plan.

## Legal Implications

*Clause 20 (1)* of the deemed provisions requires the City to prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days following the close of advertising.

## **Community Consultation**

Pursuant to Schedule 2, Part 4, clause 18 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, public consultation was undertaken for 42 days commencing on 29 November 2016 and concluding on 10 January 2017. This is an extension of the 28 days required by Clause 18(2) of the deemed provisions. The rationale for this extension was that the advertising period fell over the Christmas period and for the benefit of submissioners an extra 14 days was given. The applicant was consulted and agreed to the extension date for advertising.

In total the City received forty-nine (49) submissions in total, thirty-eight (38) from landowners and eleven (11) submissions from government agencies. Six (6) submissions supported the proposal, five (5) submissions made no comment and thirty-eight (38) submissions objected to the proposal.

The majority of landowner submissions objected to the proposal arguing that high density development should not be permitted at the subject land due to inconsistency with existing development in the locality, as well as the potential for increased traffic congestion on local roads. These objections are not supported by the City as the proposed Structure Plan will provide the opportunity to diversify the housing product and density in the locality to cater for various household sizes and incomes, for whom single detached housing may not be appropriate or affordable. Any development application for the site will be required to comply with the design objectives detailed in the Structure Plan document which include provisions to ensure future development is at a high quality standard and does not have a negative impact on existing residents in the locality. Furthermore, as discussed above, additional traffic from development at the subject site is not expected to have a significant impact on the local road network.

A detailed analysis of the submissions has been undertaken within the attached Schedule of Submissions included at Attachment 4.

## **Risk Management Implications**

This is the last portion of land of this size in close proximity to the future Aubin Grove Train Station. If the subject land is not rezoned, development will only be permitted at the R40 coding, and this will result in an underutilisation of land, lost opportunity for residents to live in close proximity to the train station and lost opportunity to implement State and Local strategic documents setting dwelling targets and promoting high density surrounding train stations.

## Attachment(s)

- 1 Location Map
- 2 Proposed Lot 558 (19) Structure Plan Map
- 3 Approved Phase 2 and 3 Magnolia Structure Plan
- 4 Schedule of Submissions

## 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

## 15.16 (OCM 09/02/2017) - PROPOSED STRUCTURE PLAN – LOT 21 (NO 583) ROCKINGHAM ROAD, MUNSTER – OWNER: M AND S OREB – APPLICANT: HARLEY DYKSTRA (110/159) (G LILLEY) (ATTACH)

#### **RECOMMENDATION** That Council

- (1) adopts the Schedule of Submissions prepared in respect to the proposed structure plan;
- (2) pursuant to Schedule 2, Part 4, clause 20 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, recommend to the Western Australian Planning Commission that the proposed Structure Plan for Lot 21 (No. 583) Rockingham Road, Munster ("Structure Plan") be approved; and
- (3) advise the landowners within the structure plan area and those who made a submission of Council's recommendation accordingly.

## **COUNCIL DECISION**

## Background

The proposed Structure Plan applies to Lot 21 (583) Rockingham Road, Munster. The subject site is approximately 0.8018 hectares of vacant land (refer to Attachment 1 of this report for a recent aerial photograph). It is bound by Rockingham Road to the east and lots to the south, currently being redeveloped as residential dwellings under approved Structure Plans. A Structure Plan has also recently been submitted to the City of Cockburn over Lots 22 and 51 Mayor Road to the north and west for residential dwellings. Lot 21 is one of the few remaining lots in the immediate locality to lodge a Structure Plan. The proposed Structure Plan aims to complete the development of the surrounding lots. See Attachment 3 for details of the approved and proposed contextual plan for the surrounding development areas.

The purpose of this report is for Council to consider submissions received during the advertising process. In total the City received seventeen (17) submissions during the advertising period of which eleven (11) supported the proposal and the remaining six (6) objected to the proposal. The submissions are discussed in the 'Report' section below and are elaborated on in Attachment 4.

## Submission

N/A

## Report

## Planning Background

The subject land contains a single residential dwelling fronting Rockingham Road and several outbuildings. The remainder of the site contains no development and remains cleared of significant vegetation as historically it was used for market gardening. These operations have since ceased. Progressive residential redevelopment of surrounding land is now occurring. The aerial photograph (refer to Attachment 1) depicts the existing land use.

The proposed Structure Plan site is located within a key development zone - situated approximately 20km south of Perth CBD, 2.5km east of

the Indian Ocean coastline, 250m south-west of the Stock Road/ Beeliar Drive intersection and 7km west of Cockburn Central and the Kwinana Freeway. South Coogee Primary School is located 900m east and 630m north-west of the subject site respectively. Santich Park and Radonich Park are located 260m north-east and 630m east of the subject land respectively and offer both passive and active recreational opportunities.

The subject land is zoned 'Urban' under the Metropolitan Region Scheme and 'Development' under City of Cockburn *Town Planning Scheme No. 3.* The subject land is also located within Development Contribution Area No. 6 (DCA 6) and No. 13 (DCA 13).

## Land Use and Residential Density

The Structure Plan proposes to facilitate the subdivision and development of the land for residential land uses in a manner that is compatible with those of the endorsed and proposed Structure Plans surrounding the subject site.

The intended land uses within the Structure Plan include:

- Eleven (11) residential lots including one (1) grouped dwelling lot and one (1) multiple dwelling lot at density coding's R30, R40 and R60.
- One (1) area of Public Open Space (POS) located along the western boundary of the Structure Plan area, linking to the identified POS on Lot 20 to the south and proposed POS over Lot 51 Mayor Road to the west.

The proposal will assist in ensuring the State's dwelling targets for the South Metropolitan Perth area, as identified within *Perth and Peel@3.5 million* strategic land use planning document, are reached whilst also providing additional housing diversity to the locality.

## Road Alignment of East-West Road

The subject site shares its northern boundary with Lot 22 Mayor Road. The landowners of this lot lodged a Structure Plan proposal with the City prior to that for Lot 21 Mayor Road. As a result, the Lot 22 Structure Plan indicates that the width of the east-west road would be 10.5m. To be consistent with this, the subject site Structure Plan indicates that the remainder of the 15m road (that of 4.5m) would be placed on their site (refer to Attachment 2). Both structure plans will ultimately need to be considered by the WAPC, when subdivisions are considered it is likely whichever proposal proceeds first will need to accommodate the 10.5m road to be capable of having titles cleared. To address the issue of uneven costs associated with road construction to the initial developer, the *Planning and Development Act 2005* states:

Subdivision and Development Control Part 10 - Division 4

"s.159 Subdivider may recover portion of road costs from later subdivider.

- (1) Where -
  - (a) A person (in this section called the later subdivider) has subdivided land in which
    - (i) A lot or lots has or have a common boundary with; or
    - (ii) A road joins an existing road to which there is access from the subdivided land;

and

- (b) A person (in this section called the original subdivider) who previously subdivided land that also has a common boundary with that existing road, in connection with that subdivision, contributed to or bore solely the cost of providing or upgrading the existing road; and
- (c) The latter subdivider did not contribute to that cost, the original subdivider may, in accordance with this Division, recover from the later subdivider a sum representing one-half of so much of the reasonable costs as was borne by the original subdivider of providing or upgrading the part of the existing road which has a common boundary with the lot or lots, or is joined by a subdivisional road, as referred to in paragraph (a).....

s.160 Money payable under s.159, recovery of,

An amount payable under section 159 may be recovered by the original subdivider in a court of jurisdiction as a debt due to the original subdivider by the later subdivider; but no proceedings for recovery of the debt are to be commenced after the expiration of 6 years from the date of the later subdivision."

#### Road Alignment of North- South Road

The alignment of the proposed north-south road and its connection to the adjoining Lot 22 to the north is problematic. The City has been in discussion with both applicants, however no resolution was established. As a result, there is a misalignment between Lot 21 and Lot 22 at this connection point. Therefore the City proposes a realignment of the proposed north-south road on the common boundary between Lots 21 Rockingham Road and Lot 22 Mayor Road is unnecessary. The non-aligned road reserve can be designed and embellished to incorporate the additional road reserve over Lot 22 appropriately without any need for either proposed roads to be realigned. There are many examples of them throughout Cockburn (refer to Figure 1).



Figure 1 Additional road reserve incorporated within the road reserve

## Landlocked 'Residential R40- LDP' Area

The applicant of the proposed Lot 21 Structure Plan has been made aware of the possibility that the proposed Lot 22 and 51 Mayor Road Structure Plan development may not occur at a time congruent with development on Lot 21. In order to overcome the possibility of a landlocked development area, the applicant of the Lot 21 Structure Plan may choose one of the following:

- Develop or subdivide the subject area once the east-west road along the northern boundary of the site is constructed to its full width.
- Apply a 'Balance of Title' over the most northern block on the site (refer to Appendix 5 – Concept Subdivision Plan) which would act as an entry/ exit access way from the north-south road to development of the said 'Residential R40' area - LDP site.

However, either landowner/s may decide not to wait out the other landowner/s and could do a subdivision to do the 10.5m on their land and then obtain gazetted road access.

## **Conclusion**

The Structure Plan proposes residential densities of R30, R40 and R60 to facilitate the development of an estimated eleven (11) residential lots, provide for approximately 24 new dwellings. The density targets are consistent with *Directions 2031 and Beyond* and *Liveable Neighbourhoods*, and is therefore considered to be is consistent the State Government vision for increased urban densities.

The proposed Structure Plan is considered to provide sufficient flexibility to facilitate the infill development of a diverse housing stock while ensuring the character of the area is not compromised, and residential amenity is protected.

It is therefore recommended that Council recommend to the WAPC that the Structure Plan be approved.

## **Strategic Plan/Policy Implications**

## **City Growth**

- Ensure planning facilitates a desirable living environment and meets growth targets
- Ensure growing high density living is balanced with the provision of open space and social spaces
- Ensure a variation in housing density and housing type is available to residents

## Community, Lifestyle & Security

- Provide for community facilities and infrastructure in a planned and sustainable manner
- Provide safe places and activities for residents and visitors to relax and socialise
- Create and maintain recreational, social and sports facilities and regional open space

## **Budget/Financial Implications**

The required fee was calculated on receipt of the proposed Structure Plan and has been paid by the proponent. There are no other direct financial implications associated with the Proposed Structure Plan.

## Legal Implications

Pursuant to *Clause 20 (1)* of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires the City to prepare a report on the proposed structure plan and provide it to the Commission no later than 60 days following the close of advertising.

## **Community Consultation**

Pursuant to Schedule 2, Part 4, clause 18 of the deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, public consultation was undertaken for 28 days commencing on the 8 November 2016 and concluding on the 6 December 2016. Advertising included a notice in the Cockburn Gazette and on the City's webpage, letters to landowners in the vicinity of the Structure Plan area, and letters to relevant government agencies.

In total Council received seventeen (17) submissions during the advertising period, five (5) from landowners, one (1) from a private planning firm on behalf of the landowners, and eleven (11) submissions from government agencies. Eleven (11) submissions supported the proposal and six (6) submissions objected. Analysis of the submissions has been undertaken within the attached Schedule of Submissions, and summarised below.

The primary concerns of objections from submissioners were in regard to the POS and crime rates. It is believe a POS will lead to increased crime rates in the area. The City is not supportive of these objections as the proposed POS layout aligns with the Department of Planning's *Liveable Neighbourhoods* objectives for Public Parkland:

"To provide public open space that is safe and overlooked by nearby buildings"; and

"To ensure that public open space is integrated into the urban structure to produce both land use efficiency and long-term sustainability."

Additionally, a Local Development Plan (LDP) will be prepared for the area of the site abutting the POS, pursuant to the provisions of the City of Cockburn's *Town Planning Scheme No. 3* and the *Planning and Development (Local Planning Schemes) Regulations 2015.* The LDP must be consistent with *Liveable Neighbourhoods* which specifically mentions that lot, street and landscape layout should provide good visual supervision of POS which significantly increase the opportunities for passive surveillance of the POS thus decreasing the issue of unseen and unreported criminal behaviour.

The secondary concerns of objections from submissioners were opposed to the block sizes of the proposed Structure Plan. The City is not supportive of these objections as all residential coding's suggested in the Structure Plan are consistent with the minimum and average lot sizes under the R-Codes. The planning framework, in particular the Department of Planning's strategic land use planning document *Perth and Peel* @3.5million, advocates for increased housing density and diversity to accommodate a growing population and diverse range of needs.

In addition, the City's *Housing Affordability and Diversity Strategy* recognises that not all households within the City of Cockburn require large homes and many households may not be in a position financially to purchase a large home. Thus, provision of a diversity of housing sizes i.e. smaller homes is important to cater for smaller households. This is particularly relevant within the City of Cockburn with population forecasts and ABS statistics predicting that lone person and couple only households will be the dominant household type within the City of Cockburn by 2031.

## **Risk Management Implications**

The officer's recommendation takes in to consideration all the relevant planning factors associated with this proposal. It is considered that the officer recommendation is appropriate in recognition of making the most appropriate planning decision.

## Attachment(s)

- 1. Location Plan
- 2. Proposed Structure Plan
- 3. Proposed Contextual Plan of Surrounding Lots
- 4. Schedule of Submissions

## 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 9 February 2017 Ordinary Council Meeting.

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

Nil.

## 16. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

# 16.1 (OCM 09/02/2017) - LIST OF CREDITORS PAID - NOVEMBER & DECEMBER 2016 (076/001) (N MAURICIO) (ATTACH)

#### RECOMMENDATION

That Council adopt the List of Creditors Paid for November and December 2016, 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 November and December 2016 is attached to the Agenda for consideration. The list contains details of payments made by the City in relation to goods and services received by the City.

## **Strategic Plan/Policy Implications**

#### Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes.
- Listen to and engage with our residents, business community and ratepayers with greater use of social media.

## **Budget/Financial Implications**

N/A

## Legal Implications

N/A

## **Community Consultation**

N/A

## **Risk Management Implications**

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

## Attachment(s)

List of Creditors Paid for November and December 2016.

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

## 16.2 (OCM 09/02/2017) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - NOVEMBER AND DECEMBER 2016 (071/001) (N MAURICIO) (ATTACH)

## RECOMMENDATION

That Council

- (1) adopt the Statement of Financial Activity and associated reports for November and December 2017, as attached to the Agenda; and
- (2) amend the 2016/17 Municipal Budget in accordance with the detailed schedule in the report as follows:

Revenue Adjustments	Increase	\$1,251,578
Expenditure Adjustments	Increase	\$1,300,322
TF from Reserve Adjustments	Increase	\$48,744
Net change to Municipal Budget Closing Funds		0

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 variances within monthly financial reporting. At its August meeting, Council adopted to continue with a materiality threshold of \$200,000 for the 2016/17 financial year.

Detailed analysis of budget variances is an ongoing exercise, with any required budget amendments submitted to Council each month in this report or included in the City's mid-year budget review as considered appropriate.

#### Submission

N/A

#### Report

Given there was no Council meeting in January, the November statement needs to be adopted by Council together with the December statement. However, this report only addresses the December financial results.

#### **Opening Funds**

The opening funds of \$9.3M (representing closing funds brought forward from 2015/16) have been audited and budget has been amended to reflect this final position.

#### Closing Funds

The City's closing funds for December of \$64.4M were \$7.7M higher than the budget forecast of \$56.8M. This result comprises net favourable cash flow variances across the operating and capital programs (as detailed in this report).

The 2016/17 revised budget is showing an EOFY surplus of \$0.37M, no change from last month.

#### **Operating Revenue**

Consolidated operating revenue of \$116.71M was over the YTD annual budget target by \$0.89M.

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

Nature or Type Classification	Actual Revenue \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Rates	93.34	92.50	(0.85)	95.70
Specified Area Rates	0.31	0.33	0.02	0.33
Fees & Charges	13.17	13.90	0.73	24.43
Service Charges	0.44	0.45	0.00	0.45
Operating Grants &				
Subsidies	5.89	5.75	(0.14)	11.03
Contributions, Donations,	0.56	0.34	(0.22)	0.66

158

Nature or Type Classification	Actual Revenue \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Reimbursements				
Interest Earnings	2.99	2.56	(0.44)	4.77
Total	116.71	115.82	(0.89)	137.37

The significant variances at month end were:

- Rates Part year rating was \$0.85M ahead of YTD budget mainly due to several significant commercial properties becoming rateable.
- Fees & Charges Commercial landfill fees were \$0.43M behind the budget target, reflecting general economic conditions and activity.
- Interest Earnings Investment earnings from the City's financial reserves were \$0.38M ahead of budget.

## **Operating Expenditure**

Reported operating expenditure (including asset depreciation) of \$64.26M was under the YTD budget by \$3.4M.

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

Nature or Type Classification	Actual Expenses \$M	Revised Budget YTD \$M	Variance to Budget \$M	FY Revised Budget \$M
Employee Costs - Direct	24.43	23.78	(0.65)	49.13
Employee Costs -				
Indirect	0.45	0.44	(0.01)	1.40
Materials and Contracts	18.25	20.13	1.89	40.17
Utilities	2.20	2.26	0.06	4.67
Interest Expenses	0.39	0.48	0.09	0.93
Insurances	2.11	2.24	0.13	2.24
Other Expenses	4.35	5.28	0.93	9.03
Depreciation (non-cash)	12.62	13.65	1.03	27.30
Amortisation (non-cash)	0.55	0.60	0.05	1.19
Internal Recharging-				
CAPEX	(1.08)	(1.20)	(0.12)	(2.23)
Total	64.26	67.66	3.40	133.84

The significant variances at month end were:

• Employee Costs – \$0.5M out of the \$0.65M variance is due to the inclusion of 17.5% leave loading in the calculation which was

recommended by the external audit. This variance has been reported in the previous month's report.

- Material and Contracts were \$1.89M under the YTD budget with the significant contributors to this result being:
  - Recreation Services under by \$0.30M,
  - Facilities Maintenance under by \$0.34M,
  - Waste Disposal under by \$0.28M,
  - IT Services under by \$0.21M.
- Depreciation Buildings (\$0.45M) and Roads (\$0.77M) depreciation were both under the YTD budget, partially offset by Parks (\$0.39M) depreciation exceeding YTD budget. Depreciation charges are impacted by the annual revaluation of infrastructure assets.

#### Capital Expenditure

The City's total capital spend at the end of the month was \$50.3M, representing an under-spend of \$15.1M against the YTD budget of \$67.1M.

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	FY Revised Budget \$M	Commit Orders \$M
Roads Infrastructure	5.4	11.7	6.3	21.9	7.0
Drainage	0.2	0.9	0.6	1.7	0.0
Footpaths	0.3	0.7	0.5	1.2	0.1
Parks Infrastructure	4.5	6.6	2.1	10.8	1.5
Landfill Infrastructure	0.2	0.2	0.0	0.4	0.0
Freehold Land	0.3	1.1	0.8	1.8	0.0
Buildings	36.7	39.8	3.1	58.3	7.1
Furniture & Equipment	0.1	0.0	-0.1	2.6	0.6
Information Technology	0.2	0.8	0.6	1.5	0.2
Plant & Machinery	2.4	3.6	1.1	8.2	4.1
Total	50.3	65.4	15.1	108.3	20.6

The following table details the budget variance by asset class:

These results included the following significant project variances:

 Roads Infrastructure – Projects behind YTD budget were Berrigan Drive Jandakot Improvement Works (\$3.5M), Lyon & Gibbs Signalisation and Upgrade (\$1.1M), North Lake Road [Hammond to Kentucky] (\$0.59M), Beeliar Drive [Spearwood to Stock] (\$0.49M), Phoenix and North Lake Roads Intersection (\$0.21M).

- Drainage Infrastructure was collectively \$0.73M behind the YTD budget with very little expenditure and commitments to date.
- Footpath Infrastructure the footpath construction program was collectively \$0.64M behind the cash flow budget.
- Parks Infrastructure the capital program was behind the YTD budget by \$1.8M across the board.
- Freehold Land various land development projects were collectively \$0.83M behind the YTD cash flow budget
- Buildings Significant variances were Cockburn ARC (\$2.3M) and community men's shed (\$0.47M) behind YTD budget, whilst the New Operations Centre was ahead of the YTD budget (\$0.78M).
- Information Technology was collectively \$0.59M under YTD budget due to a number of under spent software and website projects.
- Plant & Machinery replacement program was behind YTD budget by \$1.1M as several heavy plant items are ordered and awaiting delivery.

## Capital Funding

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

Significant variances for the month included:

- Capital grants were \$1.3M behind YTD budget mainly due to Roads to Recovery Grant not yet received for Mayor Road Rockingham to Fawcett (timing issue).
- Transfers from financial reserves were \$8.8M behind the cash flow budget due to the capital program under spends for buildings, roads and plant assets (timing issue).
- Proceeds from sale of assets were \$11.2M behind the YTD budget comprising land (\$10.7M) and plant (\$0.48M).

## Transfers to Reserve

Transfers to financial reserves of \$27.5M were \$10.0M behind the YTD budget, mainly due to unrealised land sales.

## Cash & Investments

The closing cash and financial investment holding at month's end totalled \$151.9M, down from \$166.62M the previous month. \$97.6M of this balance represents the current amount held for the City's cash/investment backed financial reserves. The balance comprises

\$5.0M held for deposit and bond liabilities and \$49.3M to meet operational liquidity needs.

## Investment Performance, Ratings and Maturity

The City's investment portfolio made a weighted annualised return of 2.84% for the month, decreased from 2.86% last month and from 2.87% the month before. However, this still compares quite favourably against the UBS Bank Bill Index (2.05%) and has been achieved through diligent investing at optimum rates and investment terms. The cash rate was reduced 25bp to 1.50% at the August meeting of the Reserve Bank of Australia and this reduction has impacted the investment rates achievable for new deposits (2.50% to 2.75%).

The annualised return will continue to fall as the City places new funds at these lower rates. However, the City's interest earnings are currently ahead of the conservative budget setting adopted by \$0.27M.

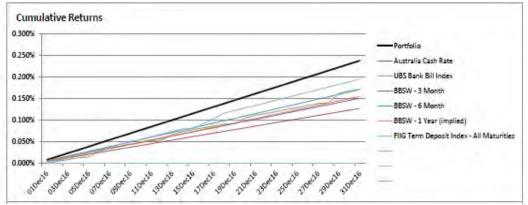


Figure 1: COC Portfolio Returns vs. Benchmarks

The majority of investments are held in term deposit (TD) products placed with highly rated APRA (Australian Prudential Regulation Authority) regulated Australian and foreign owned banks. These are invested for terms ranging from three to twelve months. All investments comply with the Council's Investment Policy other than those made under previous statutory provisions and grandfathered by the new ones.

The City's TD investments fall within the following Standard and Poor's short term risk rating categories. The A-1+ investment holding has decreased from 50% to 41% during the month:

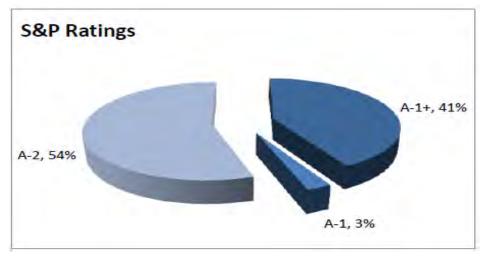


Figure 2: Council Investment Ratings Mix

The current investment strategy seeks to secure the highest possible rate on offer over the longest duration (up to 12 months for term deposits), subject to cash flow planning and investment policy requirements. Value is currently being provided within 4-12 month investment terms.

The City's TD investment portfolio currently has an average duration of 157 days or 5.2 months (slightly down from 169 days the previous month) with the maturity profile graphically depicted below:

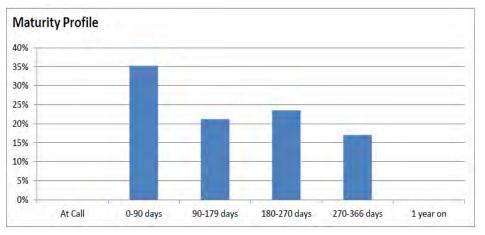


Figure 3: Council Investment Maturity Profile

Investment in Fossil Fuel Free Banks

At month end, the City held 58% (\$89M) of its TD investment portfolio with banks deemed as free from funding fossil fuel related industries. This was up slightly from 55% the previous two months.

## Budget Revisions

Budget amendments identified during the month and requiring Council adoption are as per the following schedule:

	USE OF FUNDING +/(-)		FUNDING SOURCES (+)/-		
PROJECT/ACTIVITY LIST	EXP \$	TF to RESERVE \$	TF FROM RESERVE \$	REVENUE \$	MUNI \$
Cockburn ARC WiFi Lease - 6 months until end of FY	48,744		(48,744)		
Increased federal subsidy - Family Day Care	416,000			(416,000)	
Increased federal subsidy - In- Home Care	750,000			(750,000)	
Ravello Reserve Improvements	65,578			(65,578)	
Limestone Fire Access Tracks - Gwilliam Drive (completed last year)	(20,000)				20,000
Port Coogee Dive Trail – extra funding required	20,000				(20,000)
Budget contingency fund (for CCS Phase 3)	(70,000)				70,000
CCS Phase 3 funded from Contingency Fund and City of Armadale	90,000			(20,000)	(70,000)
Totals	1,300,322		(48,744)	(1,251,578)	0

The budget amendment is required to pay for Wi-Fi lease at the Cockburn ARC facility on a yearly basis. This amount is for the 6 months period until end of this financial year. It includes documentation fee.

## Description of Graphs & Charts

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

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

A liquidity graph shows the level of Council's net current position (adjusted for restricted assets) and trends this against previous years.

This gives a good indication of Council's capacity to meet its financial commitments over the course of the year. Council's overall cash and investments position is provided in a line graph with a comparison against the YTD budget and the previous year's position at the same time.

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

## **Strategic Plan/Policy Implications**

## Leading & Listening

- Deliver sustainable governance through transparent and robust policy and processes.
- Ensure sound long term financial management and deliver value for money.

## **Budget/Financial Implications**

N/A

## **Legal Implications**

N/A

## **Community Consultation**

N/A

## **Risk Management Implications**

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

## Attachment(s)

Statement of Financial Activity and associated reports for November and December 2016.

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

## 16.3 (OCM 09/02/2017) - SALE OF LAND FOR RECOVERY OF OUTSTANDING RATES (150/011; 2205979; 6001553) (S DOWNING) (ATTACH)

#### RECOMMENDATION

That Council pursuant to Sections 6.68(2) (b) and 6.56 of the Local Government Act 1995, adopts the recommendation as outlined in the confidential report, provided under separate cover.

## COUNCIL DECISION

## Background

Under Section 6.64(1)(b) of the *Local Government Act 1995*, if any rates or service charges due to a local government have been unpaid for at least three years, the local government may take possession of the land and proceed to sell it.

## Submission

N/A

## Report

There are currently two properties that have rates and charges outstanding in excess of three years for which it has not been possible to enter into acceptable and successful arrangements for the payment of the balance owing. In each instance, written notification has been directed to the last known postal address of the ratepayers advising that it is the City's intention to refer the matter to Council with a recommendation to sell the property in order to recover the outstanding balance. It should be noted that both properties are currently unoccupied.

## **Strategic Plan/Policy Implications**

## Leading & Listening

• Deliver sustainable governance through transparent and robust policy and processes

 Ensure sound long term financial management and deliver value for money

Council has previously resolved as part of its Debtors Management Policy (AFCS9) to actively pursue the recovery of rate arrears as specified in the *Local Government Act 1995*, including the power to sell land.

## **Budget/Financial Implications**

Sale of the properties will benefit the City of outstanding rates and charges (as at 9 December 2016). Any additional costs associated with the sale of the properties will also be able to be recovered from the proceeds of sale.

## Legal Implications

Sections 6.64, 6.56 and 6.68(2) (b) of the Local Government Act 1995 refers.

## **Community Consultation**

N/A

## **Risk Management Implications**

If the City does not proceed with recovery action it will negatively impact the rates debtors balance as rates and charges will continue to accumulate on the rate accounts for both properties.

## Attachment(s)

Report on the sale of two properties provided under separate confidential cover.

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

# 16.4 (OCM 09/02/2017) - MID-YEAR REVIEW OF 2016/17 MUNICIPAL BUDGET (075/011) (S DOWNING) (ATTACH)

#### RECOMMENDATION

That Council amend the Municipal Budget for 2016/17 as set out in the Schedule of Budget amendments, as attached to the Agenda.

## TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

## COUNCIL DECISION

## Background

Section 33A (1) of the Local Government (Financial Management) Regulations 1996 requires Council to review its annual budget between 1 January and 31 March each year.

Council adopted its annual Municipal Budget at the Ordinary Council Meeting in June 2016. In accordance with the Local Government Act and associated Regulations a formal report on the progress of the Budget is presented to the February 2017 Ordinary Council Meeting.

## Submission

N/A

## Report

#### Mid-Year Budget Review

A detailed schedule on the review of the Municipal Budget for the period 1 July 2016 to 31 December 2016 is attached to the Agenda. The report sets out details of all proposed changes recommended by City Officers and a brief explanation as to why the changes are required. All forecasts are post allocation of ABC cost charges or income recoveries. A list of significant revenue and expenditure items are noted below with a detailed budget reference linking to the attached schedules. The recommended adjustments are in addition to the normal monthly adjustments to the adopted budget that are presented for Council's consideration and determination as part of the ordinary course of Council business.

#### Rating Income

Rating income for 2016/17 is in line with the Budget and no changes are forecast for the balance of the financial year. The industry is currently awaiting the determination as to whether rates paid in advance are income for accounting purposes. Interim rates are in line with budget. No changes are proposed for the MYBR.

#### Interest Income

Interest income is slightly ahead of budget, but this is due to the slower forecast expenditure on a number of capital projects such as Rockingham Road upgrade and the Visko Park Bowling Facility. A change of \$100,000 is forecast for the balance of the financial year for this item.

#### Fees and Charges - Waste Disposal and Collection

The Henderson Waste and Recovery Park will fall approximately 11,000 tonnes below budget for 2016/17 due to competition from other landfill sites. This is equivalent to \$1.58 million. This revenue shortfall is offset with a reduction in landfill levy and other costs of \$0.73 million. All funds are quarantined from the municipal fund and as such this shortfall of revenue will have no impact on services by Council.

Waste Collection Levy income is in line with the budget for 2016/17. Lower collection tonnes from MSW to 31 December 2016 should see a small surplus on this account. This will be closely monitored in the second half of the financial year and any surplus transferred to the Waste Collection Reserve.

#### Fees and Charges – Other

The City received \$70,000 more in Dog Registration fees for 2016/17 than budget. Both Building and Statutory Planning have seen a reduction in fee income by \$100,000 for each business unit due to slower construction activity. Both have also seen a reduction in staff costs to offset this reduction in income. Health licences income has also increased by \$78,000.

All other operating revenue items are running in line with the budget.

## Major Expenditure Items

Comments are provided on major items although the attached schedules detail all expenditure where a budget adjustment is required and presented.

The significant item for the MYBR revolves around accounting for the annual leave loading expense. The Auditors indicated in their 2015/16 audit that the City needed to accrue for annual leave loading on the balance sheet rather than expense it as annual leave is taken. (This is the treatment approved since the introduction of accruing for annual leave). The cost is \$550,000. This is a one - off expense.

The additional costs are:

Procurement - \$40,000 – Backfilling for military leave Software support - \$30,000 – Support for Servers

Software support - \$30,000 – Cyber security measures

Postage - \$20,000 – additional cost as Australia Post increases fees for "snail" mail

Salaries - \$59,000 – Marketing and Media

Salaries - \$50,000 – Customer services (impact of Roe Hwy on call centre)

Legal Fees - \$60,000 – cost of action for Verde Drive challenge to land acquisition

Salaries - \$108,000 – Waste collection to cover sick leave without pay

Capital expenditure for 2016/17

Below is a table of where the current capital expenditure program will be by 30 June 2017 given the current trends in the program.

Asset Class	YTD Actuals \$M	FY Revised Budget \$M	YTD Spend %	Full Year Estimate \$M	Full Year Estimate %
Roads Infrastructure	5.4	21.9	24.6%	15.0	68.5%
Drainage	0.2	1.7	11.7%	1.2	70.5%
Footpaths	0.3	1.2	25.0%	1.2	100.0%
Parks Infrastructure	4.5	10.8	41.6%	7.8	72.2%
Landfill Infrastructure	0.2	0.4	50.0%	0.4	100.0%
Freehold Land	0.3	1.8	16.7%	1.2	66.6%
Buildings	36.7	58.3	62.9%	48.3	82.8%
Furniture & Equipment	0.1	2.6	3.8%	2.6	100.0%
Information Technology	0.2	1.5	13.3%	1.2	80.0%

Summary of Capital Expenditure to 31 December 2016

OCM 09/02/2017

Asset Class	YTD Actuals \$M	FY Revised Budget \$M	YTD Spend %	Full Year Estimate \$M	Full Year Estimate %
Plant & Machinery	2.4	8.2	29.2%	6.1	74.4%
Total	50.3	108.3	46.4%	85.0	74.5%

Comments on the Progress of the 2016/17 Capital Expenditure Program

## Major Projects – Cockburn ARC (\$109.02m)

At the time of this report the project is 93% complete with official handover now with Cockburn. Fitout of the facility is occurring as is the final stages of geothermal bore which will provide heat for all pools at the ARC. The only additional costs will be with geothermal contract. At this stage the additional cost will be \$550,000 including cost of additional heat exchange equipment.

## Depot Project Stage 1

The depot stage 1 will be completed in March/April 2017. The cost of building \$8.67 million will have \$0.2 million variations. The sewer which is budgeted to cost \$1.6m will be delivered for \$1.45 million. The fitout cost will be \$0.5 million versus the budget of \$0.3 million as a result additional staff being transferred to the facility. The animal facility will be best in the metro area and will cater for dogs, cats and other animals including livestock. The City is still in discussions with the Health Department to levy local property owners so as to recover costs for the infill sewer. This income will be approximately \$300,000.

## Bibra Lake Regional Playground

This facility was opened in December 2016 to great support from the local community. Additional costs relating to safety and shading have been identified with \$160,000 being allocated to address these urgent issues. The cost of the project will be \$139,000 over budget as a result of the toilet facilities grant \$70,000 being accounted for in 15/16 rather than in 16/17.

## Visko Park – Bowling and Community Facility

The tender for the project will go to the market in late February 2016 due to late design changes. A report will then come to Council in May 2017. Work will commence in June/July depending on mobilisation of the successful contractor. \$6.2 million of the 16/17 budget of \$7.2

million has been placed back into the respective reserves and will be budgeted for 2017/18.

## Other Projects

Several projects have been deferred and will be rescheduled for next year, these include:

The Rockingham Road upgrade project for \$4 million will be deferred to 2017/18. Funds totalling \$3.5 million will be placed into the Road Reserve. The road to recovery annual grant of \$0.5 million will be allocated to road resurfacing projects to match successful MRRG grants on a matching basis. This is done so as to ensure compliance with annual spending requirements of R2R grant guidelines. Future R2R funds will be allocated to the project when it is approved by Council to proceed.

Verde Drive – These funds have been allocated to other road projects pending legal review. If and when the City resolves the dispute, funds will be allocated to cover the project costs. The other projects include:

- the roundabout at Liddelow and Gibbs (\$85 thousand Western Power relocation Costs),
- Breaksea Drive, Warton Road (joint project with the City of Armadale), Mayor Road (widening and reconstruction) and
- Hamilton Road (flooding).

There are a range of other adjustments to capital projects as detailed in the attachment to the report.

#### Municipal Budget position as at 31 December 2016

Based on the attached budget amendments, the City's municipal budget position for 2016/17 is projected to 30 June 2017 as follows:

*Projected Budget Position of 2016/17 and adoption of these recommendations:* 

Adopted Closing Municipal Position for 2016/17	\$299,049	Surplus
LESS net budget adjustments before statutory budget review	\$69,880	Reported in monthly Agenda
Closing Municipal Position before mid-year review	\$368,929	Surplus
Mid-year budget review items:		

Net revenue (external funding)	-\$5,093,263	Reduced revenue
T/F from Reserves	-\$1,708,289	Reduced transfer from Reserves
Net adjustment - capital expenditure	\$6,825,438	Reduced capital spending
Net adjustment - operating expense	-\$937,064	Reduced operating spending
T/F to Reserves	\$917,503.00	Reduced transfer to Reserves
Net mid-year budget review adjustment	-\$4,326	Reduced Surplus
Closing Municipal Position after mid-year review	\$373,255	Surplus

Any additional funds arising from an end of financial year surplus the Mid-Year Budget Review are intended to be allocated to the Road Reserves for capital expenditure in 2016/17.

## **Strategic Plan/Policy Implications**

## **City Growth**

• Maintain service levels across all programs and areas

## Community, Lifestyle and Security

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

## Leading & Listening

- Ensure sound long term financial management and deliver value for money
- Attract, engage, develop and retain our employees in accordance with the Workforce Plan and the Long Term Financial Plan

## **Budget/Financial Implications**

The Municipal Budget will be amended in accordance with the recommended changes as contained in the attachment.

## **Legal Implications**

N/A

## **Community Consultation**

N/A

## **Risk Management Implications**

The City is required to prepare and adopt a Mid-Year Budget Review as part of the financial reporting requirements of the Local Government Act. Failure to adopt the report will make the City non-compliant with Local Government Act.

## Attachment(s)

Schedule – Mid-year Municipal Budget Review 2016/17

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

## 17. ENGINEERING AND WORKS DIVISION ISSUES

17.1 (OCM 09/02/2017) - TEMPORARY TRAFFIC CONTROLS – NORTH LAKE ROAD/BERRIGAN DRIVE INTERSECTION (157/008) (C SULLIVAN) (ATTACH)

## RECOMMENDATION

That Council

- (1) receive the report;
- (2) continue with the temporary traffic controls currently in place until the proposal agreed with the Main Roads WA can be implemented;
- (3) request a further report from City officers after six months on the safety of the intersection; and
- (4) advise all stakeholders of Council's decision.

# **COUNCIL DECISION**

# Background

During 2016, an increasing number and severity of traffic accidents occurred at the intersection of North Lake Road and Berrigan Drive, South Lake which became a cause of extreme concern for the Council and the local community.

The most severe accidents took place between vehicles making a right hand turn into the service station site from Berrigan Drive and vehicles travelling west along Berrigan Drive in the left turn slip lane leading to North Lake Road. The service station is located on the south east side of the intersection, while the property on the opposite side has five medical practices based there.

In December 2016, the situation was of such concern to the community and Council that urgent action had to be taken to prevent further risk of severe accidents resulting in death or injury.

#### Submission

N/A

# Report

The City had completed an upgrade of the intersection as part of the State Black Spot program in 2015/16. The project included lighting upgrade, extension of the left turn slip lanes from North Lake Road and Berrigan Drive as well as resurfacing, anti-skid overlays and signage/line marking improvements. The total cost of the project was \$279,600.

The current street lighting at North Lake Road and Berrigan Drive intersection was also assessed and upgraded to AS1158 Street Lighting Standard. The end result was improved capacity and mitigation of the rear end crashes that were the dominant crash mode upon which the Black Spot Funding application was approved. There had been 98 reported crashes in the five year period prior to the funding application, including 25 resulting in personal injury. The intersection was well known for congestion in peak hours and also during times when the service station was advertising discounted petrol prices. Regardless of any congestion issue, by December 2016 the City had to take preventative action to mitigate severe vehicle accidents as noted above.

The City had made a submission to the Main Roads WA (MRWA) dated 8 September 2016 (included as Attachment 1) to install Keep Clear marking on the pavement to delineate the driveway access into the service station to warn drivers approaching along the left turn slip lane of possible conflict with vehicles turning from Berrigan Drive. This proposal was rejected by MRWA on the grounds that the driveway access to the service station is a private driveway and such pavement marking is only approved as part of intersection line marking.

City officers realised that the only way to eliminate the critical vehicle movement was the extension of the existing median island on Berrigan Drive to prevent the right turn into the service station. The temporary median island extension had to be of such length to prevent drivers doing a U turn across Berrigan Drive to access the service station, which would also have created a dangerous situation.

The driveway access off Berrigan Drive into the medical practices on the north-west side of the intersection is almost directly opposite the driveway into the service station so the extension of the median island resulted in prevention of the right turn off Berrigan Drive into this property as well as preventing the right turn out.

Prior to installation of such temporary traffic controls, public notification was necessary so a letter drop to the properties along Berrigan Drive was carried out (copy of correspondence included for reference as Attachment 2). Direct contact was made with the Woolworths Group prior to the issue of the notification since their service station would be most directly impacted.

Woolworths Group responded with correspondence dated 23 December 2016 (refer Attachment 3) protesting most strongly about the City's action in relation to the impact on the business. Following the installation of the temporary traffic controls on 3 January 2017, protests were received from the medical practices based on the property opposite the service station.

A site meeting was held with senior Main Roads staff on 17 January 2017 to revisit the City's proposal of September 2016. Agreement was reached and confirmed by e-mail from MRWA dated 19 January 2017 (refer to Attachment 4), which will now be implemented and monitored over the coming months. A revised proposal was submitted by the City to the MRWA which is included as Attachment 5.

# **Strategic Plan/Policy Implications**

#### **Moving Around**

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres
- Improve connectivity of transport infrastructure

#### Leading & Listening

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

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

The cost of installation of the temporary traffic controls was \$7,000, including public notifications and the continuing cost of the electronic sign boards is \$240 per week.

#### Legal Implications

The City has powers to install temporary traffic controls on public road reserves of which the City has care, control and maintenance under the City Local Laws and the Road Traffic Act 2000 (as amended), the Section 3.50A of the Local Government Act, and City of Cockburn Delegated Authority LGAEW2.

#### **Community Consultation**

Prior to the installation of the temporary traffic controls, a letter of notification was delivered to the properties along Berrigan Drive as well as direct contact with Woolworths Group. A public notification was placed on the City website and in the local newspaper but due to the Christmas closedown the newspaper advertisement was not published until after the installation. Electronic notice boards were positioned on both roads on either side of the intersection as part of the installation and remain in place.

#### **Risk Management Implications**

Had the City taken no action, continual severe reputational damage to the City would have resulted, as well as potential liabilities if a fatality or severe injury had taken place when the City clearly had knowledge of a continuing dangerous traffic condition.

#### Attachment(s)

1 City of Cockburn submission to MRWA dated 8 September 2016

- 2 City of Cockburn correspondence dated 22 December 2016
- 3 Correspondence received from Woolworths Group dated 23 December 2016.
- 4 E-mail from MRWA dated 19 January 2017
- 5 Revised Proposal for Signage and Pavement Marking

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

#### 17.2 (OCM 09/02/2017) - WASTE SERVICE AGREEMENT BETWEEN CITY OF COCKBURN AND SMRC (028/006 & 091/006) (C SULLIVAN) (ATTACH)

#### RECOMMENDATION

That Council authorises the CEO to sign the Waste Services Agreement and the Deed of Settlement and Release between the City of Cockburn and the SMRC.

# **COUNCIL DECISION**

# Background

At the OCM of 9 June 2016, Council resolved as follows:

That Council:

- (1) endorses the Implementation Plan for the Third Bin (Green Waste);
- (2) issues a Notice of Withdrawal from the Project Participant's Agreement Regional Resource Recovery Centre Project of the Southern Metropolitan Regional Council (SMRC) prior to 30 June 2016, under clause 2.8 of that Agreement, in order to give effect to its decision to introduce this garden organic service;

- (3) remains a Member of the Project Establishment Agreement and assists the SMRC to undertake a restructure of its operations to enable transition to alternate waste disposal solutions; and
- (4) commence negotiations on a contract of service with the SMRC for the processing of MSW prior to the withdrawal of the Project Participant's Agreement taking effect.

The Notice of Withdrawal was issued and negotiations commenced with the SMRC on the Waste Services Agreement for the disposal of municipal solid waste for a period of three years. Associated with this process was the emergence of a dispute between the two parties on the compensation payable to the SMRC for the tonnage of green waste from the City's third bin trial that was not delivered to the SMRC but processed at the Henderson Waste Recovery Park.

This report seeks Council's endorsement of the closure of both matters with the signing of the Deed of Settlement and Release (included as Attachment 1) and the Waste Services Agreement (included as Attachment 2).

#### Submission

N/A

#### Report

The Deed of Settlement and Release brings to an end the matter of the dispute between the SMRC and the City regarding the loss of green waste tonnage to the SMRC as a result of the third bin for green waste implemented by the City. In particular, the rate per tonne paid as compensation by the City to the SMRC which was the subject of legal advice sought by both parties and has now been agreed at the rate specified in the Deed. The rate is \$77.70 (ex-GST) being the equivalent gate fee for green waste at the SMRC for 2016/17. The period of time covered by the Deed expires on 30 June 2017, the date that the withdrawal of the City from the Project Participants Agreement (PPA) becomes effective.

The Waste Services Agreement has also been the subject of scrutiny and comment by legal advisers for both parties and ensures that the City pays the same gate fee as the other PPA members for the duration of the agreement, which in the current financial year is set at \$239.09 per tonne (ex. GST) by the SMRC budget process.

# Strategic Plan/Policy Implications

# City Growth

• Maintain service levels across all programs and areas.

## Community, Lifestyle & Security

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

## Leading & Listening

- Ensure sound long term financial management and deliver value for money.
- Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management.

## **Budget/Financial Implications**

The current 2016/17 budget allows for the SMRC gate fee for the delivery of MSW (\$239.009 per tonne) and allowance will need to be made in the forthcoming budgets for an increase to this gate fee as determined by the SMRC budget process.

By way of comparison, had the Council decided to take the MSW to landfill for the next three financial years, this would have represented a saving of approximately \$8.9 million to \$10.6 million over the three years of the waste supply agreement.

The compensation for the SMRC for green waste not taken to the RRRC is already part of the 2016/17 adopted municipal budget.

#### Legal Implications

Nil.

#### **Community Consultation**

Not required for this item as the waste collection for the community remains unchanged.

#### **Risk Management Implications**

The risk if Council does not authorise the signing of the two agreements is that the dispute over the green waste delivery of tonnage to the SMRC would be reactivated with the associated costs to Council. Not signing the waste service agreement would appear to be different to Council's decision from the OCM of June 2016 as well as necessitating City officers tendering for the disposal of the City MSW by other means, with any associated potential costs.

# Attachment(s)

- 1. Deed of Settlement and Release
- 2. Waste Services Agreement

# Advice to Proponent(s)/Submissioners

N/A

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

Nil.

## 18. COMMUNITY SERVICES DIVISION ISSUES

# 18.1 (OCM 09/02/2017) - SCHEDULE OF FEES AND CHARGES -COCKBURN AQUATIC AND RECREATION CENTRE (154/006) (B MCEWIN) (ATTACH)

# RECOMMENDATION

That Council

- (1) endorse the Schedule of Fees and Charges, as attached to the Agenda;
- (2) in accordance with Section 6.19 of the Local Government Act advertise the Schedule of Fees and Charges for Cockburn Aquatic and Recreation Centre; and
- (3) request for a detailed report to be provided on the performance of the facility after 12 months of operation.

**COUNCIL DECISION** 

#### Background

Construction of the Cockburn Aquatic and Recreation Centre (Cockburn ARC) commenced in July 2015 and the project has now reached the 90% completion milestone. The facility is scheduled to open in mid-2017 and therefore the City needs to adopt its fees and charges

schedule outside of the annual corporate budget process to ensure the Cockburn ARC pre-opening marketing campaign is timely and successful.

At the February 2015 Ordinary Council Meeting, Council endorsed the Business Operations and Management Plan (BOMP) prepared by Warren Green Consulting and the Business Plan developed by the City's Administration.

The objective of the BOMP was to provide the City with a detailed account of management considerations, financial forecasts and proposed fees and charges, all critical information that will inform the future management of the facility with a detailed road map to ensure the facility is managed in an efficient and financially sustainable manner.

One of the key concerns for Council has been the impact on the Municipal budget in operating Cockburn ARC given the high cost of running aquatic facilities in particular. Traditionally, aquatic and recreation facilities operate at a loss with the local government authority providing a subsidy to operate the facility. The challenge of facility managers is to ensure the level of subsidy is not a financial burden on the Council's budget.

Council endorsed a strategic framework as part of the BOMP that aimed to ensure Cockburn ARC operations were self-sufficient and met all operating costs over time. In order to meet the financial projections, the City has proposed to set fees and charges at a level to encourage community participation whilst providing sustainable operations to the City of Cockburn.

The City's Administration presented a summary of the proposed fee structure including an analysis of the projected operating financials to the Cockburn Central West Reference Group at the meeting held on the 24 January 2017 with the aim for Council to consider the proposed fees and charges for all programs and services for Cockburn ARC at its February 2017 Ordinary Council meeting.

#### Submission

N/A

# Report

As part of the BOMP the Consultant recommended a number of proposed key price points. The table below provides a summary of the proposed key price points compared to the 2016/17 South Lake Leisure Centre (SLLC) fees and charges. A further review of pricing

was to be conducted prior to opening once the Facility Manager was appointed.

	2016-17 Fees and Charges SLLC	Operations & Business Management Plan
Adult Swim	\$6.20	\$7.00
Child Swim	\$5.20	\$6.00
Base Membership	\$16.00	\$20.95
Swim School	\$15.70	\$17.00
Casual Gym	\$21.00	\$24.95
Team sport fees – Adult	\$69.50	\$70.00
Family Swim	\$19.00	\$21.00
Waterslide – Adult/Child	N/A	\$9.00/\$7.00

Table 1 – 2016/17 SLLC fees compared to Warren Green Operations & Business Management Plan.

As part of the City's own due diligence process, following the appointment of the Cockburn ARC Manager and leadership team the City's Administration has conducted a detailed competitor analysis comparing similar services against those of other Local Governments and private enterprise to inform the recommended price point specific to all programs, services, memberships and public offerings.

Below is a table that draws a comparison between key price points for selected programs and services proposed for Cockburn ARC compared to the BOMP proposed fees and industry average in Perth.

Table 2 – Proposed fees and charges compared to the Warren Green Operations and Business Management Plan and Industry Average.

	Proposed Fees & Charges	Operations & Business Management Plan	Industry Average
Casual Swimming			
Adult Swim	\$7.00	\$7.00	\$6.20
Child Swim	\$5.20	\$6.00	\$4.65
Family Swim	\$19.00	\$21.00	\$17.70
Waterslide Adult/Child	\$15.40/\$12.00	\$9.00/\$7.00	NA
Spectator	\$2.50	\$3.00	\$2.10
Spa/Sauna/Steam	\$14.00	\$12.00	\$11.00
Casual Fitness & Membership			
Casual Gym	\$22.00	\$24.95	\$21.95
Casual Group Fitness	\$22.00	\$15.95	\$16.00
Base Membership	\$20.00	\$20.00	\$20.23
Swim School	\$17.00	\$17.00	\$16.50
Joining Fee	\$49/\$99	\$99	\$69
<u>Stadium</u>			
Team Fee	\$70.00	\$70.00	\$65.00

The proposed fees and charges for Cockburn ARC will enable the City of Cockburn to continue to offer a diverse range of facilities, programs and services that are fair and competitively priced within the leisure industry. Cockburn ARC provides an expanded range of services compared to the average recreation centre which accounts for the slightly higher costs than the industry average.

#### **Discounts & Concessions**

It is imperative that Council gives careful consideration in setting any level of discount and concession to programs and services at Cockburn ARC.

The issue of discount access to leisure facilities has always been supported if the programme and discount strategy correctly targets those in the community who need assistance. In proposing any discount or concession at Cockburn ARC, it is important that the City is consistent in the concession it offers.

The City presently offers discounts to seniors and other concessions for other services provided by Council (Attachment 2).

By taking into account current discounts offered to seniors and concession cardholders throughout the City and including analysis of both commercial and community businesses, the City would suggest a 20% discount is offered to seniors and concession cardholders at the Cockburn ARC.

The 20% discounts offered by the City are intended to be on the following services:

- <u>Membership</u> the City offers a range of membership options for customers of Cockburn ARC. One of the payment options include direct debit. Single entry gym access is not eligible for a discounted rate.
- <u>Single pool entry</u> access to the swimming pools at Cockburn ARC is a popular fitness activity. The offer to make available single entry discounts to seniors, concession cardholders and full time students is seen as being one way of enabling enhanced levels of health and fitness in the community.

#### Strategic Plan/Policy Implications

#### Community, Lifestyle & Security

 Provide residents with a range of high quality, accessible programs and services. • Foster a greater sense of community identity by developing Cockburn Central as our regional centre whilst ensuring that there are sufficient local facilities across our community.

# Leading & Listening

• Ensure sound long term financial management and deliver value for money.

## **Budget/Financial Implications**

The City will operate and evaluate Cockburn ARC in a highly accountable manner. The financial performance of the facility is a primary indicator as to the success or otherwise of the operation of the facility.

The original budget and financial implications included in the BOMP were revised as part of the fees and charges review. A summary of the financial implications is outlined below for Year 1.

A four year financial model is included as attachment 3.

Year 1	Operations and Business Management Plan (2014 projections)	CoC Fees & Charges Financial Model (2017 projections)
Attendances	738,143	868,193
Income	\$7,032,126	\$7,377,378
Expenditure	\$7,643,304	\$7,815,190
Operating surplus/deficit	-\$611,178	-\$437,812
Subsidy/profit per visit	-\$0.83	-\$0.50

*Table 3 – Year 1 financial projection comparison.* 

The table above highlights that operationally the facility is projected to perform better than the 2014 projections prepared by Warren Green. This is not unreasonable considering the operations and Business Management Plan was based on 2014 expenditure and income projections and 2017 financial projections are based on more accurate income and expenditure assumptions.

Attendances are estimated to increase by 130,050 (17%) per annum. The increase is based on the additional attendances associated with the additional waterslide installed and swimming lessons likely to exceed the 2014 projections by Warren Green.

A detailed operational budget will be required to be included in the 2017/18 proposed Municipal budget for Council's consideration.

#### Legal Implications

Section 6.16 to 6.19 of the Local Government Act 1995, refers.

# **Community Consultation**

N/A

## **Risk Management Implications**

The risk to the City in considering fees and charges is to set prices that are competitive in the industry yet allow the Centre to operate with minimal subsidy from the City's residents and ratepayers.

Fees and charges need to be set at a level to enable strong levels of community participation whilst providing sustainable operations to the City.

## Attachment(s)

- 1. Proposed Schedule of Fees and Charges
- 2. Existing Council discounts
- 3. Financial Model

## Advice to Proponent(s)/Submissioners

N/A

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

Nil.

#### 18.2 (OCM 09/02/2017) - LEASE OF LOT 104 VETERANS PARADE, COCKBURN CENTRAL FROM LANDCORP ( R AVARD ) (6028116 & 041/008) ( ATTACH)

#### RECOMMENDATION

That Council delegate authority to the Chief Executive Officer to enter into a lease agreement with Landcorp for a period of three years for the whole of the land to be known as Lot 104 Veterans Parade Cockburn Central subject to the following key terms:

- 1. A peppercorn lease fee.
- 2. The City to pay all costs incurred by Landcorp for the ownership of the land including where and if applicable land tax and shire rates.
- 3. The lease conditions to have the ability for the City or Landcorp to surrender the lease with one month's notice.
- 4. The City to remove the hardstand and return the land to its natural state upon the expiration of the lease term, unless otherwise agreed to by both parties.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

# COUNCIL DECISION

## Background

Landcorp are the owners of Lot 9002 Beeliar Drive Cockburn Central. An approved conditional subdivision application No.149999 exists which details a portion of Lot 9002 that the City proposes to lease as future Lot 104 (Lot 104). A copy of the sketch from application number 149999 is shown at Attachment 1.

Brookfield Multiplex Construction Pty Ltd (Brookfield) has leased Lot 104 from Landcorp since 9 September 2016 and the lease expires on 8 February 2017. Brookfield has constructed a hardstand on a portion of Lot 104 to enable their site offices to be established on the lot.

#### Submission

The City has written to Landcorp to request their consent to a peppercorn lease agreement for lot 104, a copy of the letter is shown at Attachment 2.

# Report

The City is proposing that Brookfield, who has been leasing Lot 104, leave the hardstand they placed on the lot to enable the City to potentially utilise it for overflow car parking for the Cockburn ARC.

The car parking facilities for the Cockburn ARC will be fully constructed at the date of the opening of the new facility. However, the City anticipates that the facility may be very popular and an additional overflow car park will alleviate some of the parking concerns in the area.

Brookfield has been utilising Lot 104 for their site office during the construction of the Cockburn ARC and intend to vacate the site in February 2017.

Landcorp has consented to the City leasing Lot 104 on a short term lease arrangement (say 3 years) for the purpose of overflow car parking when it is vacated by Brookfield.

The new lease arrangement between Landcorp and the City will require the City to remove the hardstand at the end of the City's lease term.

The City has expressed an interest to Landcorp in purchasing Lot 104 however at this time these negotiations have not been finalised. If the parties reach an agreement for the sale/purchase of the land the lease arrangement would come to an end at the date of settlement.

## **Strategic Plan/Policy Implications**

#### Moving Around

- Reduce traffic congestion, particularly around Cockburn Central and other activity centres
- Improve parking facilities, especially close to public transport links and the Cockburn town centre

#### Community, Lifestyle & Security

- Provide for community facilities and infrastructure in a planned and sustainable manner
- Create and maintain recreational, social and sports facilities and regional open space

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

The outgoings for Landcorp are Land Tax and Shire Rates which total \$34,800 pa. The City has been advised that Landcorp are required to pay the State Treasury a sum equivalent to the Council rates even if they would have been exempt. As the land will be leased to a third party, the City believes the rating income would come to the City as is the case of similar land leases in the AMC. However and until this is confirmed, a provision will be made to pay for this in the mid-year budget review.

There is understood to be no ESL payable on this land as there are no buildings or other improvements beyond the hardstand. The ESL would be immaterial if by chance it was payable, say \$375.

The monthly cost is approximately \$3,000 per month which will equate to approximately \$12,000 to June 30 2017.

To hardstand the 4,000 sq m block (which already has 2,000 sq m of hardstand on the block) will cost approximately \$20,000. This is also provided in the mid-year budget review.

# Legal Implications

There are no legal implications for the City in leasing land from Landcorp beyond the obligations imposed under the terms of the lease.

## **Community Consultation**

N/A

## **Risk Management Implications**

If Council refuse to consent to the lease there is a risk that future patrons of the Cockburn ARC will be unable to park their cars to attend the facility. There may also be additional parking demands in the area due to the popularity of the ARC.

If Council defer the decision to consent to the lease there is a risk that Landcorp will require Brookfield to remove the hardstand when they vacate the lot and if the lease is then consented to the City will have to bear the extra cost of re-establishing the hard stand. The City has agreed as an interim arrangement to remove the limestone should an agreement to lease the land or any other arrangement not be reached. There will be a minimum cost as the limestone can be used by the City of Cockburn Engineering division.

#### Attachment(s)

- 1. Sketch from Application No. 149999
- 2. Letter to Landcorp

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

Landcorp has been advised that the matter will be considered by Council at its 9 February 2017 ordinary meeting of Council.

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

Nil.

#### **19. EXECUTIVE DIVISION ISSUES**

# 20. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

#### 21. NOTICES OF MOTION GIVEN AT THE MEETING FOR CONSIDERATION AT NEXT MEETING

#### 22. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY MEMBERS OR OFFICERS

#### 23. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

#### 24. CONFIDENTIAL BUSINESS

#### 25 (OCM 09/02/2017) - RESOLUTION OF COMPLIANCE

#### RECOMMENDATION

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

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

COUNCIL DECISION

#### 26 (OCM 09/02/2017) - CLOSURE OF MEETING

The meeting closed at



Government of Western Australia Department of Local Government and Communities

Our Ref: CC1-8#04

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

mwaerea@cockburn.wa.gov.au

Dear Mr Cain

# CITY OF COCKBURN – EIGHT YEAR WARD AND REPRESENTATION REVIEW

At its 25 August 2016 meeting, the Local Government Advisory Board (the Board) resolved to request that the City of Cockburn complete an eight year review of its wards and representation in accordance with clause 6(1) of Schedule 2.2 of the *Local Government Act 1995* (the Act). This follows earlier email advice of the potential need for a review, from the Board in July 2016.

The City's councillor to elector ratios at the time of the October 2015 elections were as follows.

Ward	2015 No. Councillors	2015 No. Electors	Ward Ratio Average	% Ratio Deviation
Central	3	20892	6964	0.0%
East	3	24450	8150	-17.0%
West	3	17364	5788	16.9%
	9	62706	6967	

A review must comply with the requirements of clause 7 of Schedule 2.2 of the Act. After the review is completed, the City is required to forward a report to the Board and may propose that an order be made under sections 2.2(1), 2.3(3) or 2.18(3) of the Act.

Gordon Stephenson House 140 William Street Perth WA 6000 GPO Box R1250 Perth WA 6844 Tel: (08) 6551 8700 Fax: (08) 6552 1555 Freecall: 1800 620 511 (Country only) Email: info@dlgc.wa.gov.au Website: www.dlgc.wa.gov.au Should the City propose any changes to be implemented in time for the 2017 ordinary local government elections, the required documentation will need to be submitted to the Board by **31 March 2017**. This will allow adequate time to complete the various statutory requirements.

An information package outlining the processes associated with conducting a review is enclosed and further information can be found on the Board's web site: <u>https://www.dlgc.wa.gov.au/AboutUs/Pages/LGAB.aspx</u>

https://www.dlgc.wa.gov.au/Publications/Documents/LGAB ProcessesAssociate dWardRepresentationReviews.pdf

https://www.dlgc.wa.gov.au/Publications/Documents/LGAB Review Wards Rep resentation Info Package.pdf

For assistance in dealing with this matter please contact Julie Craig on 6552 1733 or by email, julie.craig@dlgc.wa.gov.au

Yours sincerely

Mel Congerton CHAIR LOCAL GOVERNMENT ADVISORY BOARD

29 August 2016



CONSULTATION ANALYSIS

Review of Wards and Boundaries - December 2016

# Overview

In line with the Local Government Act requirements, the City of Cockburn consulted the community in October/November/December 2016 about updating the city's electoral wards and boundaries.

# Feedback:

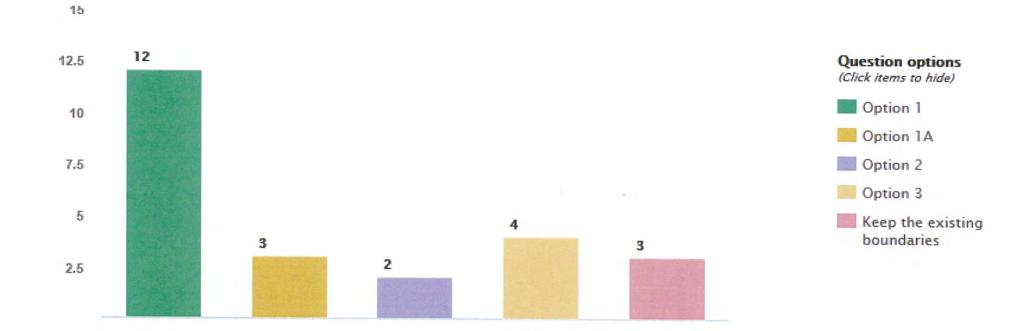
The highest number of survey respondents, including the Bibra Lakes Residents Association, Coogee Beach Progress Association and the Banjup Residents Group, favored Option 1, which clearly divides the City into East, Central and West Wards.

# Methodology

The consultation opened on 19 October 2016 with a statutory advertisement in the "West Australian" newspaper and closed at 4.30pm on Thursday 1 December, 2016. Note: This period was extended to 23 December 2016, to enable some Resident Associations to consider the matter at their final (December) Meeting for 2016.

The City hosted a survey on its Comment on Cockburn website, published an advertisement in the Cockburn Gazette, and sent an email to residents groups, inviting their comment.

# 1. Which option do you prefer?



# **Responses**

1	Retain the	I like it as it is
	status quo	
2	Option 1	This submission is made on behalf of the Banjup Residents Group (Inc) that represents 225 rural property owners in Banjup and Jandakot.
3		<ul> <li>Bibra Lake Residents Association: This response is a result of our discussion at our last meeting. We believe that Option 1 is the best for the following reasons:</li> <li>Very importantly for Bibra Lake is that this option does not divide our suburb into two different wards, as some to the other options do by using North Lake Rd as one of the boundaries. Our residents and members of our Residents Association would not only be confused as to who were their Councillors, but this would make it extremely difficult to have the correct Councillor attend our meetings to discuss local issues. At the moment we have great positive support from Councillor, Philip Eva, who is able to inform us of CoC activities, listen to our members ideas and support us in many activities. If there were two different wards for our one suburb, this would be unlikely to happen and Bibra Lake would be the big loser for this boundary change.</li> <li>The other reason is that it is the easiest for residents to understand and is the least complicated option. It uses the major roads/freeway on the eastern side that residents can understand. We believe this important so that people can easily work out who their elected Councillors are, and also make it simpler for council voting time.</li> </ul>
4		<ul> <li>Coogee Beach Progress Association: The CBPA reviewed the options paper prepared by the city, at its general meeting of the 13<sup>th</sup> December 2016, and resolved to support Option 1 as its preferred option. It has considered option 1 against the following criteria.</li> <li><u>Community of Interests:</u> Our Coogee community is aligned with the cohesive localities of Spearwood, Hamilton Hill, North Coogee, Munster and Henderson. Our association believes that these localities have a close association with the coast and its adjoining hinterland.</li> <li>Central Ward includes older suburbs of Coolbellup, North Lake and Bibra Lake in the north and extends south along the eastern boundary of the City at Rowley road. The central ward grouping of old and new suburbs incorporating Cockburn Central seems to be a logical proposal which will meet the needs of central ward residents. It is noted that to achieve more equal councilor representation the suburbs of Success and Hammond Park are included in the ward.</li> <li>East Ward combines the broad acre expanse of Jandakot Airport, semirural areas of Treeby and Banjup and the newly developed Gateways shopping and commercial centre. This mix of rural and residential is considered and appropriate grouping which supports the division of the City into three North South wards which will provide clear and simple boundary boundary definition that all residents can easily identify with.</li> </ul>

[ ]	T
	<ul> <li><u>Physical and Topographic Features</u></li> <li>The Coogee Beach community physical boundary is defined by the Indian Ocean on its western boundary, to the north by South Beach-Winter fold Road alignment, which historically has been a traditional boundary with Fremantle residents. To our east we have the chain of lakes that form the Beeliar Parkland and the use of the north south logical road boundaries of Stock Road and Rockingham Road.</li> <li>To our south Woodman Point is a natural feature that defines our beach area and proceeding south to include the industrial area of Henderson to meet the southern boundary of the city defined by Rowley Road.</li> <li>Central Ward is more readily recognized on its western boundary by the Stock Road and Rockingham Road north south alignment .the eastern boundary by the Kwinana Freeway and the western boundaries of the route the southern boundary for the city defined by Rowley Road.</li> </ul>
	suburbs of Success and Hammond Park terminating at Rowley Road the southern boundary of the City. East Ward northern, eastern and southern boundaries coincide with the City of Cockburn boundary and its western boundary is bounded by the Kwinana Freeway and the existing western boundaries of the suburbs of Success and Hammond Park.
	<u>Demographic Trends and Economic Factors</u> The Cockburn Coast Structure Plan prepared by the WAPC, has a vision to create a vibrant, landmark destination that is connected, integrated, diverse and accessible. It is estimated that another 30000 people will eventually move into this area which stretches south, from South Beach to Port Coogee.
	Central Ward population growth is expected to grow around Cockburn Central and the new sports centre and around the Mandurah rail line.
	Eastern Ward population will increase in Treeby, Atwell and Hammond Park and around the Mandurah Rail line.
	<u>Conclusion</u> Having reviewed all of the options posed in the City of Cockburn position paper on ward boundary change and representation the CBPA favours Option 1 as the most acceptable of all options.
	The CBPA also suggests that the City should make very clear in any further documentation or discussion on review of wards and representation that elected or future Councilors are able to nominate to represent a ward, whether they live in a ward they wish to represent or not. However they must be a ratepayer of the City of Cockburn.
3	I don't see the need to vote in a 10th Councillor for managing wards. I think money can be better spent by realigning boundaries to Option 1 and undertaking some internal efficiency measures within Council.
4	Option 1 will keep a good level of consistency across the boundaries.
5	Clear identification for east, central and west - just seems logical.

6		They are close in population and more importantly they are closer in geographical area making it easier to associate with.
7		I believe option 1 would be the best outcome.
8	· · · · · · · · · · · · · · · · · · ·	I see Option 1 as being more evenly distributed, and easier to follow on maps with its north/south boundaries. I prefer our wetlands to remain in central ward and am satisfied with central ward's current councillors.
9	Option 1A	My ultimate choice would be Option 3 for the longer term future, but in the interim Option 1A is my choice for the shorter term (next 10-15 years) where I think they should be looking at it again and Option 3 implemented for the future benefit of the entire City, as I think the City will be requiring more detailed input from their elected representatives and improved communication between both Council and groups throughout the City.
10	Option 2	Option 2 allows all Councillors to directly represent larger areas and more electors within the district, providing more relevance to their decision making. Also it has well distributed representation between the two wards over the next ten year period.
11	Option 3	To me option 3 (4 wards) is the most democratic and best demographic option. I am 100% in favour of option 3 therefore. Thanks for the opportunity to give my opinion.
12		Makes geographical sense and the public is better represented as each ward would have its own individual issues
13		Offers the best chance of geographical representation and catering for development over the next 8 years.
<u> </u>	<u> </u>	d grammar has not been corrected. These comments come directly from

Note: Spelling and grammar has not been corrected. These comments come directly from participants

Attach 3



# CITY OF COCKBURN REVIEW OF WARDS AND REPRESENTATION

# DISCUSSION PAPER OCTOBER 2016

The City of Cockburn is conducting a review of its wards and representation and invites your comment.

# Review process

Consultation	13 October	Council resolved on 13 October 2016 to undertake the review	
	19 October	Lodges public notice in newspaper and seeks public comment on website	
	19 October	Seeks feedback from resident and business groups	
Consideration	1 December	Consultation period closes and feedback evaluated	
	February 2017	Report prepared for Council's consideration and if approved, recommendation made to Local Government Advisory Board	
		The LGAB assesses the City's recommendation and provides advice to the Local Government Minister, who makes a decision	
Implementation	Mid-2017	Any changes are implemented	

Public submissions are invited by 4pm, 1 December 2016 by:

- Email to comment@cockburn.wa.gov.au
- Complete the survey at <a href="http://comment.cockburn.wa.gov.au/">http://comment.cockburn.wa.gov.au/</a>
- Write to the Chief Executive Officer, PO Box 125, Bibra Lake DC WA 6965

Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

#### Introduction

The City has received a letter from the Chair of the Local Government Advisory Board, requiring the City of Cockburn to review its ward representation and boundaries.

A review should be carried out every eight years, or more frequently if the representation of electors to each Elected Member varies by more than plus or minus 10% across all wards (or is likely to do so before the next election).

As required by the Local Government Act, the Council now seeks your input on a number of options.

## Background

The Council formally sought from the Local Government Minister an amendment to its ward boundaries in July 2008. The amendment to the boundaries was subsequently made.

Council must consider a number of criteria when reviewing ward boundaries or choosing to not have wards at all:

- Extent to which a community of interest is represented.
- Physical and topographical features that assist in defining boundaries.
- Demographic trends in the district.
- Economic factors; and
- Importantly the ratio of councillors to electors in the various wards.

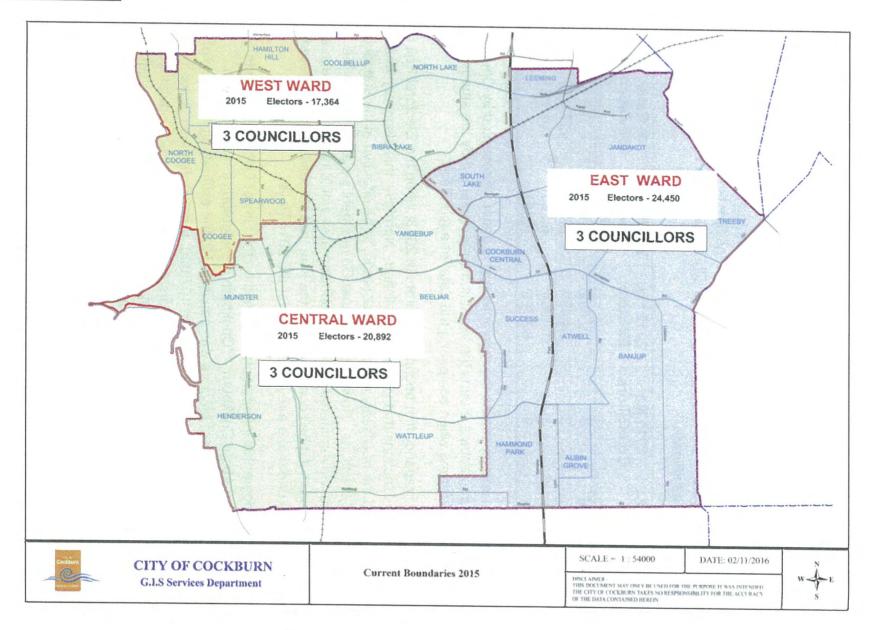
#### **Our City**

The City of Cockburn has for many years had a ward system rather than a non-ward system. The City covers a broad area of 167 square kilometres, ranging from older residential areas in the north and north eastern areas of the City through to the more rapidly growing urban population in the eastern areas.

The City is further divided east west by the Beeliar wetlands chain, conservation areas and several major roads. The industrial areas are concentrated in the south western coastal area and more centrally in the district. There is a steady decrease in the rural area in the farther eastern portion of the City and on the southern boundaries. These factors lead to a small number of clear options in relation to Ward size and boundaries.

#### Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

#### **Current boundaries**



Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# Report

As is required by the Act, several options have been prepared for public comment and future consideration by Council. The use of the ward system ensures representation from across the district which reflects the diversity of interests across the district.

An important consideration made by the Minister is the ratio of electors per Elected Member across the district. This is calculated by subtracting the Elected Member/elector ratio for each ward from the average Elected Member/elector ratio for the whole city and multiplying by 100. The City's ratio at the October 2015 Elections were as follows:

WARD	2015 No. Councillors	2015 No. Electors	Ward Ratio Average / Councillor	% Ratio Deviation
Central	3	20,892	6,964	0.0
East	3	24,450	8,150	-17.0%
West	3	17,364	5,788	16.9%
Total	9	62,706	6,967	

A negative percentage means the relevant Ward is under represented by Councillors and a positive percentage means the Ward is over represented by the amount indicated (in % terms) when comparing the data for each Ward.

The current discrepancy first became apparent in 2013, when the Electoral Roll used for the Council Elections that year was published. Normally, this discovery would have prompted the necessary review at that stage, to be effective at the subsequent (2015) Council Elections. However, the State Government's plan to reduce the number of Local Governments in the Metropolitan area would have made such an exercise irrelevant, if it had continued. By the time that process was abandoned, it was too late to undertake a review in time for the 2015 Polls.

Using the demographic information contained on the City of Cockburn website (reference links "About Cockburn – "Cockburn Demographics" – "Population Forecast"), the number of electors was converted to the estimated population of the City in 2015. This figure was calculated at 107,000, representing an elector to population ratio of 58.6% (number of electors divided by estimated population multiplied by 100). This ratio was then applied to the estimated population figures for the City available at the time (July 2016) which was 110,314 for 2016, as noted in <u>Attachment 1</u>, to calculate the estimated elector numbers for that year at 64,643. This figure was distributed in equal proportions across each suburb locality to create the make - up for the proposed Wards. The estimated elector numbers for 2021 (77,453) and 2026 (89,128) were also calculated by applying the same formula, as a means of producing a vision of how this information could translate to possible Ward Structures for the corresponding forward years and are broken down in locality

numbers on Attachments <u>2A</u>, <u>2B</u>, <u>2C</u> and <u>2D</u>. These Options are explained in more detail below, as well as illustrated to provide a diagrammatic view of how these estimates are balanced by the adjustment of Ward boundaries over time to justify the proposed outcomes.

Note: While these estimates are based on data made available from time to time, it must be mentioned that population (and therefore elector) numbers are subject to change and can only be accurately determined each 5 years, when the national Census provides the most relevant figures at that time. Accordingly, the information now available on the "population forecast id" page of the City`s website has been updated since the production of the following statistics in July 2016. While this information does not materially alter the Options available for Council consideration at this stage, it will be updated in the preparation of the final report for Council to consider in February 2017, thus resulting in some deviation from the following data.

The Minister is unlikely to support any arrangement where the ratio is greater than plus or minus 10% percent.

# The Options

# Option 1 (3 Ward System)

# Community of Interest:

This option clearly divides the City into East, Central and West Wards.

West ward includes the established suburbs of Hamilton Hill and Spearwood and the more mixed residential areas of Coogee and Munster. The new residential areas of Spearwood, Coogee and North Coogee are included, as is the southern industrial strip. A range of Council services serve the immediate area, the broader ward and city. Notable among these are the Jean Willis Centre, Wally Hagen Stadium, Spearwood Library, Seniors Centre, Surf Club and active sporting reserves. Not-for-profit clubs such as the Cockburn Bowling Club and the Spearwood Dalmatinac Club also serve this area. The Port Coogee Marina over time will become an entertainment and leisure focus for the ward.

East Ward includes new residential areas and semi-rural areas in Banjup. It includes Jandakot Airport and nearby industrial/commercial areas. Other features include Cockburn Gateway Shopping Centre and Success Library.

Central Ward progressively moves from the older suburbs such as Coolbellup and North Lake in the north to the newer suburbs such as Beeliar and to the industrial/ rural areas of Wattleup plus Cockburn Central and Cockburn ARC. The Bibra Lake industrial area is central in the ward. This ward has a distribution of local services to serve their local communities; generally people who require higher level services feed into the services provided in the adjoining wards.

#### Physical and topographical boundaries:

Stock Road being a major north south arterial link clearly separates the West ward from the Central ward.

The separation between the Central and East wards is reasonably clear as it skirts east of the Beeliar wetlands. The boundary from south to north is along Frankland Ave, Branch Circus, Hammond Road, Beeliar Drive and North Lake Road.

#### Demographic trends in the district/economic factors:

Population growth will occur in North Coogee within the West ward and in the East ward in the new locality of Treeby and in the south in Hammond Park. There will be some population growth around the Cockburn Central area in Central ward.

In relation to electors the following is expected with three Elected Members per ward:

2016	19,745	+8.3%
2021	25,040	+3.0%
2026	29,500	+0.7%

West Ward- year/electors/% ratio deviation

Central Ward- year/electors/% ratio deviation

2016	22,713	-5.4%
2021	25,737	+0.3%
2026	28,238	+4.9%

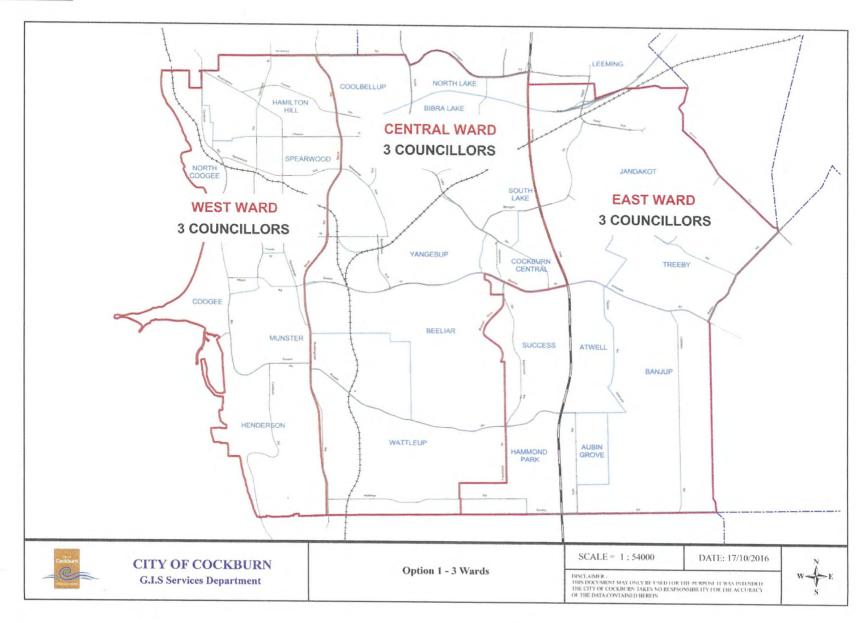
East Ward- year/electors/%ratio deviation

2016	22,189	-2.9%
2021	26,680	-3.3%
2026	31,395	-5.6%

#### Ratio of Councillors in the proposed Wards

This option retains the same number of Councillors as now. While initially there appears to be a disparity in representation, with West Ward over represented and Central and East Wards under represented, it provides a ratio balance within the acceptable 10% deviation level across the wards over time, while noting a trend of increasing under representation in East Ward and a corresponding over representation in Central Ward by 2026.

#### **Option 1 map**



Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# Option 1A (3 Ward System)

# Community of Interest:

As can be seen from the attached map, this option creates a West ward which covers the established suburbs such as Hamilton Hill, Spearwood, Coogee and Coolbellup. There are new growth areas such as North Coogee and Munster. The older areas are seeing some urban infill which also improves the quality and density of the housing stock. This area is the classic older Cockburn area.

South Ward is a large area which covers the newer residential suburbs such as Beeliar, Success, and Hammond Park which can be described as having a community of interest due to the new nature of these suburbs. The ward also includes the industrial areas of Henderson and Wattleup.

East Ward would comprise a mix of medium age residential areas such as North Lake, Bibra Lake (east) and South Lake, Jandakot and Atwell. The ward also includes the growth areas of Cockburn Central, Aubin Grove and the semi-rural area of Banjup.

## Physical and topographical boundaries.

Option 1A boundaries are less clear separating West Ward and South Ward as can be seen on the attached plan.

The East Ward shares boundaries with South Ward and North Ward.

The Freeway is the boundary between east and south up to Beeliar Drive then the boundary becomes Beeliar Drive then Poletti and then North Lake Road separating East Ward from North Ward. For 3 Councillors per Ward, the following is anticipated to occur.

Demographic trends in the district/economic factors:

West Ward- year/electors/%deviation ratio

2016	21,902	-1.6%
2021	27,535	-6.7%
2026	32,002	-7.7%

South Ward- year/electors/% deviation ratio

2016	21,636	-0.4%
2021	26,377	-2.1%
2026	29,402	+1.0%

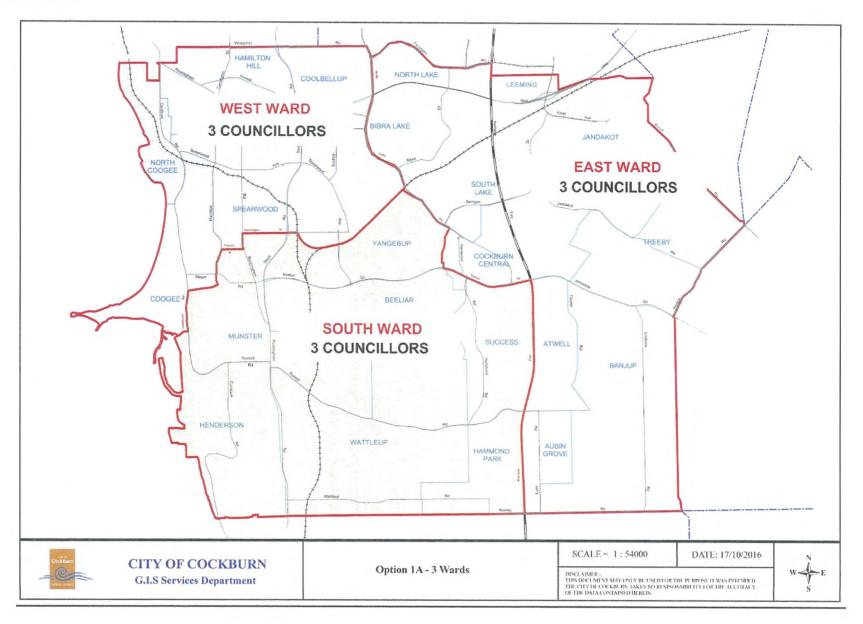
East Ward- year/electors/%deviation ratio

2016	21,107	+2.0%
2021	23,545	+8.8%
2026	27,727	+6.7%

Ratio of councillors in the proposed wards:

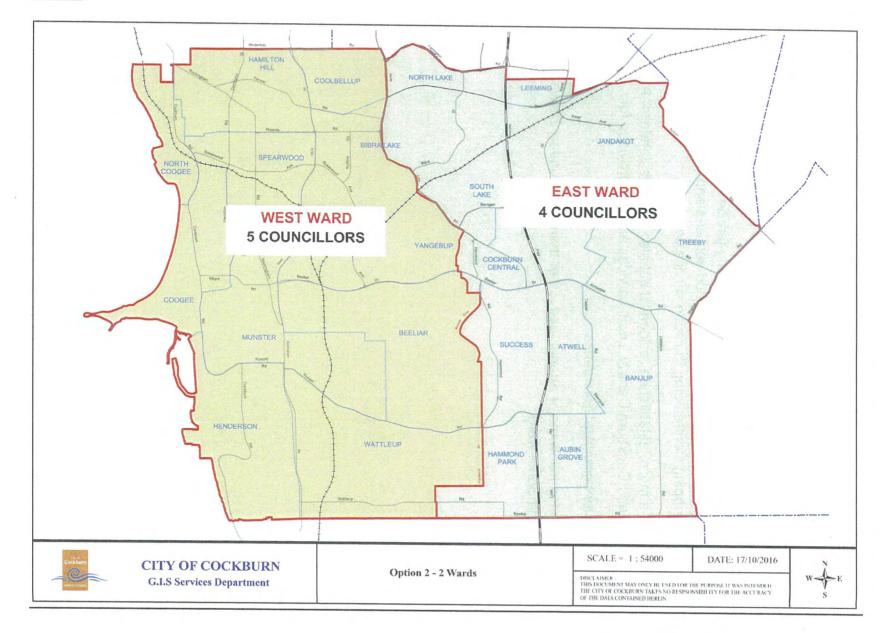
This option also retains the current allocation of three Councillors per ward. As can be seen from the % above this option is fairly even over the first few years but in later years East Ward becomes progressively over represented, while West Ward becomes correspondingly under represented, with both remaining within the accepted 10% deviation level.

# **Option 1A map**



Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# **Option 2 map**



Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# Option 2 (2 Ward System)

#### Community of Interest:

This option clearly divides the City in two, the generally older west from the new residential areas of the east. Both areas have some industrial areas but they are primarily in the West Ward. Both have some semi-rural areas. The Council facilities are generally provided evenly to both West and East Wards. The East Ward has its concentration of civic and commercial around Cockburn Central and Cockburn Gateways. Cockburn Central will become even more significant over time as the ward 'centre'.

The Phoenix precinct will remain the primary civic and commercial centre for the West Ward with Port Coogee becoming an entertainment and leisure focal point.

#### Physical and topographical boundaries

The strongest physical division between the West and East Wards in this option is the Beelair wetland chain. The actual boundary is south to north Hammond Road, Poletti Road and North Lake road. This is a simple and clear boundary between the two Wards.

#### Demographic trends in the district/economic factors.

This option sees a similar electorate growth rate between the East and West Wards with the West Ward starting from a higher base. With 5 Councillors in the West Ward and 4 Councillors in the East Ward, the following is expected.

2016	34,252	+4.6%
2021	40,927	+4.9%
2026	45,836	+7.4%

West Ward- year/electors/%deviation ratio

East Ward - year/electors/%deviation ratio

2016	30,391	-5.8%
2021	36.530	-6.1%
2026	43,296	-9.3%

Ratio of councillors in the proposed wards:

This option retains 9 Councillors, with West Ward being allocated 5 Councillors and East Ward 4. This option creates an ongoing and increasing over representation in the West Ward and a similar under representation in the East Ward, despite remaining within the acceptable 10% deviation level.

#### Option 3 (4 Ward System)

#### Community of Interest:

West ward includes the established urban areas of the city, the important coastal growth areas of North Coogee and significant Council services.

South ward is a mix of established residential, industrial and rural. There are a number of local level Council recreation and community facilities.

East ward is primarily new urban areas, with young families, plus semi-rural Banjup. This ward has a number of local neighbourhood services and facilities with the Gateways Shopping Centre being the main service centre.

North ward is a mix of established residential but also includes Jandakot Airport development and Cockburn Central. Local services are well provided for.

#### Physical and topographical boundaries

Ward boundaries follow major arterial road, other than the boundary between the West ward and South ward.

Demographic trends in the district/economic factors.

This option creates two larger wards West and East and two smaller North and South wards.

West ward and East ward would have three Elected Members each and South ward and North ward would have two Elected Members each.

2016	18,972	+2.2%
2021	24,574	-5.7%
2026	29,071	-8.7%

West Ward- year/electors/% deviation ratio

South Ward- year/electors/% deviation ratio

2016	15,281	-18.2%
2021	16,291	-5.2%
2026	16,743	+6.1%

North Ward- year/electors/%deviation ratio

2016	12,100	+6.4%
2021	14,385	+7.2
2026	18,409	-3.3%

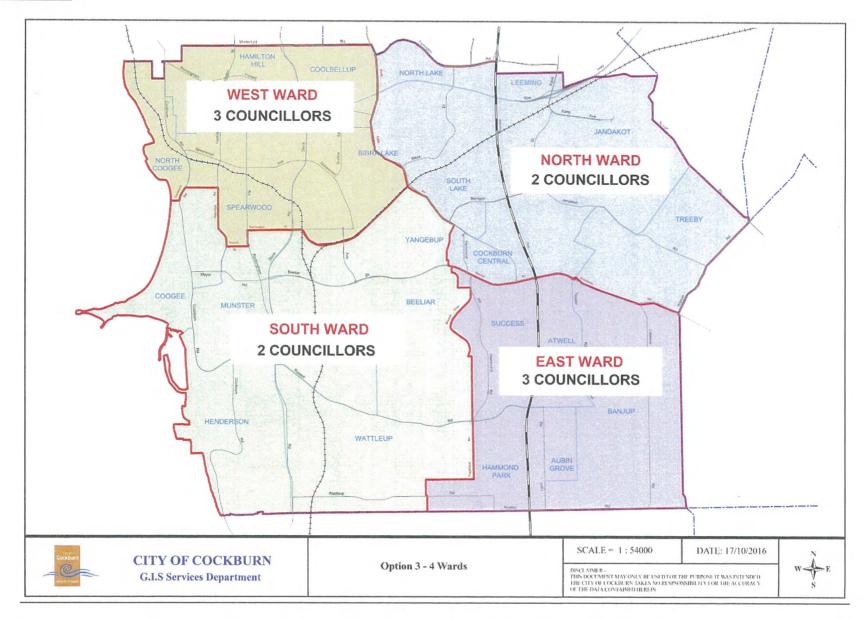
East Ward- year/electors/% deviation ratio

2016	18,291	+5.7%
2021	22,203	+4.4%
2026	24,905	+6.9%

#### Ratio of councillors in the proposed wards

This creates an extra Councillor position and allocates 10 Councillors across 4 wards, with West and East Wards having 3 each, while North and South Wards are allocated 2 each. This option creates a disparity in the ratio across the City, particularly in the South Ward who would be very much under-represented in the first few years but equalise and then be over represented over time. North Ward would be over represented initially and would take 10 years to equalise its ratio. The West and East Wards would become under represented and over represented respectively to some degree, although remaining within the 10% diversion limits.

#### **Option 3 map**



16

#### Conclusion

The City is required to make a submission to the Local Government Advisory Board by 31 March 2017 so that any new boundaries and representation can come into effect for the October 2017 Council elections.

Your feedback is welcome.

Public submissions are invited by 4pm, 1 December 2016 by:

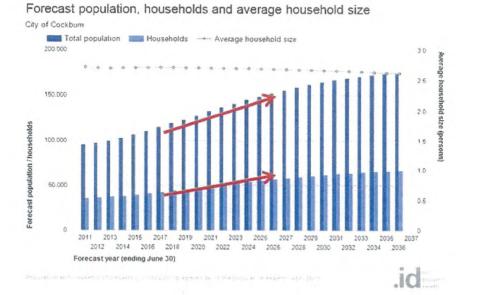
- Email to <u>comment@cockburn.wa.gov.au</u>
- Complete the survey at <a href="http://comment.cockburn.wa.gov.au/">http://comment.cockburn.wa.gov.au/</a>
- Write to the Chief Executive Officer, PO Box 125, Bibra Lake DC WA 6965

Should you wish to discuss these or any other potential alternatives, please contact Don Green at the City of Cockburn on 9411 3444.

#### Attachment 1

### Population Growth - The Next 10 Years - 2016 to 2025

- The City's population is forecast to grow from 110,314 in 2016 to 148,477 in 2025
- And from 41,832 to 54,841 dwellings
- A population increase of 35% over this 10 year timeframe
- Although significant in its own right, will also likely be the final decade that sees high rates of population growth resulting from greenfield residential development



Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

#### Attachment 2A

### OPTION 1 - 3 WARDS (PRE-AUGUST)

Suburb	Ward	<u>201</u>	<u>6</u>	202	1	2026	
		Population	Electors	Population	Electors	Population	Electors
Beeliar	Central	7,622	4,466	8,713	5,106	9,375	5,494
Coolbellup	Central	5,828	3,415	6,907	4,048	7,138	4,183
Munster (East)	Central	774	454	841	493	868	509
North Lake	Central	1,307	766	1,284	752	1,299	761
South Lake/Cockburn Central	Central	8,591	5,034	11,535	6,760	14,992	8,785
Yangebup	Central	8,180	4,793	8,295	4,861	8,229	4,822
Wattleup/Henderson	Central	200	117	150	88	100	
Bibra Lake	Central	6,174	3,618	6,140	3,598	6,150	3,604
		38,676	22,664	43,865	25,705	48,151	28,216
Atwell	East	9,369	5,490	9,180	5,379	8,900	5,215
Hammond Park	East	5,082	2,978	7,853	4,602	11,034	6,466
Jandakot	East	2,832	1,660	2,803	1,643	2,751	1,612
Leeming	East	2,283	1,338	2,242	1,314	2,751	1,325
Success	East	10,762	6,307	14,357	8,413	15,566	9,122
Aubin Grove/Banjup (South)	East	6,000	3,516	6,500	3,809	7,000	4,102
Banjup (North)/Treeby	East	1,616	947	2,644	1,549	6,094	3,571
		37,944	22,235	45,579	26,709	53,606	31,413
Coogee/North Coogee	West	7,679	4,500	13,209	7,740	18,423	10,796
Hamilton Hill	West	10,873	6,372	12,230	7,167	13,898	8,144
Munster (West)	West	4,300	2,520	4,800	2,813	5,000	2,930
Spearwood	West	10,712	6,277	12,360	7,243	12,887	7,552
Rottnest Island	West	130	76	130	76	130	76
		33,694	19,745	42,729	25,039	50,338	29,498
TOTAL		110,314	64,644	132,173	77,453	152,095	89,128

19

#### **OPTION 1A – 3 WARDS (PRE-AUGUST)**

Suburb	Ward	<u>201</u>	6	202	1	202	<u>6</u>
	waru	<b>Population</b>	Electors	Population	Electors	Population	Electors
Bibra Lake (East)	East	4,020	2,356	3,990	2,338	4,017	2,354
North Lake	East	1,307	766	1,284	752	1,299	761
South Lake/Cockburn Central	East	8,591	5,034	11,535	6,760	14,992	8,785
Atwell	East	9,369	5,490	9,180	5,379	8,900	5,215
Aubin Grove/Banjup (South)	East	6,000	3,516	6,500	3,809	7,000	4,102
Banjup (North)/Treeby	East	1,616	947	2,644	1,549	6,094	3,571
Jandakot	East	2,832	1,660	2,803	1,643	2,751	1,612
Leeming	East	2,283	1,338	2,242	1,314	2,261	1,325
		36,018	21,107	40,178	23,544	47,314	27,726
Beeliar	South	7,622	4,466	8,713	5,106	9,375	5,494
Yangebup	South	8,180	4,793	8,295	4,861	8,229	4,822
Hammond Park/Wattleup/Henderson	South	5,282	3,095	8,003	4,690	11,134	6,525
Success	South	10,762	6,307	14,357	8,413	15,566	9,122
Munster	South	5,074	2,973	5,641	3,306	5,868	3,439
		36,920	21,635	45,009	26,375	50,172	29,401
Bibra lake (West)	West	2,154	1,262	2,150	1,260	2,133	1,250
Coolbellup	West	5,828	3,415	6,907	4,048	7,138	4,183
Coogee/North Coogee	West	7,679	4,500	13,209	7,740	18,423	10,796
Hamilton Hill	West	10,873	6,372	12,230	7,167	13,898	8,144
Rottnest Island	West	130	76	130	76	130	76
Spearwood	West	10,712	6,277	12,360	7,243	12,887	7,552
	*****	37,376	21,902	46,986	27,534	54,609	32,001
TOTAL		110,314	64,644	132,173	77,453	152,095	89,128

### OPTION 2 - 2 WARDS (PRE-AUGUST)

Suburb	Ward	201	6	202	1	2026	
	<u></u>	Population	Electors	Population	Electors	Population	Electors
Bibra Lake (East)	East	4,020	2,356	4,040	2,367	4.017	2,354
North Lake	East	1,307	766	1,284	752	1,299	761
South Lake/Cockburn Central	East	8,591	5,034	11,535	6,760	14,992	8,785
Atwell	East	9,369	5,490	9,180	5,379	8,900	5,215
Aubin Grove/Banjup (South)	East	6,000	3,516	6,500	3,809	7,000	4,102
Banjup (North)/Treeby	East	1,616	947	2,644	1,549	6,094	3,571
Jandakot	East	2,832	1,660	2,803	1,643	2,751	1,612
Leeming	East	2,283	1,338	2,242	1,314	2,261	1,325
Hammond Park	East	5,082	2,978	7,853	4,602	11,034	6,466
Success	East	10,762	6,307	14,357	8,413	15,566	9,122
		51,862	30,391	62,438	36,589	73,914	43,314
Beeliar	West	7,622	4,466	8,713	5,106	9,375	5,494
Yangebup	West	8,180	4,793	8,295	4,861	8,229	4,822
Wattleup/Henderson	West	200	117	150	88	100	4,022
Munster	West	5,074	2,973	5,641	3,306	5,868	3,439
Bibra lake (West)	West	2,154	1,262	2,100	1,231	2,133	1,250
Coolbellup	West	5,828	3,415	6,907	4,048	7,138	4,183
Coogee/North Coogee	West	7,679	4,500	13,209	7,740	18,423	10,796
Hamilton Hill	West	10,873	6,372	12,230	7,167	13,898	8,144
Rottnest Island	West	130	76	130	76	130	76
Spearwood	West	10,712	6,277	12,360	7,243	12,887	7,552
		58,452	34,253	69,735	40,865	78,181	45,814
TOTAL		110,314	64,644	132,173	77,453	152,095	89,128

Document Set ID: 5554084 -Version: 1, Version Date: 03/02/2017 21

#### OPTION 3 -4 WARDS (PRE-AUGUST)

Suburb	Ward	<u>201</u>	6	202	1	2026	
	ward	Population	Electors	Population	Electors	Population	Electors
Atwell	East	9,369	5,490	9,180	5,379	8,900	5,215
Aubin Grove/Banjup (South)	East	6,000	3,516	6,500	3,809	7,000	4,102
Hammond Park	East	5,082	2,978	7,853	4,602	11,034	6,466
Success	East	10,762	6,307	14,357	8,413	15,566	9,122
		31,213	18,291	37,890	22,204	42,500	24,905
Bibra Lake (East)	North	4,020	2,356	4,040	2,367	4,017	2,354
North Lake	North	1,307	766	1,284	752	1,299	761
South Lake/Cockburn Central	North	8,591	5,034	11,535	6,760	14,992	8,785
Banjup (North)/Treeby	North	1,616	947	2,644	1,549	6,094	3,571
Jandakot	North	2,832	1,660	2,803	1,643	2,751	1,612
Leeming	North	2,283	1,338	2,242	1,314	2,261	1,325
		20,649	12,100	24,548	14,385	31,414	18,409
Beeliar	South	7,622	4,466	8,713	5,106	9,375	5,494
Yangebup	South	8,180	4,793	8,295	4,861	8,229	4,822
Wattleup/Henderson	South	200	117	150	88	100	59
Munster	South	5,074	2,973	5,641	3,306	5,868	3,439
Coogee	South	5,000	2,930	5,000	2,930	5,000	2,930
		26,076	15,281	27,799	16,290	28,572	16,743
Bibra Lake (West)	West	2,154	1,262	2,100	1,231	2,133	1,250
Coolbellup	West	5,828	3,415	6,907	4,048	7,138	4,183
Coogee/North Coogee	West	2,679	1,570	8,209	4,810	13,423	7,866
Hamilton Hill	West	10,873	6,372	12,230	7,166	13,898	8,144
Rottnest Island	West	130	76	130	76	130	76
Spearwood	West	10,712	6,277	12,360	7,243	12,887	7,552
	*****	32,376	18,972	41,936	24,574	49,609	29,071
TOTAL		110,314	64,644	132,173	77,453	152,095	89,128

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OCM 9/2/2017 Item 14.3



### City of Cockburn ANNUAL BUSINESS PLAN – Midyear Review 2016/17





Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# CONTENTS

Pag	ge
PLAN UPDATE	. 2
INCOME Operating Income Capital Works Funding	. 4
EXPENDITURE	. 6
EXECUTIVE SERVICES DIVISION	
Strategy and Civic Support	. 9
PLANNING AND DEVELOPMENTDIVISION	10
Statutory Planning	11
Strategic Planning	
Building Services	15
Environmental Health	17
FINANCE AND CORPORATE DIVISION	18
Financial Services       2         Accounting Services       2         Rates and Revenue Services       2         Procurement Services       2	20 21
Human Resources	23
Information Services	27 28 29
ENGINEERING AND WORKS DIVISION	33
Engineering Services Road Construction Road Design Road Planning and Development Transport and Traffic Services	35 36 37
Infrastructure	40 41 42
Parks and Environment       4         Parks Services       4         Environment Services       4	45 47
Waste Disposal	49

\_

GOVERNANCE AND COMMUNITY SERVICES DIVISION	51
Recreation & CommunitySafety	52
Leisure Centre	
Recreation Services	54
Ranger and Community Safety	
Grants & Research	57
CorporateCommunications	
Communications and Marketing	
Customer Service	
Events & Culture	61
Community Development & Services	62
Seniors Services	
Child Care Services	
Aged and Disabled Services (Cockburn Community Care)	
Family and Community Development	
Youth Services	68
Library Services	
Mission Statement	72
Values	

## **PLAN UPDATE**

The Annual Business Plan 2016/17 is the first year of our new ten year Strategic Community Plan 2016–2026 and four year Corporate Business Plan 2016/17 – 2019/20. The following pages of the Business Plan Review provide an overview of the current financial position; key performance indicators; progress toward targets; and year to date FTE (Full Time Equivalent employees). The narrative text for each Business and Service Unit of the City's organisational structure has a brief progress report on the activities and initiatives planned for 2016/17. Additionally, new projects not previously identified have been added if deemed significant (text is in red font).

Listed below under each of our five strategic themes are some of the major achievements to date.

#### City Growth.

The Phoenix Activity Centre Plan has been advertised and together with the Rockingham Road upgrade project, is proposed to be presented to Council for consideration in March 2017.

#### Moving Around.

Our Cockburn Connect South (CCS) campaign has had some success with the pledge that should they win the forthcoming State election, Labor would fund the linking of Armadale Road with North Lake Road via a bridge and freeway interchange at Cockburn Central. This bridge and the duplication of the bridge at Russell Road will do much for east west transit within the City. Planning has also commenced for improved and better connected routes for bicycles.

#### Community, Lifestyle and Security.

The award winning Bibra Lake Regional Playground opened in November and is proving extremely popular with children and adults. The park features are inspired by local wildlife and Aboriginal heritage, with giant oblong turtles, climbing frames inspired by Aboriginal fish traps and huge talking rocks arranged in a Yarning circle.

It isn't just our infrastructure that wins awards. In December the City received accolade at the State Children's Awards. In addition to winning the overall Award we were awarded a category winner for Climate Change-focus on children's efforts on future environmental protection; Shade in public places (our shade sail strategy); and Promoting health behaviours. We also received a commendation for Children's Consultation efforts.

The Library Service also won the 2016 Library Board of Western Australia Award for Excellence for Success Library. This is recognition of the innovative provision of accessible, culturally appropriate and affordable services.

The handover of the Port Coogee Marina to the City was successful and a small team is in place to manage the facility. Progress is being made toward improvements to marina security and services as well as addressing incomplete or defective infrastructure items, including fuel supply.

Our biggest project to date, Cockburn ARC (Aquatic and Recreation Centre), is on schedule with building works almost complete. The next stage will be the fit out of the complex followed by testing of equipment and procedures prior to the grand opening.

#### Economic, Social and Environmental Responsibility.

Adjacent to the Bibra Lake Regional Playground is a Changing Place facility to provide for people with disability whose needs are not met by standard accessible toilets. This is one of four in Western Australia and includes a height adjustable adult-sized changing bench, a tracking hoist system, shower, enough space for two care givers to assist and a safe, clean environment.

The third household bin for the re-use of garden organics (GO) continues to be implemented and is on schedule for achievement city wide in three years.

Our support to indigenous, disability and local enterprises through a social procurement objective has won an award from Western Australian Disability Enterprise (WADE). We were acknowledged for embedding social procurement within work practices to deliver positive social impact within the wider community.

#### Leading and Listening.

Most recently, the City welcomed the Ministerial decision to reject the proposed boundary change to Hamilton Hill and North Coogee. The overwhelming support from our community through attendance and advocacy at the public meeting plus the 1850 submissions to the Local Government Advisory Board (LGAB) is very much appreciated. The support from and the work completed by community groups, sporting and cultural clubs as well as staff, to respond to the boundary change proposal is highly valued.

We have formed the Southern Corridor Alliance along with the Cities of Armadale, Kwinana, Rockingham, Town of East Fremantle and the Shire of Jarrahdale-Serpentine. The Alliance will urge the State Government to back all development and construction of the Outer Harbour in Kwinana. This will create jobs, attract industries and spur economic growth for more than a million people over coming decades.

The City continues to receive very high results in its Community Scorecard surveys despite a change to the MARKYT accredited methodology affecting some scores. The results were examined closely and a conversion formula refined once more Councils had adopted the new methodology. The City's performance shows an improvement or has remained the same as last year. Areas where we can celebrate performance include verge and general waste removal, our newsletter, the development at Cockburn Central and access to housing.

We also look forward to our first report under the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program which is due in February 2017. This will enable us to compare with scores of other local governments to ensure we continue to provide value for money and can constantly improve our performance.

Work on our new website is continuing with a focus on accessibility. Staff have been trained on the need for and importance of having material accessible to all members of our community.

Stephen Cain Chief Executive Officer

## INCOME

The City receives two sources of income: operating income, which is derived mainly from rates, fees and charges, operating grants/subsidies, and interest earnings; and secondly capital income, which is sourced from capital grants, contributions and asset sales. Funding from Council's Reserves and Municipal accounts also provide funding for the annual capital works program.

### **Operating Income**

The City's projected income for the year is marginally ahead of budget. As at the end of December 2016, income is \$1.04M ahead of the budget. Several sources of income are making the major contribution to this variation as follows.

• Rates – Income is \$0.82M ahead of the YTD budget.

• Federal and State Government Operating Grants – These are both marginally ahead of the YTD budget. Collectively by \$0.14M.

• Fees and Charges – Income is \$1.03M under budget, mostly due to lower gate fees being received at the Henderson Waste & Recovery Park (HWRP). Expenditure at the HWRP is correspondingly lower.

• **Investment Interest** – Income is \$0.44M ahead of budget as a result of slower capital spending which provides higher cash balances to earn additional interest income and higher interest rates than originally budgeted when setting the 2016/17 budget.

• **Contributions/Reimbursements** – Income is \$0.68M ahead of budget as we receive much higher owners' contributions for DCP13 than originally budgeted.

• Variances to other sources of income have not had a material impact on the operating result.

Operating Income		
	YTD Budget	YTD Actual
Source	\$(M)	\$(M)
Rates	92.83	93.65
Federal Government Subsidies	3.67	3.81
State Government Subsidies	2.08	2.09
Fees and Charges	14.28	13.25
Investment Interest	2.56	2.99
Contributions/Reimbursements	3.71	4.39
Total Operating Income	119.13	120.17

### **Capital Works Funding**

The table below indicates the primary source of funding for Capital Works and the level of draw down YTD. While many of the capital projects are progressing well, the draw down on cash to fund these works has not been as high as forecast. A revised cash flow is being presented at the mid-year budget review.

The major variations are with:

• **Reserve Funds** – Transfers are made quarterly (or as required with funds left in the bank to maximise interest) to fund major projects. While cash has been committed to many projects, the actual draw down on this source is used only after other sources of income are utilised.

• Federal and State Grants – The funding received is in lower than forecast as some projects have not yet had financial acquittal back to the funding agencies and there are a couple of roads projects delayed as well.

• Asset Sales – The main variance is due to the delay in the sale of land on Beeliar Drive. The process takes longer than anticipated. Cash flow will be adjusted at the mid-year budget review.

• **Municipal Funds** – Draw on municipal funds is higher than the year to date budget as the overall capital spend is primarily coming from municipal funds as against a much lower draw on reserve funds. This allows the reserve funds to accumulate higher interest income, reducing future transfers from the municipal fund.

Capital Funding		
Source	YTD Budget \$(M)	YTD Actual \$(M)
Reserve Funds	49.36	40.56
Federal Grants & Subsidies	1.03	0.51
State Govt Grants & Subsidies	61.16	59.93
Proceeds Sale of Assets	0.97	0.49
Developer Contributions	3.54	3.52
Municipal Funds	3.69	(0.38)
Total Capital Income	119.75	104.64

## EXPENDITURE

The table below shows the Operating and Capital Budget and Expenditure for each division.

	YTD Budget \$(M)	YTD Actual \$(M)
Division: Executive Services		
Operating Expenditure	4.96	4.76
Capital Expenditure	30.89	28.64
Division: Finance & Corporate Services		
Operating Expenditure	1.80	1.64
Capital Expenditure	0.70	0.12
Division: Community Services		
Operating Expenditure	19.54	18.25
Capital Expenditure	0.62	0.47
Division: Planning & Development Services		
Operating Expenditure	4.81	4.84
Capital Expenditure	1.10	0.27
Division: Engineering & Works		
Operating Expenditure	36.54	34.77
Capital Expenditure	86.44	75.14
Total Expenditure		
Operating Expenditure	67.66	64.26
Capital Expenditure	119.75	104.64

**Employee Costs** – Overspend in employee costs is due to the inclusion of a leave loading component in the annual leave liabilities which was not done previously.

**Materials and contracts etc** – Were \$1.89M under YTD budget with Infrastructure Services (\$0.47M) and Waste Services (\$0.46M) contributing mostly to this result.

**Capital works** –The roads construction program was \$7.29M underspent against the YTD budget, mainly due to Berrigan Drive [Kwinana Fwy to Jandakot Rd] under by \$3.5M; and Lyon and Gibbs Signalisation and upgrade under by \$0.66M. The plant replacement program was \$1.09M behind the YTD budget although \$3.97M of heavy & light fleet items are on order awaiting delivery. The parks capital program is collectively \$1.85M behind budget with Beeliar Drive Landscaping (\$0.4M), CY O'Connor Reserve (\$0.35M) Dixon Reserve Works Major Contributors to the variance. The Cockburn ARC geothermal is underspent (\$1.42M) although currently have committed funds (\$2.06M).

## **EXECUTIVE SERVICES**

*Provides strategic direction for the City, and administrative and governance support to other divisions. This division has the following units:* 

- Executive Support (Service Unit)
- Strategy and Civic Support (Business Unit)

#### Budget and Key Performance Indicators

Activity		% of Statutory Requirements Met	Satisfaction with Decision Making	FTE Count
FY 16/17 Target	·	99.5%	86%	15.4*
YTD		**	86%	15.4
	YTD Budget	YTD Actual		
Budget (111, 112, 113)	16/17	16/17	Variance %	
Gross Expenditure	2,009,437	2,004,141	0%	
Internal Recharging	2,732,595	2,706,763	-1%	
Net Expenditure	4,742,032	4,710,904	-1%	
Operating Income	(97,594,689)	(98,730,666)	1%	
Net Position	(92,852,657)	(94,019,762)	1%	

\* Includes CEO, Directors, SBMG Manager and Civic Support

\* \*Figure available after 31 March 2017, post Council adoption of the 2016 Compliance Audit Return

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Advocate for a better solution to regional freight movement. Phase 3 of Community Connect South (CCS) commencing February 2017.
- Advocate for improvements to public transport. Connectivity to public transport will be improved if CCS Phase 3 is successful. New Aubin Grove station opens March 2017
- Advocate for improvements to communications infrastructure (NBN). Meetings with NBN have resulted in more information being provided and the NBN Co Ltd being made aware of the City's desire for priority.
- Implement the LGMA PWC LG Operational and Management Effectiveness Assessment (Benchmarking) Program. Implemented, with the first report due February 2017.
- Develop and implement a new Key Performance Indicator (KPI) Reporting Framework to improve internal measurement of our business performance. Initial consultant report received. This project will take a lower priority than the Project Management Tool acquisition and implementation due to the risk rating.
- Develop and implement a New Harbour Campaign. Participating in a regional alliance with six other local governments to progress advocacy for this project.
- Continue regional collaboration on coastal issues through leadership of the Cockburn Sound Coastal Alliance. This continues with a brief to Council on 3 November 2016.
- Continue to address emerging issues and technologies in waste management. Continuing with the Executive receiving a brief from potential operators of W2E plants.

- Oversee commencement of new major business areas; ie. Port Coogee Marina and Cockburn ARC operations. Port Coogee Marina handover complete. Cockburn ARC on schedule.
- Provide guidance to the SMRC on the restructure of their operations and assist this entity to reduce its overheads. Guidance has been provided and continues.

### **Executive Support**

	YTD Budget	YTD Actual	
Budget (122)	16/17	16/17	Variance %
Gross Expenditure	249,785	1,207	-100%
Internal Recharging	(229,389)	(229,472)	0%
Net Expenditure	20,396	(228,266)	-1219%
Operating Income	0	0	0%
Net Position	20,396	(228,266)	-1219%

To provide support to and on behalf of the Chief Executive Officer and the Executive Group

- Contribute to the Governance review of Council Business Papers Management System (Agendas and Minutes). This project has commenced.
- Support the strategy and corporate planning function of the City by providing administrative support. Ongoing, with some changes to reporting lines and a new officer (PA to CEO) to commence early in 2017.
- Ensure support is provided to the Mayor and Elected Members particularly for meetings, communication and travel. PA to Mayor and Elected Members position ratified with an increase in hours to full time and an experienced officer being appointed to the role.
- Implement the changes to Citizenship ceremonies including job roles and scheduling. Completed with creation of a part time Civic Support Officer position to provide administrative support for Citizenships.

### **Strategy and Civic Support**

To support the City by providing a corporate planning function and civic support. This Business Unit has one Service Unit:

• Civic Support

#### Budget and Key Performance Indicators

	YTD Budget	YTD Actual	
Budget (130, 131)	16/17	16/17	Variance %
Gross Expenditure	542,895	615,961	13%
Internal Recharging	(342,463)	(342,653)	0%
Net Expenditure	200,432	273,307	36%
Operating Income	0	0	0%
Net Position	200,432	273,307	36%

Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Develop, implement and maintain a four year corporate planning cycle. In progress with a cycle for the Asset Management Plans being developed to fit the Integrated Planning and Reporting requirements.
- Consolidate the existing strategies and strategic documents into a cohesive framework of strategies and list of operational documents linked to the strategic themes and objectives. In progress. On track for completion over a four year period although some strategies planned to be updated in FY16/17 are likely to be done in FY17/18 due to capacity.

- Launch, promote and implement the Strategic Community Plan 2016-2026. Complete with very positive media coverage received in July 2016.
- Develop a bi-annual progress report to the community on the Strategic Community Plan. The Annual Report and future corporate communication will be tied to the strategic objectives.
- Working with the Finance and Corporate Services Division, ensure the Local Government Operational and Management Effectiveness Self-Assessment Program for WA Councils is implemented. Completed, with the first report due in February 2017.
- As part of a working group, develop a new suite of Key Performance Indicators to internally measure Business and Services Unit Performance and aggregate results for various levels of reporting. Participated in the working group for Phase 1 which is complete. Phase 2 will take second priority due to the Project Management Tool having a higher priority.
- Ensure any strategies developed or reviewed are consistent with the corporate suite of plans and are presented to Council within the context of the Strategic Community Plan. Progressing with four new strategies adopted by Council thus far: Age Friendly Strategy; Children and Families Strategy; Community Development Strategy and Cultural Strategy (Art, Culture, Heritage & Events).
- Schedule, organise and oversee a calendar of civic and ceremonial events. On track with the 2017 schedule finalised.
- Implement the changes to Citizenship ceremonies including job roles and scheduling. Completed with the new position of Civic Support Officer being created to administer Citizenship.

## PLANNING AND DEVELOPMENT DIVISION

The Planning and Development Division is responsible for managing the statutory and strategic planning for the City, as well as overseeing heritage, urban design and sustainable development. This division oversees building approvals, development compliance and environmental health services, as well as managing the acquisition and sale of the City's land assets. This division has four Business Units:

- Statutory Planning
- Strategic Planning including Leasing and Land Administration
- Building Planning
- Environmental Health



Artists Impression – South Fremantle Power Station Precinct

## **Statutory Planning**

To provide 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

	Planning			FTE Count
Activity	Applications Received	Approvals Issued	Average Processing Time	
Activity				
FY 16/17 Target	1000	950	42	14.00*
YTD	487	476	44.5	14.00
	YTD Budget	YTD Actual		
Budget (411)	16/17	16/17	Variance %	
Gross Expenditure	716,903	678,165	-5%	
Internal Recharging	299,081	301,288	1%	
Net Expenditure	1,015,984	979,453	-4%	
Operating Income	(793,500)	(699,736)	-12%	
Net Position	222,484	279,717	26%	

#### **Budget and Key Performance Indicators**

\*Corrected target. Includes SBMG Manager

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

 Upgrade or replace the Planning and Building online application lodgement, tracking and approval delivery system to provide an efficient, integrated, paperless solution. In progress. Stage 1 (online lodgement) on track for completion June 2017.

- Design Review Panel Implementation Assembly and commencement of the City's Design Review Panel including recruitment of the panel and commencement of meetings (3<sup>rd</sup> quarter). In progress. On track for completion April 2017.
- Electronic Plan Assessment Introduction of the 'Trapeze' electronic planning application assessment software to deliver a paperless assessment process. In progress. Software installed, on track for completion March 2017.
- Proactive Planning Compliance Commence proactive planning compliance action in strategic locations. Completed. Occurring on an on-going basis.
- Standard Conditions Review review of the City's standard conditions for development approvals. Completed.

## **Strategic Planning**

Prepares Structure Plans, formulates strategies, adopts policies which provide formal guidance and direction for the planning and development of the District, and to ensure that all property interests and the City's land portfolio are appropriate and sufficient. This business unit has one service unit:

• Leasing and Land Administration

				FTE Count
Activity		Structure Plans	Scheme Amendments	
FY 16/17 Target		10	5	11.00*
YTD		5	3	11.00
	YTD Budget	YTD Actual		
Budget (420, 421)	16/17	16/17	Variance %	
Gross Expenditure	746,910	766,164	3%	
Internal Recharging	355,548	351,458	-1%	
Net Expenditure	1,102,458	1,117,623	1%	
Operating Income	(148,196)	(67,961)	-54%	
Net Position	954,263	1,049,662	10%	

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Finalise a model to report on achievements within each Revitalisation Strategy and ensure clear transition to the operational Business Units of the City to achieve implementation. This has been completed via an integrated spreadsheet. It was used to inform the most recent 16/17 budget, and will also assist in the mid-year budget review.
- Finalise the Lakes Revitalisation Strategy and ensure clear transition to the operational Business Units of the City to achieve implementation. This has been completed. Strategic Planning now proceeding with the initiation of the Scheme amendment for residential rezoning, which is targeted for the February 2017 OCM.
- Prepare the new Local Planning Strategy and Scheme for the District. This project has commenced.
- Finalise and implement the Phoenix Activity Centre Plan in conjunction with relevant Business Units. This has been advertised and together with the Rockingham Road upgrade project, is proposed to be presented to Council for consideration in March 2017.
- Implement the Cockburn Central Activity Centre Plan in conjunction with relevant Business Units. This has been completed. Implementation is ongoing.

- Develop the Banjup North (Treeby) District Structure Plan to support future urbanisation within this precinct. This has been drafted and is proposed to be presented to the February 2017 OCM for consent to advertise.
- Develop the Cockburn Central East Structure Plan, based upon the guiding framework provided within the Activity Centre Plan. This has commenced, and is scheduled for presentation to the April or May 2017 OCM for consent to advertise.
- Develop the Phoenix Activity Centre Plan, inclusive of Design Guidelines and the Rockingham Road upgrade concept. This has been advertised and together with the Rockingham Road upgrade project, is proposed to be presented to Council for consideration in March 2017.
- Develop and implement the good design guide to provide information for developers particularly within the City's revitalisation areas on how to undertake development which is compatible with setting and helps to enhance the valued aspects of local character. This

has been finalised as a draft, and is now in the process of graphic design to prepare for public release.

- Continue to advance structure planning for Development Area 2 (Wattleup) within the Latitude 32 Redevelopment Area. Ongoing. Most recent work involves the intermodal terminal planning.
- Participation of cartographic capabilities to shape a potential 3D mapping environment for strategic areas within the City. Strategic Planning were central to the test in October and November 2016 and in collaboration with Information Services has prepared a recommendation for Executive to consider.
- Preparation of new developer contribution planning pertaining to the future urban development associated with the Banjup North precinct. This forms part of the Banjup North (Treeby) District Structure Plan.

### Leasing and Land Administration

Administers leases and licenses, purchases and develops land for Council works, manages public requests for pedestrian access-ways, including closures

				FTE Count
Activity	PAW Closure Investigations	Land Purchases	Land Sales	
FY 16/17 Target	2	4	\$1.5M	3.00
YTD	2	5	\$1.5M	3.00
	YTD Budget	YTD Actual		
Budget (423)	16/17	16/17	Variance %	
Gross Expenditure	162,659	283,450	74%	
Internal Recharging	244,169	239,758	-2%	
Net Expenditure	406,828	523,208	29%	
Operating Income	(1,464,666)	(1,227,174)	-16%	
Net Position	(1,057,838)	(703,966)	-33%	

#### **Budget and Key Performance Indicators**

#### Business Activities / Initiatives for 2016/17

- Review and update the Land Management Strategy inclusive of the Naval Base Reserve Management Plan. This is drafted and scheduled for consideration by the Strategic Financial and Audit Committee, and subsequently Council, in March and April 2017
- Land Management Strategy 2011-2016. Continue the implementation of the City's current strategy, as the basis for the strategic guidance to how the City's land portfolio is appropriately utilised. Key projects will be:
  - Lot 23 Russell Road, Hammond Park
  - Beeliar Drive Neighbourhood Centre
  - Subdivision and land sale of Lot 915 Goldsmith Street, Spearwood
  - Subdivision and land sale of the City's landholding at 39 Cervantes Loop, Yangebup

Implementation continues. All these lots sit ready for potential sale, with value adding processes through planning having taken place. The market at this moment is not one the City should be selling in.

- Begin planning development of the City's major landholding within South Lake at Lot 1 Berrigan Drive. Planning processes are underway.
- Continue to ensure use and development at Naval Base Shacks takes place in accordance with the adopted Management Plan. This is underway and continues.
- Implement the Operational Strategy for the City's community and recreational services leasing function. This was completed in August and September of 2016.
- Achieve the effective lease agreement for the City's new integrated sports facility at Visko Park. This is still in the process of formulation, through heads of agreement and agreement to lease processes.
- Achieve the effective lease agreement for the new affordable aged person development at Coolbellup. This matter is still in process.

## **Building Services**

To ensure that buildings and structures within the district provide acceptable levels of public safety, amenity and comply with all relevant building codes, standards and regulations **Budget and Key Performance Indicators** 

#### Average **FTE Count** Processing Time Value (Certified & **Uncertified**) Activity Permit \$m FY 16/17 Target 2900 650 10/16 17.00\* YTD 9/15 17.00 1361 256 YTD Budget YTD Actual **Budget (431)** 16/17 16/17 Variance % Gross Expenditure 798,658 779,726 -2% Internal Recharging 307,592 303,151 -1% Net Expenditure 1.106.250 1.082.877 -2% **Operating Income** 2% (802,704)(817,065)-12% **Net Position** 303,546 265,811

\*Includes SBMG Manager

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

• Upgrade or replace the Building online application lodgment, tracking and approval delivery system to provide an efficient, integrated, paperless solution. Trapeze document handling software has been installed, a progressive implementation of new business process will now commence in the second half of the year.

- Residential Building Activity. It is anticipated the residential building activity in 2016/17 will be about the same as in 2015/16. The estimated construction value of the residential type works in 2016/17 will be in order of \$450 million or about 70% of the construction value of all anticipated building works. The value of all building works is down by about 21% at the midyear, the residential/commercial value of works is about 70/30% respectively in terms of total construction value.
- Commercial/Industrial Sector Projects. The estimated construction value of approved commercial industrial type works in 2016 -17 will be in the order or \$200 million or 30% of the anticipated construction value of all works. See comments above.
- Building Permits. The number of Building Permits estimated to be issued in 2016/17 is 2900. The construction value estimated for all permits will be about \$650 million. See table above.
- Building Act. The Building Services has generally met the statutory approval timeframes under the Act since implementation in April 2012 and will continue to do so in 2016/17. Slight reduction in approval times, see table above.
- Building Commission. The City will continue with the Building Commission on developing a new reporting format that will be used by industry and will deliver a single report on building activity that can be used by multiple government agencies. The new report is required due to the more complex nature of work processes, since the implementation of the Building Act 2011. The City of Cockburn is the first local authority in the State to have automated the provision of building data on a daily basis to the Building Commission. Over the second half of the year the system will be fine-tuned to best meet the City's and Building Commission's requirements.
- Building Services IT/IS Processes. Ongoing work continues to review the current capabilities and processes in order to improve reporting and control Building Act

processes. Continuing.

- eSubmit. The Councils Online portal hosted by WALGA was closed on 30 June 2015. The City has commenced hosting its own online building application lodgment system. It is anticipated the system will be further improved in 2016/17 to encourage greater numbers of applications to be lodged online. See above comments in regard to Trapeze software.
- Building Compliance. The Building Service is currently dealing with 629 active building compliance matters. The City by the end of 2016/17 estimates a further 350 matters to be dealt with. The City is currently implementing a strategy to address and resolve outstanding building compliance matters. Overall outstanding building compliance matters have been reduced to 587 at the midpoint of the year. The City has received a further 127 complaints so far this year and has resolved 169 complaints thus far this year.

## **Environmental Health**

To ensure that the conduct and operation of premises and activities within the district comply with accepted standards and practices for public health and to ensure that the quality of the environment is protected and improved

Activity	Premises Inspected	Fines \$k	Complaints Resolved in 30 days	FTE Count
FY 16/17 Target	850	25,000	80%	13.13*
YTD	639	7,000	78%	14.78**
	YTD Budget	YTD Actual		
Budget (441)	16/17	16/17	Variance %	
Gross Expenditure	885,467	832,888	-6%	
Internal Recharging	296,907	303,106	2%	
Net Expenditure	1,182,374	1,135,994	-4%	
Operating Income	(198,850)	(298,160)	50%	
Net Position	983,524	837,834	-15%	

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager

\*\* To be confirmed

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

Implement the Public Health Plan 2013 -18

- Prepare for the introduction of the new WA Public Health Act. The City is prepared for Stage 3 of the 5 Stage process of introducing the new Health Act.
- Implement the Mosquito Management Plan with a focus upon actions to minimise Ross River Virus cases due to predicted high insect numbers from La Nina weather pattern. Additional resources have been allocated to treat mosquito breeding sites throughout the City.
- Implement the Public Health Plan in preparation for plan review and renewal in 2018. The Public Health Plan has an action plan that is now 90% completed.
- Continue with Co-Health Promotion initiatives with a focus upon families. A new initiative was delivered at 8 primary schools sports carnivals where 300 parents pledged to improve their lifestyles.
- Deliver the new and improved Foodsafe food hygiene training package to a number of high and medium risk food premises. Delivery of Foodsafe packages is due to commence in early 2017.
- Maintain compliance checks of industrial and commercial premises to verify environmental compliance is being adhered to. Program is ongoing.

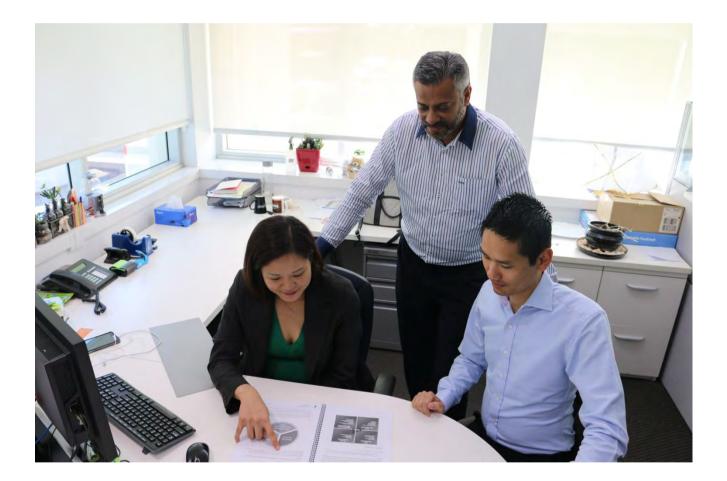
## FINANCE AND CORPORATE DIVISION

This division is responsible for managing the annual budget & financial reporting and long term financial planning, managing financial risks including treasury, rates and other taxation type measures for the Council. This division has three Business Units:

- Financial Services
- Human Resources
- Information Services

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

• Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program



### **Financial Services**

This Business Unit has three Service Units:

- Accounting Services
- Rates and Revenue Services
- Procurement Services

	YTD Budget	YTD Actual	
Composite Budget (21)	16/17	16/17	Variance %
Gross Expenditure	4,372,871	4,166,387	-5%
Internal Recharging	(2,933,989)	(2,779,948)	-5%
Net Expenditure	1,438,882	1,386,439	-4%
Operating Income	(551,225)	(588,480)	7%
Net Position	887,657	797,959	-10%

Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program - collate and provide the necessary financial data and statistics. Project is in progress. Survey is completed as the first stage of the project.
- Develop and implement a new internal Key Performance Indicator (KPI) Reporting Framework to improve internal measurement of our business performance
  - Completion of KPI Review report including recommended KPI reporting framework
  - Source appropriate system tools to implement KPI reporting framework
  - Configure the KPI mechanism together with data collection and deliver monthly KPI reporting

Project is in progress. KPI Review report is completed.

### **Accounting Services**

This unit is responsible for establishing and maintaining systems and procedures to enable the identifying, recording, transacting, interpreting and communicating of all financial information and services to meet the City's budgetary, statutory and business needs.

Activity	No. days financial statements after month end	No. users trained for finance systems	Accounts paid on time	FTE Count
FY 16/17 Target	3	100	90%	13.00*
YTD	3	55	75%	13.00
	YTD Budget	YTD Actual		
Budget (210, 211, 213)	16/17	16/17	Variance %	
Gross Expenditure	3,033,797	2,874,669	-5%	
Internal Recharging	(1,928,514)	(1,774,201)	-8%	
Net Expenditure	1,105,283	1,100,468	0%	
Operating Income	(25,475)	(122,244)	380%	
Net Position	1,079,808	978,224	<b>-9%</b>	

#### **Budget and Key Performance Indicators**

\*Corrected target. Includes SBMG Manager

- Job Costing (Paperless) Timesheets. Review and implement for Roads and Facilities teams. Review is planned to occur in April 2017.
- Long Term Financial Plan (LTFP). Improve the integration between the LTFP and annual budget processes, including better consultation and engagement with business areas. Project is in progress and will continue during the annual budgeting process.
- Grant Funding Management. Review grant funding management and monitoring processes and develop a framework for better control and reporting. A comprehensive list and schedule is now available and is updated regularly.
- Monthly Financial Reporting. Review and redesign the existing monthly Service Unit financial reporting. Key users have been invited to complete a survey to identify areas for improvement.
- Enterprise Budgeting System. Review annual budgeting models and finalisation processing. Project is in progress and will continue during annual budgeting process.

### **Rates and Revenue Services**

This unit is responsible for raising and collecting the City's rates and revenue, as well as maintaining the property database on behalf of the City.

Activity	Rate notices issued	Payments received electronically	Outstanding rates collected	FTE Count
FY 16/17 Target	47,000	95%	99%	12.00
YTD	48,084	83%	85%	12.00
	YTD Budget	YTD Actual		
Budget (212)	16/17	16/17	Variance %	
Gross Expenditure	1,010,565	909,971	-10%	
Internal Recharging	(671,761)	(671,893)	0%	
Net Expenditure	338,804	238,078	-30%	
Operating Income	(525,750)	(466,236)	-11%	
Net Position	(186,946)	(228,158)	22%	

#### **Budget and Key Performance Indicators**

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Utilise emerging technology within the payments industry to streamline revenue collection and enhance customer convenience
  - Establish an integrated payment gateway to enable data transfer with the City's systems. Project planning has been undertaken and activities are commencing.
  - Expand the use of online and other electronic payment methods throughout the City. Ongoing. Introduced BPay for Building Services and will expand payment method to other business units. Expansion of allocated EFT's is also being explored.

- IBIS Rate Modelling. SQL upgrade and reporting upgrade. Project is still a work in progress. Anticipated for completion in early 2017.
- Debtors Management. Realignment of debtor accounts into more logical groupings to facilitate improved debt management and resourcing practices. Ongoing. Activities are underway and progressing well.
- Direct (Paperless) Refunds Processing. Configure and establish procedures for the processing of all types of bond refunds. In progress. Project due for completion early March 2017.
- Establish trust fund and configure system. Activities are near completion.
- Create opportunities to reduce paper use and improve productivity. Ongoing. Currently liaising with Statutory Planning to implement new paperless process for the receipt of Landgate requests (Orders and Requisitions). Officers have also developed a report to eliminate the printing of individual receipts for Building Applications. It is anticipated to implement this process for a number of business units where applicable.

### **Procurement Services**

To provide an effective centre-led procurement and contract administration service to the organisation and to ensure organisational compliance with statutory tendering requirements and internal purchasing procedures

	No. competitive	Purchase requisition issue	Contract qualifications	FTE Count
Activity	engagements	time (days)	currency (%)	
FY 16/17 Target	71	1	95%	7.00
YTD	34	1	94.8%	7.00
	YTD Budget	YTD Actual		
Budget (214)	16/17	16/17	Variance %	
Gross Expenditure	328,509	381,747	16%	
Internal Recharging	(333,715)	(333,853)	0%	
Net Expenditure	(5,205)	47,893	-1020%	
Operating Income	0	0	0%	
Net Position	(5,205)	47,893	-1020%	

#### **Budget and Key Performance Indicators**

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Enable social procurement objectives with a focus on supporting indigenous, disability and local enterprises;
  - Target high value expenditure activity incorporating elements of social procurement
  - Procurement documentation embraces and enables social procurement.

The Procurement Policies (SC38 & SCS3) and all relevant documentation have been amended to embrace socially sustainable enterprises. Multiple disability enterprises have been contracted to support this initiative.

- Engage, enhance and execute the strategic procurement framework to optimise Value for Money (cost, quality, and sustainability) across the City's procurement expenditure;
  - Bi-annual supplier reviews with potential account rationalisation
  - Product / service category assessments with the associated category plans July 2016 review completed with assessments listed in the Procurement Plan.

- eProcurement System Implement and roll out a sourcing and evaluation system with associated end user training. In progress. The system has been selected with a planned delay in the implementation due to workload. Implementation and training is expected in March 2017.
- Contractor Performance Develop awareness and capability to manage and monitor contractor performance against the City's contract obligations. Not commenced. The Officer responsible has been seconded to the Cockburn ARC project.
- Procurement Education Develop and rollout an internal online Procurement Induction (within the Learning Management System) to ensure new and existing personnel are appropriately aware of procurement responsibilities. In progress. The content has been finalised with the roll-out commencing in January 2017 to impacted personnel.

### Human Resources

This Business Unit provides payroll, safety and human resources management services including learning and development.

Activity	Total Positions (FTE)*	Lost Time Injury Frequency Rate (LTIFR)***	Staff Turnover	FTE Count
FY 16/17 Target	542**	11***	15%	13.66****
YTD	485	13	11%	13.66
	YTD Budget	YTD Actual		
Budget (231)	16/17	16/17	Variance %	
Gross Expenditure	1,377,969	1,393,154	1%	
Internal Recharging	(1,190,230)	(1,196,118)	0%	
Net Expenditure	187,739	197,035	5%	
Operating Income	(145,996)	(136,011)	-7%	
Net Position	41,743	61,024	46%	

#### **Budget and Key Performance Indicators**

\* From 1 July 2015, information on Full Time Equivalent (FTE) staff has been provided from the Human Resources Payroll module of Technology One.

\*\* This includes potentially 55 new positions for Cockburn ARC plus positons for Port Coogee Marina (2) and Waste Collection of the third bin (2) and Waste Collection growth (2 – corrected from 1 which was an error on the original plan).

\*\*\* LTIFR - This is the number of injuries per 1 million hours worked. Target amended from 8. \*\*\*Includes SBMG Manager

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program - collate and provide the necessary human resources data and statistics 100% completed.
- Implement the Workforce Plan 2017 2022. 100% completed.
- Transfer all employee records from paper to electronic data storage. In progress. Will be completed by March 2017.

- Develop flow charts for key HR activities. Ongoing, 80% completed.
- Develop the City's Employee Value Proposition (EVP) strategy. Ongoing, 50% completed.
- Review reclassification process. Ongoing, 50% completed.
- Improve end to end process for entering employees onto Tech 1. 100% completed.
- Expand the Wellness Program. 100% completed for 2017.
- Review full recruitment life cycle. 85% completed.
- Identify an option for a training room within the Administration Building. Recommendations made to Directors.
- Implement the Safety and Health Plan. 100% completed.
- Improve safety visual reminders. Ongoing 50% completed.
- Review and improve hazard reporting process. 100% completed. Implementation and launch of RMSS electronic risk management system January 2017.
- Improve safety communication strategy. Ongoing 50% completed.
- Introduce monthly safety themes. Planned to be commenced March 2017.
- Lead the selection and implementation of a Staff Performance Management system (replacement for Cambron). Project commenced September 2016, expected completion May 2017.
- Contribute to the selection and implementation of online rostering software for Cockburn ARC. Project commenced December 2016. Expected completion May 2017.

- Implement the Enterprise Agreement 2016-2019. Negotiations and voting concluded. Currently with the Fair Work Commission for evaluation and approval.
- Assist in the implementation and configuration of web based Employee Self Service system (part of Technology One Ci anywhere). Will be completed in conjunction with the implementation of the new Staff Performance Management system.

### **Information Services**

This Business Unit has four Service Units:

- Information and Communications Technology
- Records Services
- GIS Services
- Business Systems

	YTD Budget	YTD Actual	
Composite Budget (22)	16/17	16/17	Variance %
Gross Expenditure	2,678,283	2,561,436	-4%
Internal Recharging	(2,503,523)	(2,505,463)	0%
Net Expenditure	174,760	55,973	-68%
Operating Income	(750)	(3,250)	333%
Net Position	174,010	52,723	-70%

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Review and update the Information Services Strategic Plan 2016 2020 Complete.
- Develop a Business Intelligence tool for enhanced data analysis and decision making This challenge will now be part of the 'CI-Anywhere' project for 2017/18 financial year.
- Public Internet access via Wi-Fi. Proof of Concept at Bibra Lake Regional Playground due Q2 2017. Other sites yet to be determined and planned for.

- Unified Communications System for the City. Due by June 2017.
- Review of the City's Disaster Recovery/Business Continuity Services. Due by June 2017.
- Implement a default font for the entire City (Style Guide) (Corporate Communications) Now a Business Systems/ICT project for 2016/2017 financial year.
- Scope redesign of the Elected Members' Portal. Forms part of Phase 2 of Website Replacement project, set to start July 2017.
- Choose and implement a new Agendas & Minutes System (Governance). Completed testing and evaluation stage. Currently going through procurement stage. Due for implementation by Governance July 2017.
- Support the development of the Cockburn ARC Website (Cockburn ARC). Continuing. New website due for launch 30 May 2017.
- Support the City's Digital Strategy (Corporate Communications). Complete.
- Implement the new City of Cockburn website including the Instant Chat component (Corporate Communications). Forms part of Phase 2 of Website Replacement Project, due to start July 2017.
- Scope a Smart & Connected Cities Initiative. To be initiated (2017 calendar year).
- Scope a mobile and accessible messaging service for the City (MS Office365). This will form part of the forthcoming Cloud Strategy, due 2017 calendar year.
- Assist with the development of a Project Governance Framework (Strategy & Civic Support). IS project management framework and processes complete. Continuing to assist in the corporate PM Framework project.
- Continue enhancements to and audit the Customer Request System. Complete.
- Scope and develop an approach to moving to Cloud based infrastructure.

A 'Cloud Strategy' document will outline plans to migrate services to the cloud. Draft expected 2017 calendar year.

- Provide assistance for deployment of a new online Payment Gateway (Finance, Rates & Revenue Services). See Business Systems report for details on this item.
- Deliver an Online Building and Planning Applications Lodgment Service (Statutory Planning and Building Services). See Business Systems report for details on this item.
- Provide IS Services to Port Coogee Marina (Engineering Services). Complete.
- Provide IS services to the new Operations Centre (Engineering Services). Continuing.
- Provide IS services to Cockburn ARC (Leisure Services). Continuing.
- Assist with the transition from paper to electronic employee records management (Human Resources). Forms part of a 2016/2017 FY Records Management project.
- Review the Security Access Inventory (Security Plan for IS). Forms part of the Penetration Testing and Reporting project, due for completion June 2017.
- Scope live CCTV integration (Various BUs/SUs). Continuing to work with units as part of the ongoing CCTV plans around the City.

# Information and Communications Technology

To deliver support technical services and planning for future enhancement/ growth in respect of Council's information and communications technology requirements

Budget and Key Performance Indicators	

				FTE Count
Activity		No. of PCs	Capital Expenditure	
FY 16/17 Target		465	\$159,000	7.00*
YTD		465	\$236,307	7.00
Budget (220, 221)	YTD Budget	YTD Actual	Variance %	
Gross Expenditure	1,518,128	1,450,204	-4%	
Internal Recharging	(1,360,119)	(1,355,781)	0%	
Net Expenditure	158,010	94,423	-40%	
Operating Income	0	0	0%	
Net Position	158,010	94,423	-40%	

\*Includes SBMG Manager

- Provide ICT Services to Port Coogee Marina. (Engineering Services). Completed.
- Provide ICT services to the new Operations Centre (Engineering Services). We currently
  provide ICT services to the existing Operations Centre. As the new Operations Centre is
  not yet complete, ICT services are currently not provided here. Estimated completion time
   April/May 2017
- Provide ICT services to Cockburn ARC (Leisure Services). As Cockburn ARC is not yet complete, ICT services are currently not provided here. Project ICT support staff will be retained for 3 months from the opening of Cockburn ARC.
- Scope a centralised SMS Service (Corporate Communications & Community Safety & Security Services). Project Owner has delayed start of this project until February 2017.
- Support Electronic Plan Assessment using 'Trapeze Desktop' software (Statutory Planning). Completed.
- Assist the CCTV Rollout Program ICT integration works (Recreation & Community Safety (Rangers). Ongoing: ICT are currently working closely with Recreation and Community Safety on CCTV on understanding requirements and delivering against these. Estimated Completion Time – April 2017.
- Assist with the Ranger mobilisation via tablet/smartphone technology (Recreation & Community Safety (Rangers). Completed.
- Scope the provision of CCTV via the City's public Wi-Fi system (Recreation & Community Safety (Rangers). Ongoing: ICT are currently investigating solutions that allow both public Wi-Fi and CCTV to be securely transmitted across the City's existing wireless network. Estimated Completion time – March 2017.
- Develop a position and approach to provision of Public Wi-Fi (in conjunction with Corporate Communications). Original tender has been withdrawn to have its scope further defined. Now a general IS project as part of 'Connected Communities' program.
- Scope and connect the LAN at the Material Recovery Facility (Waste Management (Waste Recovery Park). Assistance will be provided as and when a building project emerges.

# **Records Services**

To provide a high standard of technologically advanced Records Management Services to support the needs of the user clients within the City of Cockburn, the governing function of Council and other identified external uses of the records function

Activity		Total physical records boxes stored off site	% Files Held Electronically	FTE Count
FY 16/17 Target		5078	97%	7.00
YTD		4947	92%	7.00
	YTD Budget	YTD Actual		
Budget (222)	16/17	16/17	Variance %	
Gross Expenditure	393,110	393,702	0%	
Internal Recharging	(396,106)	(395,843)	0%	
Net Expenditure	(2,995)	(2,141)	-29%	
Operating Income	0	0	0%	
Net Position	(2,995)	(2,141)	<b>-29%</b>	

#### **Budget and Key Performance Indicators**

## Business Activities / Initiatives for 2016/17

- Scope and develop a Corporate Knowledge Management Plan for the City (Executive). Commenced - A Project Brief has been developed and endorsed. A project plan is currently being drafted and will be presented to the project team at the beginning of February 2017.
- Upgrade to ECM v403 ahead of full review of the City's EDRMS (IS, Executive). Completed ECM was successfully upgraded to 4.03 in July 2016.
- Support Human Resources with the transfer of all employee records from paper to digital. Commenced - A Project Brief has been developed and endorsed. Configuration of the Connected Content integration between ECM and the Technology One HR/Payroll system is scheduled for January/February 2017, with the proposed implementation scheduled for mid-March 2017.
- Review and update the Record Keeping Plan. Commenced The Recordkeeping Plan reviewed and submitted to the State Records Commission (SRC). During the review, it was determined that an Amended Recordkeeping Plan is required and this will be submitted to the SRC by April 2017.
- Review the Records Disaster Recovery Plan. Pending This will be incorporated into and form part of the review of the Business Continuity Plan, which is due to commence mid-January 2017.
- Transfer archives from temporary arrangements to the off-site storage facility. Commenced

   All archives except for those currently stored in the sea container have been transferred to Grace Records Management for storage. The remaining archives will be transferred to Grace by the end of 2016/17.
- Continue the integration of Technology One Contract Management System and ECM, including the Customer Request System. Completed Connected Content integration was implemented for the Customer Request System in July 2016 as part of the ECM 4.03 upgrade.

Deferred - The integration with the Contract Management System has been deferred until 2017/18 due to other project commitments.

 Implement document management (ECM) into the Library Service. Completed – The Libraries commenced using ECM from January 2017.

# Geographical Information Services (GIS)

To provide an asset information service management system and a geographical information system

				FTE Count
Activity		No. of Module sessions (Internal)	No. of Intramaps Views (External)	
FY 16/17 Target		190,000	48,000	4.00
YTD		127,510	27,661	4.00
	YTD Budget	YTD Actual		
Budget (223)	16/17	16/17	Variance %	
Gross Expenditure	320,373	278,106	-13%	
Internal Recharging	(291,719)	(297,097)	2%	
Net Expenditure	28,654	(18,990)	<b>-166%</b>	
Operating Income	(750)	0	-100%	
Net Position	27,904	(18,990)	-168%	

#### Budget and Key Performance Indicators

- Continue to develop a 3D Mapping Solution (Strategic Planning). 3D trial and report completed.
- Develop a Cadastre Automation Service (Strategic Planning). Complete.
- Scope Irrigation Channel Control (Parks & Environment). Scope ways to integrate irrigation control into spatial context eg Intramaps/Mapping. Scheduled for Q3 Apr-17.
- Scope the Dive Trail Map (Parks & Environment). Create a proof of concept trails application module on Intramaps to incorporate new dive trails. Scheduled for Q3 Apr-17.
- Assist with the Urban Forest Strategy (Parks & Environment). Provide a spatial foundation using remote sensing. Scheduled for Q4 May-17.
- Scope the mapping of the Port Coogee Third Pipe System (Parks & Environment). Combine into Marina module and incorporate into GIS/3D. Scheduled Feb-17.
- Scope the Cockburn Central West Public Art/Wayfinding System (Parks & Environment). Sponsor dropped project.
- Review and update the Weather Station; Vegetation and Revegetation Mapping; Weed Mapping; Bird/Bat location mapping (Parks & Environment); and Dieback mapping (Parks & Environment). Review data accepted by the City and ways to improve efficiency from consultants. Scheduled for Q4 Jun-17.
- Scope Fire Scar mapping (Parks & Environment). Predict fire scar locations to assist DFES database. Scheduled for Q4 May-17.
- Assist in the scoping of WAM Mobility (Parks & Environment). BS project GIS to assist.
- Scope and support the "Pay As You Throw" strategy including RFID Chips in bins, reader in trucks (Waste Management – Waste Collection). Scoping cost to install RFID chips into each bin and a reader on each truck. Q2 Dec-16 – Project scoping complete, follow up when Waste Truck Mobility completed.
- Develop a Trucks Mobility Project (Waste Management Waste Collection). Deploy a navigation system for waste truck drivers creating a paperless solution. Q3 Mar-17.
   Scope digital mapping of the Footpath and Trails Network (Engineering Services) – Turned into Trails App. Trails Application showing Footpaths and trails in the City, include dive trails. Scheduled for Q4 Jun-17.
- Review the Tree Management mapping system (Parks & Environment). Review street trees module and ways to improve management of City trees. Scheduled for Q4 April-17.
- Develop a 'Dial Before You Dig' Service (Various BUs/SUs). Become a DBYD partner and provide a safety net for our critical infrastructure. Scheduled for Q4 Jun-17.

- Continue to develop use of Embedded Maps (using Google Maps) (Various BUs/SUs) Turned into Mapcontrol. GIS to develop new mapping for City's website. Q4 Jun-17.
- Develop Aerial Change Detection Service (Various BUs/SUs). Identify pools and vegetation changes for relevant Business Unit. Q4 Jun-17.
- Review Intramaps Security. Review access to secure modules forms part of Knowledge Management project scheduled for Q4 Apr-17.
- Update GIS information regarding locations of Childcare, Seniors & Family Services (Community Development). Update community datasets. Scheduled for Q3 Feb-17.
- Develop all GIS modules for Disability Access and Inclusion requirements Turned into Accessibility. Implement accessibility for Intramaps and website Map control. Scheduled for Q4 May-17 – Linked to website project.
- R-SPEC tool. Improve the tool that imports and validates developer datasets (subdivisions, upgrades etc). Scheduled for Q3 Mar-17.
- Smart Cities. Scope/Implement any smart cities IS development into spatial. Scheduled for Q4 17/18 Major Project.

# **Business Systems**

To provide a development and support service to the City's core business systems, manage new projects and help facilitate continuous process improvement

Activity		No of supported Technology One Packages	No of non- Technology One applications supported	FTE Count
FY 16/17 Target		88*	26**	9.00
YTD		163	18	9.00
	YTD Budget	YTD Actual		
Budget (224)	16/17	16/17	Variance %	
Gross Expenditure	446,672	439,424	-2%	
Internal Recharging	(455,580)	(456,743)	0%	
Net Expenditure	(8,908)	(17,319)	94%	
Operating Income	0	(3,250)	0%	
Net Position	(8,908)	(20,569)	131%	

\*88 is the number of applications. A more accurate KPI is the number of packages supported.

\*\* Target changed from 13 to 26

- Implement the LGMA Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program through supporting the software implementation and data collection. Complete
- Improve the Online Building and Planning Applications Lodgement Service (with Statutory Planning and Building Services).
  - Completed. Online Building Applications.
  - Deferred. Online Planning Applications deferred to 2017/18 on the advice of Project Owner.
- Scope the review of the Traffic Management System for improved traffic management (Engineering). Scheduled. Will commence June 2017.
- Implement a default font for all the City (Style Guide) (Corporate Communications). Completed. This has been implemented in common templates stored in ECM.
- Implement new online Payment Gateway (Finance, Rates & Revenue Services). In Progress. Project Brief being prepared.
- Upgrade to Digital Asset Management System (DAMS) graphical inventory (Corporate Communications). In Progress. Nearing completion.
- Scope the review of all templates within TechOne (Corporate Communications). In Progress. Project Brief currently being prepared by Communications & Marketing. Large project to implement.
- Develop a central register / map of all relevant art, heritage and culture providers within the City (Corporate Communications). In Progress. Project Brief completed. Commenced requirements & solution design stage.
- Assist with the Ranger mobilisation via tablet/smartphone technology (Recreation & Community Safety (Rangers). In Progress. Project Brief completed and awaiting signoff with MIS.
- Continue to develop an Online booking system for Reserves and Community facilities (Recreation Services and Cockburn ARC). In Progress. Upgrade of Intellileisure completed in TEST. Scope changing. Web configuration to commence by March 2017.
- Monitor the implementation of the Clearweigh Weighbridge System (Waste Management Waste Recovery Park). Completed. System is performing well. Reporting validated and

operating as per User Acceptance Testing (UAT).

- Scope a system to facilitate a Procurement Framework (Procurement Services). Deferred 2017/18. On advice from Project Owner.
- Develop a system to facilitate a KPI Framework (Finance). See Financial Services for update on project – not a BS Project.
- Develop and deliver an Online Bookings System for Youth Centre & Senior's Centre (Community Development). Scheduled. Will commence June 2017.
- Support the upgrade of the Harmony Childcare System (Community Development). Completed.
- Scope the Enterprise Cash Receipting Service (Finance). In Progress. Project Brief prepared and awaiting approval.
- Develop a software application monitoring system (IS). Scheduled. Will commence Feb 2017.
- Participate in the selection and implementation of an online time sheet rostering and booking system at Cockburn ARC and other service areas.
- Participate in the selection and implementation of Staff Performance Management system (replacement for Cambron).
- Implementation of web based Employee Self Service system (part of Technology One CI Anywhere).
- Develop enhancements to the Customer Request System (Technology One).
- Business Process Review of Environmental Health and implementation of recommendations.

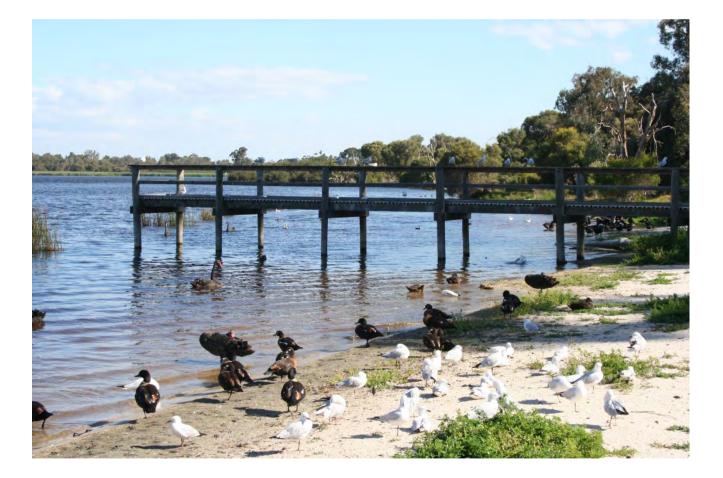
# **ENGINEERING AND WORKS DIVISION**

The Engineering and Works Directorate is responsible for delivering and maintaining a safe road, cycleway and path system, developing and maintaining parks, and landscaping the natural environment for the enjoyment of everyone; the collecting and disposing of waste from all properties in the district and providing and maintaining all buildings and other facilities on Council property for community use. This division has four Business Units:

- Engineering Services
- Infrastructure
- Parks and Environment
- Waste

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Revitalisation Project Implementation Phoenix Central
- Revitalisation Project Implementation Hamilton Hill
- Revitalisation Project Implementation Coolbellup



# **Engineering Services**

This Business Unit has four Service Units:

- Road Construction
- Road Design
- Road Planning and Development
- Transport and Traffic Services

Composite Budget (53)	YTD Budget 16/17	YTD Actual 16/17	Variance %
Gross Expenditure	11,277,867	10,541,890	-7%
Internal Recharging	419,455	585,465	40%
Net Expenditure	11,697,322	11,127,355	-5%
Operating Income	(159,060)	(108,961)	-31%
Net Position	11,538,262	11,018,394	-5%

## Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Complete the planned Drainage and Sumps Work. Detailed design for a number of projects has been completed and construction work is underway.
- Undertake Road Projects 2017 2026 (includes new, resurfacing and traffic management). In progress 60% completed.
- Complete new and refurbished footpaths in accordance with the schedule. In progress 30% completed.
- In conjunction with Environmental Management, review and integrate the Footpath Plan and Trails Master Plan. Completed.
- Review current parking approaches and create the City wide Parking Strategy. Project plan and project brief have been developed.
- Apply for areas to be included in funding for underground power. Completed.

- Review and update the road and footpath maintenance plan to improve the current level of service. In progress.
- Work with the Department of Energy and Western Power on the recommended Round 6 Underground Power Projects. Submission completed
- Work with the PTA to investigate the opportunities for better bus connectivity and improve bus efficiency through the City. Ongoing.
- Review of Freight Network and Functional Road Hierarchy and develop guidelines for the development of transport networks in industrial zone. Ongoing in 2017 to 2017/18.
- Continuing in improving the safety of the road and roadside environment and raise road safety awareness within the community. Ongoing.
- Develop public information campaigns and education resources about traffic congestion, road safety and alternative transport mode choices to reduce the dependency on making trips by private car. Ongoing, one of the traffic decongestion workshops was held in November 2016.
- Continuing in reviewing and implementing Long Term Asset Management Plans. Ongoing.

# **Road Construction**

To construct and maintain roads, drains and associated infrastructure in accordance with adopted designs

Activity	Km of Road Resurfacing	New Paths & Cycleways (m <sup>2</sup> )	Community Satisfaction with Roads	FTE Count
FY 16/17 Target	7	9500	85%	40.00
YTD	5.6	3000	85%	38.00*
	YTD Budget	YTD Actual		
Budget (530, 531)	16/17	16/17	Variance %	
Gross Expenditure	10,754,418	9,980,002	-7%	
Internal Recharging	512,152	676,467	32%	
Net Expenditure	11,266,570	10,656,470	-5%	
Operating Income	(19,060)	(17,767)	-7%	
Net Position	11,247,510	10,638,703	-5%	

#### **Budget and Key Performance Indicators**

\* Two Waste Recovery positions transferred to Waste Collection

## Business Activities / Initiatives for 2016/17

#### Minor Capital Program.

The City's road construction service will deliver the following capital works program:

- \$8.0M on new road projects general road improvement. 54% completed.
- \$1.6M on road resurfacing. 60% completed.
- \$0.85M on traffic management projects. 25% completed.
- \$1.1M on drainage projects. 26% completed.
- \$0.98M on footpath and rehabilitation existing footpaths. 30% completed.

## Major Capital Program.

The following projects from the City's Road development program will be delivered:

- Verde Drive. Construction of road from the Verde Drive roundabout to Solomon Road intersection. Project is on hold due to developer contribution.
- Rockingham Road. Road reconstruction from Phoenix Rd to Spearwood Ave. Project is in progress, there is some issues and risk to deliver this project by the end of financial year due to stakeholder consultation.
- Gibbs Road and Lyon Road. Reconstruction of intersection and traffic signal installation. Project commenced and on track for completion in March 2017.
- Berrigan Drive / Jandakot Road /Pilatus Street. Construction of road vicinity Jandakot Airport. Project commenced and on track for completion in April 2017.

# **Road Design**

To provide design services for roads, paths, drains, development assessment and traffic management treatments that are under the responsibility of Council in accordance with Australian Standards and industry

#### Budget and Key Performance Indicators

Activity		Projects Designed In- House	Design Cost as % of Road Program	FTE Count
FY 16/17 Target		90%	7.5%	6.00*
YTD		90%	7.5%	6.00
	YTD Budget	YTD Actual		
Budget (532)	16/17	16/17	Variance %	
Gross Expenditure	251,957	256,210	2%	
Internal Recharging	(227,697)	(226,081)	-1%	
Net Expenditure	24,260	30,128	24%	
Operating Income	(30,000)	(445)	<b>-99%</b>	
Net Position	(5,740)	29,684	<b>-617%</b>	

\* Target changed to include SBMG Manager and Road Contracts Coordinator

- Road Projects Design including detailed plan for Rockingham Rd, Jandakot Rd, Verde Dr, Hammond Rd (second carriageway Branch Cr to Bartram Rd) and various traffic, storm water and drainage sumps project. In progress.
- Engineering survey, investigation and design on the Customer request on drainage and traffic issues. Ongoing.
- Black-spots and unsafe road sections within the road network will be investigated and a detailed proposal for external funding completed. Commenced and on track for completion in June 2017.
- Parking Strategy (On and Off Street). This will be developed to give the strategic direction for the provision and management of parking in Cockburn. Commenced and on track for completion in June 2017.
- Assist Strategic Planning Continue in reviewing and providing the technical comments on proposed civil work for new subdivision developments. Ongoing.
- Management of contract work on the Berrigan Drive Project. In progress.

# **Road Planning and Development**

To ensure development occurs in accordance with all relevant Australian Standards and Council's development conditions and specifications

Activity		Design Turnaround (days)	Development Infrastructure Approved	FTE Count
FY 16/17 Target		15	15	2.00*
YTD		15	15	2.00
	YTD Budget	YTD Actual		
Budget (535)	16/17	16/17	Variance %	
Gross Expenditure	271,492	305,678	13%	
Internal Recharging	135,000	135,079	0%	
Net Expenditure	406,492	440,757	8%	
Operating Income	(110,000)	(90,750)	-18%	
Net Position	296,492	350,007	18%	

#### **Budget and Key Performance Indicators**

\* Target changed as plan was incorrect (included FTE now in Road Design)

- Engineering Aspects Continue in managing in planning and completion of infrastructure projects in subdivision developments. Ongoing.
- Assist Strategic Planning Continue in reviewing and providing the technical comments on proposed civil work for new subdivision developments. Ongoing.
- Design and Subdivision Guidelines and Engineering Policy Continue updating to ensure standards are met and guidance provided to be completed. Project commenced and on track for completion in May 2017.
- Review and update of the Engineering assessment and construction control process for new subdivision developments. Project commenced and on track for completion in May 2017.

# **Transport and Traffic Services**

To ensure that planning and development of the transport network within the City meets people and industry needs while minimizing environmental impact

## Budget\* and Key Performance Indicators

Activity	Design Turnaround (days)	Projects Completed In- house	FTE Count
FY 16/17 Target	10	80%	4.00
YTD	10	80%	4.00

\*The budget for this Service Unit has been included with Road Planning and Development

- Detailed project planning continued planning for a better and safer road network, sustainable service delivery and ensuring future demands are addressed. Ongoing.
- TravelSmart and road safety initiatives develop public information campaigns and education resources about traffic congestion, road safety and alternative transport mode choices to reduce the dependency on trips by private car. Ongoing, a number of education sessions regarding the traffic safety were held with the schools and community groups.
- Traffic and Transport continued planning for managing traffic and transport matters to ensure critical road, intersections, pedestrian and bicycle issues have been addressed and resolved. Ongoing.

# Infrastructure

From July 2016 this Business Unit will have four Service Units:

- Asset Services
- Facilities & Plant
- Project Management & Development
- Marina and Coastal Services

	YTD Budget	YTD Actual	
Composite Budget (54)	16/17	16/17	Variance %
Gross Expenditure	9,218,994	8,113,196	-12%
Internal Recharging	(6,459,798)	(6,256,586)	-3%
Net Expenditure	2,759,196	1,856,610	-33%
Operating Income	(1,032,984)	(1,042,207)	1%
Net Position	1,726,212	814,403	-53%

## Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Review and update the Asset Management Strategy 2008 in conjunction with Finance to ensure asset management principles are agreed across the organization. Initiated.
- Marina Management. Coordinate the City's take up and ongoing management of the Port Coogee Marina and related Port Coogee projects and operational activities. Marina management passed to the City on the 24 July 2016, key staff appointed, business plan actions implemented, works and services commissioned, infrastructure defects at handover progressively being addressed.
- Plan and implement initiatives to reduce building and facility and plant non-renewable energy consumption and GHG emissions. Energy efficient lighting upgrades and PV installation projects initiated and well progressed.
- Develop and implement the City's Coastal Management & Adaptation Plan (in conjunction with Strategic Planning & Recreation Services). Commenced.
- Deliver the Operations Centre Upgrade Phases 1 & 2. Under construction.
- In liaison with Recreation & Community Safety and Community Development & Services Business Units, plan and deliver new and refurbished buildings and facilities. Ongoing.
- Continue regional collaboration on coastal issues with adjacent Councils, state government agencies and the community via the Cockburn Sound Coastal Alliance. Ongoing.

- Oversee the development and implementation of the Community Infrastructure Plan, Coastal Management Strategy and the delivery of Major and Minor Capital Works programs for construction, refurbishment and maintenance of the City's various civic and community buildings and facilities. This includes the new Council depot operations building and animal pound and various renewable energy and energy conservation projects. Ongoing.
- Assist with the delivery of the Visko Park and the Cockburn ARC projects. Ongoing.
- Contribute to the development and implementation of the Long Term Financial Plan and individual Asset Management Plans. Ongoing.
- Ongoing contribution to and where appropriate implementation of the various strategic planning, infrastructure and community initiatives under consideration by the City. Ongoing.

# **Asset Services**

To ensure that Council's assets meet and provide the required levels of service in the most cost effective method through an optimal balance of creation, preservation, enhancement and disposal

Activity		Total Asset Value	Average Asset Depreciation Life to Date (%)	FTE Count
FY 16/17 Target		\$1.212B	28%	4.00
		\$994M (inc Land)		
YTD		\$896M(excl Land)	36%	4.00
	YTD Budget	YTD Actual		
Budget (542)	16/17	16/17	Variance %	
Gross Expenditure	394,432	290,749	-26%	
Internal Recharging	(233,220)	(233,647)	0%	
Net Expenditure	161,212	57,102	<b>-65%</b>	
Operating Income	0	0	0%	
Net Position	161,212	57,102	<b>-65%</b>	

#### **Budget and Key Performance Indicators**

Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

• Create an Asset Management Plan for Marine and coastal assets. Draft version completed November 2016, final AMP to be adopted February 2018 in line with the City's Asset Management Planning Process timetable.

- Expanded roll out of the Technology One Works Management Mobility application to Road Services & Facilities Services. In progress, including the rollout of six tablets for Roads Services completed.
- Development of New Asset Management Strategy for 2017-2022. Requirements gathering and research phase commenced.
- Implementation of the Facilities Asset Register & Work Management system in Technology One. Asset Register implemented in GIS and Technology One, development of Work Management system ongoing.
- Involvement in the review and potential implementation of Technology One's Program & Portfolio Management solution to support project delivery across the City. Identified as a corporate initiative with Asset Services role to be determined.
- Annual reporting of the City's Asset Management sustainability performance on ratios for asset consumption, asset sustainability and asset renewal funding, and assessments of the City's asset management performance against the National Assessment Framework (supported by the Department of Local Government and Communities.) Sustainability Action Plan updated, ratio performance reported by Finance & Corporate Services Directorate via the LTFP 2016/17 to 2025/26.
- Development of Asset Registers and Maintenance Management systems for the Marina and Cockburn ARC. Asset register for the Marina being developed in GIS, work management system to commence toward the end of the financial year;
  - The format and structure of asset handover data for Cockburn ARC agreed with developers; and
  - Asset Register design in GIS commenced.
- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program collate and provide the necessary data. 100% completed

# **Facilities and Plant**

To manage, maintain and deliver Council owned buildings, structure and plant services to provide for the requirement of the staff and community

	Value of			FTE Count
	Facilities	Fleet	New Fleet	
Activity	Managed	Replacement	Purchases	
FY 16/17 Target	\$263M	\$5.02M	\$725K	14.50
YTD	\$200M	\$1.61M	\$573k	14.50
	YTD Budget	YTD Actual		
Budget (543, 544)	16/17	16/17	Variance %	
Gross Expenditure	7,252,475	6,607,738	-9%	
Internal Recharging	(6,134,388)	(5,687,165)	-7%	
Net Expenditure	1,118,087	920,573	-18%	
Operating Income	(76,649)	(74,286)	-3%	
Net Position	1,041,438	846,287	-19%	

#### **Budget and Key Performance Indicators**

- Minor Capital Works Program. Implementation of the capital works program for rehabilitation and improvements to Councils buildings and facilities, including:
  - Civic and Community Buildings air-conditioning system replacements, floor covering renewals and signing upgrades. In progress, various stages of completion.
  - o Cockburn Integrated Health & Community Centre fit out upgrade- works initiated
  - Upgrade the Coleville Crescent Carpark lighting with LED lights. Scoped and priced, works expected to be undertaken by February 2017.
  - CCTV installations servicing Coogee Beach, Port Coogee Marina, Bibra Lake adventure playground and the new Cockburn ARC facility. Variously commenced
  - o Disability access audit and improvement works. Ongoing.
  - o Port Coogee jetty walkway installation. Options being assessed.
  - South Lake Leisure Centre decommissioning. Scoped and priced, awaiting the vacating of the facility.
  - Various other refurbishments to the City's civic and community facilities to restore buildings to as new condition and meet level of service expectations, enhanced disability access, water consumption reduction, energy use reduction and asbestos risk mitigation. Ongoing.
- Facilities Operational Budget and Program. Development and implementation of the program to ensure the City's community and civic buildings and facilities are well maintained, safe, clean and functional. Ongoing.
- Major and Minor Plant Acquisition Program. Purchasing of new and replacement plant and light fleet needed for the City's operations including sixty replacement light vehicles and heavy plant items and purchase into the fleet of an additional waste collection truck. Majority of orders placed with 80% of the budget now committed and more than 22 new and replacement major plant and fleet vehicles received.
- Plant Maintenance Operations. Management and delivery of plant servicing and repair operations utilising the workshop, field mechanics (including at the Henderson Waste Recovery site) and external service providers to ensure the City's major plant, fleet and minor plant and equipment continue to meet operational requirements in a cost effective and productive manner. Ongoing.

# **Project Management & Development**

To provide a consistent framework and methodology for the development and implementation of all major projects within the City

Activity		Major Building Projects to Commence	Value New Building Being Commenced	FTE Count
FY 16/17 Target		1	\$12.0M	4.00*
YTD		0	\$7.9M	4.00
	YTD Budget	YTD Actual		
Budget (540, 541)	16/17	16/17	Variance %	
Gross Expenditure	501,183	521,319	4%	
Internal Recharging	(129,832)	(388,965)	200%	
Net Expenditure	371,351	132,354	<b>-64%</b>	
Operating Income	0	(396)	0%	
Net Position	371,351	131,958	<b>-64%</b>	

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager. Target amended to include SBMG Manager.

Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

• In liaison with Recreation & Community Safety and Community Development & Services Business Units, plan and deliver new and refurbished buildings and facilities

#### Business Activities / Initiatives for 2016/17

Manage and/or assist in the development and delivery of the following projects in the coming year:

- New Operations Centre building and depot upgrade. Construction of a new two storey
  operations administration building and new animal pound and sewerage connection works
  plus commencing the upgrade of the fuel facilities, workshop, field operations staff facility
  and vehicle parking areas new Operations Centre and animal facility buildings, carpark
  and fencing works and transmission tower close to Practical Completion as part of the
  depot upgrade Stage 1 works. Fit out particulars finalised including quotations and the
  design of the next stage works well advanced.
- Bibra Lake Reserve Construction of a new northern toilet block with sewer extension to service the new Adventure Playground area and assisting Parks & Environment with various Adventure Playground provisions including additional car parking areas and barbeque facilities. The new toilet block and the sewer works all completed and commissioned along with the new adventure playground and proving very successful.
- Visko Park development providing a new home for the Cockburn Bowling & Recreation Club plus playing areas for other a number of other clubs. Works in 2016/17 being the finalisation of the design and initiation of the site, building and playing area construction works – the layout has been finalised and the design and tender documentation is well advanced.
- Atwell Club Rooms extension finalisation, this providing additional function room, kitchen, change room and toilet and storage areas and relocation of the practice nets. Completed.
- Cockburn Community Men's Shed. To be constructed in Buckley Street, Cockburn Central. This purpose built part Lotteries West funded facility provides work areas, a range of activities including timber and metalwork and a meeting space for the Community Men's Group and other potential users. - tenders sought on an initial design and construct basis, this now being reviewed with detailed design to be developed followed by calling of tenders for the construction.
- Project Management Methodology. Working with the other Business Units and Consultants, provide a key role in enhancing the City's systems and processes for project development, delivery and reporting. Further take up and application of the Technology One Capital Works program for project management and reporting.

# Marina and Coastal Services

To manage the Port Coogee marina facility including business development, penholder liaison and daily service operations plus plan and deliver on coastal infrastructure and management initiatives.

		Marina Pen		FTE Count
		Numbers	Value of Coastal	
		Available and	Engineering	
Activity		% Occupancy	Project Funding	
FY 16/17 Target		150 / 85%	\$242k	2.00
YTD		149 / 96%	\$220k	2.00
	YTD Budget	YTD Actual		
Budget (545)	16/17	16/17	Variance %	
Gross Expenditure	1,070,903	693,389	-35%	
Internal Recharging	37,642	53,191	41%	
Net Expenditure	1,108,545	746,580	-33%	
Operating Income	(956,335)	(967,524)	1%	
Net Position	152,210	(220,944)	-245%	

#### **Budget and Key Performance Indicators**

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

 Develop and implement the City's Coastal Management and Adaptation Plan (in conjunction with Strategic Planning and Recreation Services) – The Coastal Adaptation Plan developed by Consultants GHD as part of the CSCA commission has been finalised and will be utilised in the development of the Adaptation Plan, a draft of which will be prepared by June 2017.

- Take up of the 150 pen Port Coogee Marina in July 2016 with ensuing marina infrastructure, service provision, environmental, waterway other and mooring penholder/ licensee management activities and responsibilities. The marina management passed to the City on the 24 July 2016. A Marina Manager appointed, fees set, pen license forms developed and being issued for new mooring pen licence take-ups. Various works and services have been undertaken and are in progress to improve the marina security and services. Also progress being made through Frasers and Baileys on the addressing of incomplete or defective infrastructure items listed at handover, including the fuel supply.
- Planning for the future Port Coogee marina expansion to approximately 300 mooring pen berths. Not yet commenced.
- Leading and/or assisting in the development and implementation of the Coastal Management Plans, Coastal Adaptation Plans, coastal monitoring activities and specific coastal related capital works projects including protection works and structures along the City of Cockburn's coastline. Coastal profile monitoring regime finalised, and the CY O'Connor Beach replenishment works were completed in November 2016.
- Liaison with the other members of the Cockburn Sound Coastal Alliance and the various other stakeholders including the community, leading where needed in the planning, instigation, coordination and delivery of its coastal vulnerability and adaptation planning and delivery initiatives. Consultants GHD have finalised the CSCA's Coastal Adaptation Plan Report and individual Adaptation Plans for each Local Government including City of Cockburn. A summary of the report's recommendations have been provided to the Department of Planning and to the Coastal Management Advisory Group.

# **Parks and Environment**

To design, construct, rehabilitate and maintain the City's open space. The team is required to manage natural and wetland areas, highly manicured playing fields and passive parks, foreshore areas, streetscapes and infrastructure. This Business Unit has two Service Units:

- Parks Services
- Environment Services

Composite Budget (52)	YTD Budget 16/17	YTD Actual 16/17	Variance %
Gross Expenditure	7,679,602	8,097,720	5%
Internal Recharging	1,215,509	1,182,689	-3%
Net Expenditure	8,895,111	9,280,408	4%
Operating Income	(950)	(15,085)	1488%
Net Position	8,894,161	9,265,324	4%

## Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Implement a Street tree Master Plan. In Progress
- Review and implement the Sustainability Strategy 2013 2017. Commenced review of strategy and new initiatives
- Continue to implement the Bibra Lake Management Plan 2016 2026. In Progress. Regional Playground opened by the Mayor in November 2016. NGAA Award received.
- Continue to implement the North Coogee Foreshore Management Plan. Project deliverables constrained by approvals from DER.
- Coogee Beach Master Plan incorporate the Coogee Beach Landscape master plan and continue implementation. Action programmed to commence in February 2017.
- Develop and implement an Urban Forestry Strategy. Commenced. Draft Urban Forestry strategy completed.
- Implement Manning Park Master Plan. Commenced. Site analysis, contextual evaluation and community consultation completed. Draft plan to be issued January 2017.
- Review and implement Cash in Lieu Plan 2017-2019 for Public Open Space. Commenced. CIL reserve accounts assessed with Land Administration. Program of expenditure being developed with other business units.
- Coogee Golf Complex. Initial investigation into availability of ground water and vegetation condition ratings.
- Port Coogee Groundwater Interception Drain (GID). Commenced assessment of potential uses for the intercepted water, i.e. Coogee Golf Complex, Cockburn Coast Development and POS in proximity of the site.
- Wetlands Education Centre / Native Arc. Commenced. Three workshops with key stakeholders to develop a concept vision for the site.
- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program collate and provide the necessary data. 100% completed.

# **Parks Services**

The design, construction and operational maintenance of Public Open Space and Streetscapes to provide functional and attractive locations for recreational activities by the Community

Activity	Hectares of POS Managed	Groundwater Management (kLG Allocation)	Groundwater Management (kLG Water Used)	Community Satisfaction with Parks	FTE Count
FY 16/17 Target	723	2,881,450	2,585,000 (est)	94%	64.00*
YTD	723	2,881,450	793,338	94%	64.00
	YTD Budget	YTD	Actual		
Budget (520, 521)	16/17	1	6/17	Varia	nce %
Gross Expenditure	6,464,855		7,026,166		9%
Internal Recharging	781,251		742,252		-5%
Net Expenditure	7,246,106		7,768,419		7%
Operating Income	0		(12,441)		0%
Net Position	7,246,106		7,755,977		7%

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager

- Park Infrastructure. Management and maintenance of all park infrastructure, currently valued at \$65m. In Progress.
- Irrigation Operating Strategy. Perform monthly meter readings on groundwater usage, monitor groundwater quality, water scheduling and submit annual report to Department of Water. In Progress.
- Street Tree Management. Maintain and manage 38,000 street trees in the City's road reserves and annual pruning of 5100 street trees to meet Western Power regulations In Progress.
- Road Reserve Maintenance. Manage the delivery of approx. 500km of road reserve mowing In Progress.
- Streetscape Maintenance. Maintain 65ha of landscaped streetscapes In Progress.
- Playground Renewals. Smart Park, Tozer Park, Vela-Luka Park, Watson Reserve, Garbin Reserve. Completed.
- Irrigations Renewals. Bakers Square, Owgan Park, Pipeline Park. Designs completed. Tender to be issued.
- Bore Pump Renewals. Ongoing bore pump replacement program citywide In Progress.
- Streetscape Major Roads. Improvements to streetscapes. Beeliar Dr (West end), Coolbellup Av.
- Hamilton Hill Revitalisation Strategy. Enhancements to Dixon Park, Hobbs Park, Isted Reserve and Wheeler Park. Upgrade to Simms Rd streetscape. All projects in progress.
- Phoenix Revitalisation Strategy. Ongoing improvements to MacFaull Park Completed.
- South Lakes Revitalisation Strategy. Design and development Apara Court Public Open Space (POS), North Lake Road and improvements to Bloodwood Park. All project in progress.
- Coolbellup Revitalisation Strategy. Development of Doherty Reserve and Jarvis Park. Not yet commenced.
- Coogee Beach Landscape Master Plan. Development of area around Coogee Café. Not yet commenced.
- North Coogee Foreshore Management Plan. Upgrades to CY O'Connor (North) Reserve. In Progress.
- Bibra Lake Regional Playground. Finish construction of playground and associated infrastructure. Completed.

- Playground Shade Sail Strategy. New shade sails at Brandwood Reserve, Cheshunt Park, Dubove Reserve, Evelyn Massey, Peregrine Park and Tempest Park. Completed.
- Public Open Space. Review landscape submissions, assess public open space allocations and provide guidance to developers on open space design In Progress.
- Water Conservation Plan. Implementation of an irrigation central control system. 19 Sites selected in first stage of program.
- Manning Park Master Plan. Design and implementation. Commenced. Site analysis, contextual evaluation and community consultation completed. Draft plan to be issued January 2017.
- Undeveloped POS. Design and development of Ravello Reserve and completion of Systema Park improvements. Both projects commenced.

# Environment Services

Prepares plans, develops policies and strategies, undertakes studies and provides advice on environmental matters and ensures the protection and management of areas of environmental importance

#### **Budget and Key Performance Indicators**

	Hectares of Bushland in City	Hectares of Bushland Managed	Community Satisfaction with Conservation and Environmental Management	FTE Count
FY 16/17 Target	1133.6	1017.6	81%	13.00
YTD	1133.6	1017.6	64%	13.00*
	YTD Budget	YTD Actual		
Budget (522)	16/17	16/17	Variance %	
Gross Expenditure	1,214,747	1,071,553	-12%	
Internal Recharging	434,258	440,437	1%	
Net Expenditure	1,649,005	1,511,990	-8%	
Operating Income	(950)	(2,643)	178%	
Net Position	1,648,056	1,509,346	<b>-8%</b>	

\*Includes Trainee and 2 Leading Hands

- Weed Mapping. Ongoing mapping of weeds within bushland to monitor existing management programs. Complete.
- Vegetation Conditioning. Ongoing vegetation condition rating programs to monitor the effectiveness of current management schedules. Complete.
- Midge Management. Management implementation of the Integrated Midge Control Strategy. In progress.
- Waterwise Program. Continue to implement to projects to reduce water use and improve water quality. In progress.
- Sustainability Action Plan. Review, update and monitor. Complete.
- Sustainability and Landowner Biodiversity Grants Scheme. Continue to promote and enhance these grant schemes to local residents. In progress.
- Native Plant Subsidy Scheme / Habitat for Homes. Subsidy program continues to be implemented to encourage landowners to install native plants, habitat boxes and bird baths
- Western Stairs and Western Lookout at Manning Park. Complete construction of western stairs and upgrade western lookout. In progress.
- Yangebup Lake Nutrient Stripping Trial (Stage 2). Solar energy pumps to pump water through vegetated swales. In progress.
- Finalisation of Limestone Fire Access Tracks:
  - Levi Reserve In progress.
  - Rose Shanks In progress.
- Revegetation. Revegetation of a minimum of 2.5 hectares of degraded bushland at selected reserves including Bibra Lake and Yangebup Lake. In progress.
- Environmental Education Programs. Delivery of programs to schools and community groups throughout the City. In progress.
- Capital Works Program. Continue to deliver capital works programs that enhance the environmental experience for the community. In progress.
- Port Coogee Maritime Trail. Finalise the terrestrial and marine (Snorkel and Dive) heritage trail. In progress.

# Waste

Manages waste and recycling collection, develops recycling strategies for domestic and commercial waste streams. This Business Unit has two Service Units:

- Waste Disposal
- Waste Collection

	YTD Budget	YTD Actual	
Composite Budget (51)	16/17	16/17	Variance %
Gross Expenditure	11,140,434	10,480,335	-6%
Internal Recharging	2,050,452	2,027,567	-1%
Net Expenditure	13,190,886	12,507,903	-5%
Operating Income	(6,195,842)	(5,554,924)	-10%
Net Position	6,995,044	6,952,979	-1%

Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Extend the implementation of a third household bin for the re-use of garden organics (GO). Commenced.
- Ensure greater recovery from bulk verge hard waste collections. Draft tender document created and with Procurement.
- Ensure the City and its contractors utilise recycled inert road base material, where practical, for all path and road construction work. Not commenced.
- Roll out Public Place Recycling Bin enclosures to all parks. 3 enclosures installed, 10 currently being fabricated.

- Employ a full time Waste Education Officer to recognise the strategic importance of waste management at the City. Complete.
- Implementation of new weighbridge software to enable scanning of Trailer Passes. Complete.
- Review of Strategic Waste Management and Education Strategy (2013 2023). Deferred.
- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program collate and provide the necessary data. 100% completed



# Waste Disposal

To operate a landfill site at Henderson to accept waste in accordance with the requirements of a Class II site under the Environmental Protection Act and maximise the financial return

Activity	Tonnes of Waste into HRRP	% of Waste Recovery at HRRP	% of MSW Processed at RRRC	FTE Count
FY 16/17 Target	73,500	12%	97.3%	29.00*
YTD	35,239	7%	95.1%	29.00
	YTD Budget	YTD Actual		
Budget (510, 512)	16/17	16/17	Variance %	
Gross Expenditure	4,260,254	3,699,476	-13%	
Internal Recharging	(1,020,709)	(995,784)	-2%	
Net Expenditure	3,239,545	2,703,693	-17%	
Operating Income	(3,616,297)	(2,908,513)	-20%	
Net Position	(376,752)	(204,820)	<b>-46%</b>	

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager and Waste Education Officer (Target amended)

- Implement the recommendations from the new Leachate Management Strategy. Underway. Pond B is now full and a pyramid for leachate evaporation is under construction.
- Implement the recommendations from the new Post Closure Management Plan. This Plan can to be commenced once the Temporary Transfer Station on Cells 5 and 6 is removed and established as part of the new Henderson Waste Precinct off Dalison Avenue.
- Implement the recommendations from the new Landfill Gas Management Plan. Commenced.
- Finalise the HWRP Financial Plan. Complete.
- Install and operate a polystyrene melt machine. Complete.
- Provide Drainage to the HWRP Exit Road. Complete.
- Extend the Greenwaste hardstand area. Complete.

# **Waste Collection**

To provide a regular reliable and safe waste and recycling collection service for every premise within the district and dispose of it in an environmentally acceptable manner

Activity	No. of Waste Collections	RRRC Equity Share	Satisfaction with Waste Collection	FTE Count
FY 16/17 Target	44,607	44.7%	97%	31.00*
YTD	44,014	42.79%	97%	31.00
	YTD Budget	YTD Actual		
Budget (511)	16/17	16/17	Variance %	
Gross Expenditure	6,880,179	6,780,859	-1%	
Internal Recharging	3,071,161	3,023,351	-2%	
Net Expenditure	9,951,341	9,804,210	-1%	
Operating Income	(2,579,545)	(2,646,411)	3%	
Net Position	7,371,796	7,157,799	-3%	

#### **Budget and Key Performance Indicators**

\*Includes 4 new driver positions

- Purchase a mid-range, rear loading, waste truck (15m<sup>3</sup>) to service difficult locations. Tender advertised.
- Employ four additional waste collection drivers to recognise the rapid growth, particularly in the south east of the City. 2 employed already due to the third bin roll out, the remaining will be employed upon the arrival of the 15m3 truck.
- Budget for the transfer of the Illegal Dumping Team (formally under Roads SU) into Waste Collection services. Transfer of two Waste Recovery positions complete.



# GOVERNANCE AND COMMUNITY SERVICES DIVISION

This division is responsible for providing a wide range of services to the community including community development initiatives, events, recreation services, ranger and community safety initiatives 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 division is to improve the quality of community life of residents and to ensure good governance. This division has four Business Units:

- Recreation & Community Safety
- Corporate Communications
- Community Development & Services
- Library Services

Governance functions are directly within the remit of the Director Governance and Community Services and he is assisted by one officer, the Governance and Risk Coordinator. An additional 1 FTE (Governance Officer) was approved for Governance in June 2016. The position is yet to be filled.

	YTD Budget	YTD Actual	
Budget (11)	16/17	16/17	Variance %
Gross Expenditure	2,009,437	2,004,141	0%
Internal Recharging	2,732,595	2,706,763	-1%
Net Expenditure	4,742,032	4,710,904	-1%
Operating Income	(97,594,689)	(98,730,666)	1%
Net Position	(92,852,657)	(94,019,762)	1%

#### **Governance & Risk Business Unit (includes Executive)**

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Implement the Risk Management and Safety Systems Software (RMSS). Completed.
- Implement the Compliance Management System (Gifts, Returns & Delegations). Completed.
- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program collate and provide the necessary data. 100% completed

# **Recreation & Community Safety**

The management area of this Business Unit includes a Grants & Research function. The Business Unit also has three Service Units:

- Leisure Centre
- Recreation Services
- Ranger & Community Safety

	YTD Budget	YTD Actual	
Composite Budget (32)	16/17	16/17	Variance %
Gross Expenditure	6,559,759	5,597,021	-15%
Internal Recharging	2,649,076	2,389,307	-10%
Net Expenditure	9,208,835	7,986,328	-13%
Operating Income	(2,237,814)	(2,315,718)	3%
Net Position	6,971,021	5,670,610	-19%

# Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Complete the construction of the new Cockburn ARC Recreation Facility. On schedule.
- Establish all necessary operation requirements including staffing for an anticipated opening of the facility to the public by early/mid-2017. On schedule.
- Establish an agreement with the Education Department on the closure of the South Lake Leisure Centre. Completed.

# Business Activities / Initiatives for 2016/17

• Establish a transition plan for the closure of South Lake Leisure Centre to Cockburn ARC



# Leisure Centre

Provision of a range of affordable centre based aquatic and indoor sporting and recreational facilities and services to the community from the Cockburn ARC Facility

Activity	SLLC Entrances	SLLC Gymnasium Membership	* Short Year – Centre closing in March. Foundation	FTE Count
FY 16/17 Target	340,000 213,741	1,000 849	memberships for new Centre will be over & above	13.89
YTD			this figure	13.00
	YTD Budget	YTD Actual		
Budget (325)	16/17	16/17	Variance %	
Gross Expenditure	1,642,679	1,585,025	-4%	
Internal Recharging	214,345	221,030	3%	
Net Expenditure	1,857,024	1,806,055	-3%	
Operating Income	(1,502,247)	(1,316,819)	-12%	
Net Position	354,776	489,236	38%	

#### Budget and Key Performance Indicators – South Lake leisure Centre

#### Budget and Key Performance Indicators – Cockburn ARC

				FTE Count
				FY15/16
Activity	TBA	TBA	ТВА	FY16/17
FY 16/17 Target				68*
YTD				13**
	YTD Budget	YTD Actual		
Budget (329)	16/17	16/17	Variance %	
Gross Expenditure	407,972	484,874	19%	
Internal Recharging	289,002	3,990	-99%	
Net Expenditure	696,974	488,864	-30%	
Operating Income	(1)	(31,242)	5206930%	
Net Position	696,973	457,622	-34%	

\* Includes existing positions at SLLC. Total subject to change.

\*\* Includes Cockburn ARC Manager, Project IT Support/Project Officer and HR Officer

- Maintain facilities at appropriate standard, despite impending closure. On schedule.
- Continue to develop online member portal to include Swim School & Program enrolments, as well as Facility Bookings. Complete and fully operational.
- Coordinate the permanent closure of South Lake Leisure Centre and hand over to the Education Department in agreed condition. On schedule.
- Transition/move staff and relevant equipment to new Cockburn ARC facility. On schedule.
- Commissioning and opening of new Cockburn ARC facility around April 2017. On schedule.

# **Recreation Services**

To provide effective high quality community based recreation services programs and Leisure facilities

	Champion Clubs Participating Clubs	Sport and Recreation Funding Applications	Bibra Lake Fun Run Participants	FTE Count
FY 16/17 Target	70	23	800	5.00
YTD	42	9	700	5.00
	YTD Budget	YTD Actual		
Budget (323)	16/17	16/17	Variance %	
Gross Expenditure	495,970	349,173	-30%	
Internal Recharging	1,720,465	1,752,396	2%	
Net Expenditure	2,216,435	2,101,568	-5%	
Operating Income	(304,905)	(418,448)	37%	
Net Position	1,911,530	1,683,121	-12%	

#### Budget and Key Performance Indicators

# Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Finalise and implement the Community, Sport & Recreation Facilities Strategic Plan 2016 2019. Draft Plan completed and scheduled to be presented to Council in March 2017
- Develop and implement the Coastal Activities Guide. Completed.
- Develop Western Ward Suburbs Sports and Recreation Needs and Feasibility Study. RFQ completed and to be advertised in January 2017, to appoint a consultant to assist in undertaking the study.

- Hold the Bibra Lake Fun Run. Completed in October 2016.
- Review and re-brand sport and recreation funding programs. Review completed and presenting to Grants and donations committee in 2017.
- Create new event for the presentation of Junior Sports Travel Assistance Program Awards. New standalone event held in November 2016.
- Implement online community facilities bookings system. Completed.
- Continue the provision of the Champion Clubs program to ensure sport and recreation clubs long term sustainability. Ongoing.
- Assist in the start-up and development of a new soccer club in Aubin Grove. Club registered incorporated body, bank accounts set up, logo developed and registration day held.
- Develop a management model for the new Visko Park Bowling and Recreation Club. Draft Heads of Agreement developed and negotiations between parties ongoing.
- Manage the Kidsport Grant Program. Ongoing.
- Review of Kite Surfing Management Arrangement. On schedule for February 2017.

# Ranger and Community Safety

These services work to improve the safety and security of City residents and visitors through the administration of local laws and state legislation utilising a range of education, prevention and mitigation strategies

	Ranger Services Tasks Attended	Security Patrol Response Times	Satisfaction with Security	FTE Count
FY 16/17 Target	12,000	90%	80%	18.00
YTD	5,504	93%	78%	18.00
	YTD Budget	YTD Actual		
Budget (328)	16/17	16/17	Variance %	
Gross Expenditure	2,532,443	2,475,629	-2%	
Internal Recharging	584,133	605,548	4%	
Net Expenditure	3,116,576	3,081,177	-1%	
Operating Income	(310,046)	(401,129)	29%	
Net Position	2,806,530	2,680,048	-5%	

#### Budget and Key Performance Indicators

## Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Review and develop the City's Community Crime Prevention and CCTV Strategy Plan for 2016-2021. The plan incorporates set crime prevention and community safety strategies and initiatives including CCTV. In progress with a review of actions with funding source to be done prior to going to Council in February 2017.
- Continue to implement CCTV infrastructure to key identified sites. Maintain and refurbish existing CCTV sites. Seek external funding where possible. Ongoing.
- CCTV installation at Cockburn ARC, Coogee Beach and Regional Playground (FY 16/17) and other areas to be determined. Cockburn Central completed. Cockburn ARC CCTV commencing February 2017. Upgrades to the Coogee Beach and the Rotary look out area commencing in mid-February to mid-March 2017. Preliminary works on the Regional Playground Bibra Lake (FY 16/17) have been completed and finalisation of these works and other areas to be determined as a result of budget review.

- Continue to initiate and facilitate fuel load assessments and mitigation works requirements as identified in the City's Bush Fire Management Plan 2014-2017. Ongoing.
- Investigate future developments of further dog off leash enclosed dog parks within the City. Review undertaken with potential sites identified in Success, South Lakes and Yangebup Undertake a full review of all current dog exercise areas and restricted dog areas within the City to ensure relevance to community needs. Completed. Additional dog restricted areas were included or expanded upon and some additional dog exercise areas were added. Approved at the December 2016 Ordinary Council Meeting.
- With key internal departments, work towards transitioning from the current accommodation of the Rangers and Community Safety Services section to new accommodation at the Depot's new Administration building, expected to be completed around April – May 2017 which includes the CCTV transition requirements. Consultation is on schedule with expected completion by April – May 2017 which includes the CCTV transition requirements.
- In consultation with the City's Business Systems, work towards continued further development of Ranger mobility options pending budget allocations. Consolidation and trials are occurring with an option expected to be in place by July 2017, dependent upon budget allocation and suitable software operating systems and devices being identified

within this time period.

 Development and implementation of a new bushfire mitigation rating software system in consultation with the Department of Fire and Emergency Services (DFES) and the Office of Bushfire Risk Management (OBRM). Progressing. The OBRM is now the Office of Emergency Management (OEM)

# Grants & Research

To provide a central City of Cockburn coordinating service for the distribution of grants, donations and sponsorship to community organisations and individuals. To seek grants from Commonwealth, State Government and other sources for services and facilities for residents of the City. To carry out research on matters related to issues of concern and interest to the City of Cockburn and to promote the interests of the City

Activity		Grants & Donations Committee Meetings	Funding Opportunities Advertised	FTE Count
FY 16/17 Target		3	10	3.20
YTD		2	5	3.63
	YTD Budget	YTD Actual		
Budget (320)	16/17	16/17	Variance %	
Gross Expenditure	1,435,987	658,328	-54%	
Internal Recharging	(233,609)	(234,197)	0%	
Net Expenditure	1,202,378	424,132	<b>-65%</b>	
Operating Income	0	(720)	0%	
Net Position	1,202,378	423,411	<b>-65%</b>	

## Budget and Key Performance Indicators\*

\*This table also includes the budget numbers for Recreation & Community Safety Management as Grants and Research is a function, rather than a separate Service Unit. Target FTE amended to include SBMG Manager and shared Administration Officer.

- Cockburn Community Fund and GAD Committee. Review of Grants, Donations and Sponsorship Policies, Guidelines and Application Forms – Review completed October 2016, recommendations being implemented for March 2017 funding round.
- Online Applications. Implement an online application system for the City's Grants, Donations and Sponsorship Program and provide training to potential applicants – In progress, commenced subscription to SmartyGrants online grants management system, online forms to be ready and training provided for March 2017 round.
- External Grant Applications, Reporting and Acquittals Monitor availability of new grant opportunities for City services and facilities, and assist City staff with applications, reporting and acquittal requirements – Ongoing.
- Award Nominations. Monitor availability of awards and prepare nominations Ongoing.
- Research Participatory Budgeting models of grant funding In progress, research has been undertaken, other Local Government Models consulted and two internal meetings with various departments held to discuss.

# **Corporate Communications**

To provide communications support to the organisation. This Business Unit has three Service Units:

- Communications and Marketing
- Customer Service
- Events and Culture

	YTD Budget	YTD Actual	
Composite Budget (34)	16/17	16/17	Variance %
Gross Expenditure	1,547,318	1,559,110	1%
Internal Recharging	(368,649)	(358,943)	-3%
Net Expenditure	1,178,669	1,200,166	2%
Operating Income	(10,800)	(2,839)	-74%
Net Position	1,167,869	1,197,327	3%

# **Communications and Marketing**

To provide a range of communications material and services that ensures that the community is informed about the City's services and programs

Activity	% of people satisfied	% of people delighted	% of people dissatisfied	FTE Count
,	78%	39%	7% (15%	
FY 16/17 Target			neutral)	8.00*
YTD	Annual tai	Annual targets not available midyear		
	YTD Budget	YTD Actual		
Budget (340, 341)	16/17	16/17	Variance %	
Gross Expenditure	683,749	619,556	-9%	
Internal Recharging	(428,671)	(420,857)	-2%	
Net Expenditure	255,078	198,700	-22%	
Operating Income	(6,500)	0	-100%	
Net Position	248,578	198,700	-20%	

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager (target amended)

## Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Cockburn Connect South (CCS) Campaign. Phase 3 plan developed; imagery developed; campaign starts February 2017.
- Review and update the Communications Strategy 2012–2017 to incorporate Brand, Digital Communication and Social Media. Deferred until 2017/18 due to website project requirements.

- Market city services and activities including public consultation; undertake campaigns as required. Ongoing.
- Deliver and report on business and community perceptions survey results. Completed.
- Continue open and transparent dialogue with the media. Ongoing.
- Finish and launch new corporate website. Due for completion April 2017.
- Develop Internal Communications Strategy. A working plan is developed and to be presented to Executive February 2017. An internal audit of internal communications will be undertaken (date to be agreed and subject to budget review), as poor internal communications is a moderate risk on the Strategic Risk Register.
- Roll out training for upload and use of Digital Asset Management System (the media library). Due to start January 2017.
- Update writing style guide. 90% complete.
- Develop organisational training plan for writing in plain English/writing for digital. A plan is developed for 60 staff members in advance of the website – HR to request funds at budget review due to budget being depleted by Project Management training. A simpler online version is planned to be rolled out to all staff; and ultimately the Digital Communications Officer position would facilitate and/or deliver this training.
- Review information flow to Elected Members; Scope Elected Member portal. Information flow reviewed and changes implemented. The Elected Member Portal is the last action. Scoping with Elected Members is due for June or July 2017.
- Develop branding plan. Brand story developed. Brand Style guide 98% complete. Signage style guide complete.
- Public Wi-Fi launch. Deferred, as proof of concept is still in development for Bibra Lake. Statistics and costs need analysing before other locations are finalised. The project will not be ready to launch this FY.

# **Customer Service**

To provide a range of services that deliver quality, timely and cost effective customer service to the community

Activity	% of Incoming calls dealt with by Contact Centre	Satisfaction with Level of Customer Service (Organisation)*	Satisfaction with Level of Customer Service (Customer Service)**	FTE Count
FY 16/17 Target	75%	85%	98%***	8.00
YTD	74%	N/A (Annual)	93%	7.59
Budget (343)			Variance %	
Gross Expenditure	434,907	466,362	7%	
Internal Recharging	(392,623)	(394,812)	1%	
Net Expenditure	42,285	71,549	69%	
<b>Operating Income</b>	(300)	0	-100%	
Net Position	41,985	71,549	70%	

#### **Budget and Key Performance Indicators**

\* Community Perceptions Survey

\*\*Customer Satisfaction Survey

\*\*\* Contact Centre and Front Counter combined

- Ongoing implementation of the Customer Service Charter. Ongoing.
- Undertake annual Customer Satisfaction Surveys for the organization. Completed but ongoing due to some moving to quarterly surveys.
- Plan for move of contact centre. Preliminary discussions held.
- Review processes, procedures and training to ensure that email and mobile phone number are updated or captured for ratepayers. Consider non ratepayers. Ongoing.
- Work with HR to deliver organisational customer service and customer request training needs to be deferred and reviewed due to increase in calls and emails to Customer Service; extra duties such as taking financial counselling calls; answering social media questions. Customer request training provided to the organisation by Customer Service Coordinator and Team Leader /supervisors as required. Online Customer Service Charter content in development.
- Implement the Local Government Operational and Management Effectiveness Assessment (Benchmarking) Program collate and provide the necessary data. 100% completed.
- Work with Business Systems and Elected Members to develop enhancements to the Customer Request System (Technology One). Completed.

# Events & Culture

To provide a range of services that deliver quality, timely and cost effective customer service to the community

<b>Budget and Key Performance Indicato</b>
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Activity		Percentage of people satisfied with festivals, events and cultural activities*	Percentage of people satisfied with how local history & heritage are preserved and promoted	FTE Count
FY 16/17 Target		84%	51%	3.68
YTD		Annual targets not a	vailable midyear	3.68
	YTD Budget	YTD Actual		
Budget	16/17	16/17	Variance %	
Gross Expenditure	428,663	473,192	10%	
Internal Recharging	452,644	456,726	1%	
Net Expenditure	881,307	929,918	6%	
Operating Income	(4,000)	(2,839)	-29%	
Net Position	877,307	927,078	6%	

\*Community Perceptions Survey

#### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

• Finalise and implement the Culture, Art, Heritage and Event Strategy 2016. Consider including a multicultural approach in a future version. Refer to the Local Government Inventory and Heritage List. – Strategy adopted at Council

- Define KPIs that measure benefit and value delivered from investment in culture. Will be complete by end 2017.
- Review Public Art position statement. Review for February DAPPS.
- Determine ways to use City events to increase awareness, understanding and respect for different cultures past and present in Cockburn. Considered within event planning and Cultural Fair event (formerly Harvest Hoo Haa) 22 April 2017.
- Develop and maintain a central register of relevant art, culture and heritage providers within the City. 10% project planning complete. Stakeholder engagement next.
- Identify art, culture and heritage funding and communicate to stakeholders. Ongoing.
- Review the City's cultural grant program. In Progress complete June 2017.
- Grow the City's art collection (external and internal) ensuring that the collection is relevant and economically viable with internal works being managed, maintained and stored appropriately. 20% complete.
- Develop or facilitate community pop-up events and smaller niche events in line with trends and community needs. Three Pop up events planned and will be completed by March 25 2017, Comedy Festival program for 18 – 35 demographic in October 2016.
- Continue to re-define and increase the number of sustainable suppliers at events. Created sustainable events guidelines implemented from 2017 onwards.
- Review internal processes, plans and policies to ensure art, culture and local heritage is considered and incorporated in to strategic planning (not just from "Planning"). Ongoing.

# **Community Development & Services**

This Business Unit has five Service Units:

- Seniors
- Child Care Services
- Aged and Disabled Services (Cockburn Community Care)
- Family & Community Development
- Youth Services

	YTD Budget	YTD Actual	
Composite Budget (33)	16/17	16/17	Variance %
Gross Expenditure	5,083,938	5,122,512	1%
Internal Recharging	1,466,836	1,422,198	-3%
Net Expenditure	6,550,774	6,544,710	0%
Operating Income	(4,267,393)	(4,507,281)	6%
Net Position	2,283,381	2,037,430	-11%

### Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan

- Finalise and implement the Community Development Strategy. Completed.
- Finalise and implement the Age Friendly Strategy 2016-2021. Completed.
- Finalise and implement the Child and Families Strategy 2016-2021. Completed.
- Review and implement the Reconciliation Action Plan 2017-2020. In progress.
- Review and implement the Youth Services Strategy 2017-2022. Request for quotes now closed, shortlisting of applicants and appointment to occur January/February 2017.
- Implement the Grant and Fee Funded Human Services Strategic Plan (2013-2018). In progress.
- Implement the Disability Access and Inclusion Plan (2012-2017). In progress.

- The Community Development & Services Business Unit includes a range of municipally funded and grant funded services, programs, community development activities and events. Social, community development, and recreation programs which are culturally appropriate, inclusive and accessible to the community are provided in conjunction with human services which are targeted to those most in need in our community. Ongoing
- Age Friendly Development. Progress the Age Friendly Development in Coolbellup once the land is under the City's control. Original proponent has withdrawn from the project. Discussions being held with new proponent to progress the project.
- Cockburn and Kwinana Early Years Project. Support the collective impact early years project which aims to improve outcomes for children aged 0 to 8 years. Ongoing
- Community Men's Shed. Commence the detailed Design and Construction of the purpose built Community Men's Shed in Cockburn Central. All tender applications unsuccessful, new tender to be organised.
- Aboriginal Cultural and Visitors Centre. Commence capacity building and early planning in readiness for the Aboriginal Cultural and Visitors Centre. Has been put on hold as date for Aboriginal Cultural and Visitors Centre has been moved into the future.
- Cockburn Bowling & Recreation Facility. Complete detailed design and commence construction of the facility at Visko Park Yangebup. Detail Design review, Development Application Lodgement and Consultant Project Manager appointment complete. Tender drafting for construction underway.
- Youth Diversion Services Assist to develop and submit a consortium tender for metropolitan wide Youth Diversion Services in partnership with not for profit organisations.

Tender successful. Staff member to be employed.

• Community Engagement - Improve community engagement activities by the City through the new Community Engagement position and investigate participatory budgeting model. Position has been engaged and investigation into the participatory budgeting model has commenced.

# **Seniors Services**

Administers Council funded services, programs and facilities aimed at providing and developing increased amenity, active ageing and leisure opportunities for the senior citizens. These services include provision of the Cockburn Seniors Centre based programs, outings, events, and meals

				FTE Count
Activity		Senior Centre Memberships	Satisfaction with Seniors Services	
FY 16/17 Target		1150	80%	4.00
YTD		930	NA (Annual)	3.59
	YTD Budget	YTD Actual		
Budget (335)	16/17	16/17	Variance %	
Gross Expenditure	319,430	334,014	5%	
Internal Recharging	160,476	173,409	8%	
Net Expenditure	479,906	507,423	6%	
Operating Income	(120,850)	(167,103)	38%	
Net Position	359,056	340,321	-5%	

### **Budget and Key Performance Indicators**

- Cockburn Seniors Centre. The Centre model provides programs, events outings and meals that are based on an active ageing model which enhances the mind, body and soul. The Seniors Centre experiences approximately 22,000 visits each year. Visits year to date 12,471
- Seniors Centre Meals. Provides a subsidised two course meal three days per week and a light meal 2 days per week. The centre provides approximately 7,500 meals to older members of the community every year. Meals year to date 4262.
- Seniors Centre Outings. Provides over 72 social outings per year to a broad range of locations. Year to date 32
- Cockburn Seniors Centre Programs. Provides a range of active ageing group programs that enhance the mind, body and soul. Ongoing
- The Seniors Centre Events. Provides a range of centre based special events with over 5000 people attending per annum. Ongoing.
- Seniors Centre Expo. The Healthy Lifestyle Expo for 55+ held at the Seniors centre in 2015 was a success. The City of Cockburn will again be hosting the 2017 expo in conjunction with the cities of Melville and Fremantle. Due to a new Seniors Centre coordinator starting it has been decided to postpone the expo for this year.
- Reconciliation Programs. The centre will develop a range of programs to strengthen relationships with the Aboriginal community in accordance with the Reconciliation Action Plan 2013-16. Bush Babies exhibition from Art on the Move in April. This is a painting exhibition of Aboriginal elders and provides an opportunity to celebrate and connect with Aboriginal culture.
- Community and Men's Shed. Seniors Services will continue to support the development of the Interim and purpose built Community and Men's Shed. Ongoing support provided.
- Arts Programming. The centre opened a new purpose built arts room in early 2016. This will provide an opportunity to enhance the ranges of arts activities on offer at the centre. Ongoing.

## **Child Care Services**

To equitably and effectively administer grant and fees provided to Council for the operation of the Family Day Care Service and In Home Care Service

Activity		Total Number of Children accessing FDC per/week	Number of Family Day Care Providers	FTE Count
FY 16/17 Target		650	80	5.74
YTD		650	65	4.79
Budget (334)			Variance %	
Gross Expenditure	1,797,072	2,138,598	19%	
Internal Recharging	27,516	29,042	6%	
Net Expenditure	1,824,587	2,167,640	19%	
Operating Income	(1,821,325)	(2,033,278)	12%	
Net Position	3,262	134,362	4018%	

#### Budget and Key Performance Indicators

- Family Day Care. From July 2015 the Commonwealth discontinued metropolitan Family Day Care Service Operational Grants thereby changing Family Day Care to a User-Pays, Commonwealth legislated childcare system. Strategies going forward are to continue with the recruitment of high quality Family Day care Educators in and around Cockburn to ensure the level of quality care currently accessed by families is maintained. Ongoing
- In-Home Childcare. Grant and fee funding is used to employ quality and experienced staff to support Educators to provide childcare in the child's own home. Strategies going forward are to increase the number of high quality In Home Care Educators available to families in need. This in turn will increase the number of families accessing the service. Ongoing.
- Financial Management of Commonwealth Childcare Subsidies. Staff are required to undertake fortnightly Commonwealth Child Care Management data assessment, upload it to the system and download payment information for over 100 Family Day Care and In Home Childcare Educators. The FDC service has transitioned to the new Harmony Web Program. When the staff are fully competent with the new program the training and transitioning of Educators will occur.
- Childcare Location Visits. National Child Care legislation for Family Day Care (FDC) Services requires regular monitoring/ support visits to Registered FDC Educators. In Home Child Care (IHC) Services remain out-of-scope of Child Care legislation and comply with IHC National Standards requiring a minimum of quarterly support/ monitoring visits for Registered IHC Educators. These requirements continue to be met to ensure ongoing quality provision of early childhood education and care. The current Quality Improvement Plan (QIP) for the FDC Service is being met through an increased level of training and awareness of the Educators' risk management plans for excursions.
- Childcare Hours. Currently the two childcare services provide over 350,000 hours of childcare per annum for approximately 800 children. At end December 2016 the two childcare services have provided 224,871 hours of childcare.
- Legislative Requirements. Family Day Care legislation requires extensive selection, monitoring and ongoing training and support of educators and staff to ensure compliance and the provision of quality early childhood education and care. In Home Child Care operates in compliance of National Standards (IHC) which requires ongoing monitoring, training and support of educators. Ongoing.

## Aged and Disabled Services (Cockburn Community Care)

Administer block grant funds provided to Council for the operation of the Home and Community Care program and individual grants provided to Council for Home Care packages and WA NDIS services. Provide programs and services for frail aged and citizens with disability as contracted

		Satisfaction with Cockburn	HACC Hours of Service	FTE Count
Activity		Community Care Services	Delivered vs Contract	
FY 16/17 Target		95%	75%	27.09
YTD		NA (Annual)	72%	23.89*
	YTD Budget	YTD Actual		
Budget (333)	16/17	16/17	Variance %	
Gross Expenditure	1,330,314	1,099,286	-17%	
Internal Recharging	189,596	226,825	20%	
Net Expenditure	1,519,910	1,326,111	-13%	
Operating Income	(1,730,393)	(1,499,798)	-13%	
Net Position	(210,483)	(173,687)	-17%	

#### **Budget and Key Performance Indicators**

\*Number varies with external funding

- From February 2017 Home Care Packages will be tied to clients rather than Service Providers providing an opportunity to pick up Level 3 and Level 4 packages, grow the business, and improve financial viability. Mid-year we expect a good percentage of our current clients to transition to Level 3 or Level 4 after February and have had good feedback from Social Workers from Fremantle who are waiting to make referrals to us.
- The Consumer Directed Care Model allows for Cockburn Community Care to provide brokered services for other Home Care Package providers (and private clients) providing an important option for residents and improving financial viability of the service. Mid-year Cockburn Community Care has a number of brokered clients and a good relationship with other aged care organisations. Complete
- Home and Community Care (HACC) services are undergoing radical reform. Service modeling needs to keep pace with changes and promotion will become increasingly important for maintaining market share. Growth funding opportunities will be taken whenever possible. Mid-year Growth funding application was successful. CCC has entered the Dementia Partnership Program with Alzheimers WA – a program designed to promote cultural change and experimentation with program modelling.
- Cockburn Community Care provides individually funded services for people with disability funded in the Cockburn/Kwinana WA NDIS trial (since July 2015). The trial has been extended for a year. The trial sites will be integrated into the national roll out of NDIS under a model negotiated by the WA and Federal governments. Mid-year NDIS program has continued to grow and the trial will progress to a permanent service model. CCC will reapply for registration by 30 Jan 2017.
- Cockburn Community Care will continue involvement in HACC funded Garrgatup project dedicated to improving connection with the Aboriginal and Torres Strait Islander Community. Mid-year the project was particularly helpful in improving our relationship (and referrals) from the Aboriginal Chronic Health team run by Black Swan. Unfortunately Black Swan has lost the tender for this service. CCC will work to develop a similar relationship with the new provider and recruit them into the Garrgatup program.
- Cockburn Community Care has funds set aside for 10 year refurbishment. Physical access will be improved, Dementia Friendly spaces will be created, Social Club service capacity will be increased and general amenity improved. A dementia friendly environmental audit has been completed. Improvements have been planned but quotes have come back over budget. Facilities Service Unit staff are negotiating with the architect and builders.

# Family and Community Development

Provides a range of individual, family and child focused services, via community development and direct service delivery. Including information, referral, advocacy or direct assistance and support. Provides capacity building and community engagement mechanisms to strengthen and support community groups and volunteers operating within the City of Cockburn.

	Local Business	Engaged Community		FTE Count
Activity	Supporting Community Activities & Volunteers	Development E-News Subscribers	No of Family Support Contacts	
FY 16/17 Target	100	683	2750	11.00
YTD	37	580	1428	15.28*
	YTD Budget	YTD Actual		
Budget (330, 331)	16/17	16/17	Variance %	
Gross Expenditure	960,092	934,705	-3%	
Internal Recharging	533,113	476,434	-11%	
Net Expenditure	1,493,205	1,411,140	-5%	
Operating Income	(268,071)	(421,830)	57%	
Net Position	1,225,135	989,310	-19%	

#### **Budget and Key Performance Indicators**

\*Includes SBMG Manager, CC&S Manager and F&CD Manager.

- Support Services: Provision of grant funded Family Support, Financial Counselling, and Early Years Parenting services to prioritise those most in need, providing home visits with families with young children, individual counselling, and a range of groups.
- Community Development: Initiatives include: Cockburn Community Group News; Cockburn • Community Business Steering Committee developing networking/ partnership opportunities: 'On-the-Job' Program provides planning/project management and sustainability support for organisations; Bi-monthly Forums for Resident groups and Parents Associations; and Volunteer Recognition Events. A new Community Engagement position has now been in place for 6 months and will improve organisation-wide Community Engagement practice.
- Community Events: provision of specialised community events including Celebrate Ability, Hello Baby, NAIDOC Week, Reconciliation Week and Family Dance events. Events will be reviewed to consider innovation. Approx 4000 people attend events per annum.
- Community Reference Groups and Services Networks: coordination of the City's Children's, Disability, Community Development, and Aboriginal Reference Groups, and participation in the Family Support and Purely Early Years Network Meetings. Ongoing.
- Children's Development & Services: provides Atwell 3 year old Playclub for parents and children, and Froggy's Fun on the Green outdoor Play Program twice per week. Skatepark clinics for 8-13 year olds are provided. The newly adopted Children and Families Strategy 2016-2021 is being implemented. Staff liaise with over 26 primary schools, 8 high schools, 5 child health clinics, 2 toy libraries, as well as playgroups, pre-Kindy and Kindy programs.
- Aboriginal Community Development: strengthens connections and liaison with the Aboriginal community, delivers events and supports new projects in consultation with the Aboriginal Reference Group. Ensures delivery of Aboriginal Cultural Competency Training to both staff and community groups, and manages the Reconciliation Action Plan.
- Disability Access and Inclusion: provides a point of liaison, internal communication and community consultation on disability-related matters. Ensures staff awareness training and community Information sessions, and manages the Disability Access and Inclusion Plan. The Changing Places facility at Bibra Lake was successfully completed, and additional playgrounds have been fenced to cater for families with disability and younger children.

# Youth Services

Administer grant and Council funded services, programs and facilities aimed at providing and developing increased social support, amenity, activity and leisure opportunities for the young people of Cockburn. Youth services offers three streams of services for young people – youth work, youth centre programs and youth development

Activity	Service Contacts with Young People	Youth Outrage Program Places Occupied	Satisfaction with Youth Services	FTE Count
FY 16/17 Target	20,000	85%	70%	8.00
YTD	10,000	82%	70%	9.60*
	YTD Budget	YTD Actual		
Budget (332)	16/17	16/17	Variance %	
Gross Expenditure	677,031	615,908	-9%	
Internal Recharging	556,136	516,489	-7%	
Net Expenditure	1,233,166	1,132,396	-8%	
Operating Income	(326,754)	(385,272)	18%	
Net Position	906,412	747,124	-18%	

#### **Budget and Key Performance Indicators**

#### \*Grant funded FTE included

- Youth Services. This service area has over 20,000 contacts with young people each year through the Cockburn Youth Centre, Youth Development, Youth Outreach Services, Bliss-co mobile outdoor recreation service, Youth Outrage holiday program, skate park competitions, events and art programs. Ongoing.
- Events. Youth Services coordinates a range of events including the FROSH Youth Festival and Youth Centre events such as the Big Night In with over 10,000 young people attending. Youth Services also provide a support role for the Cockburn RSL ANZAC Youth Parade, FROSH and NAIDOC celebrations. Coogee Beach festival removed from events as no longer running.
- Cockburn Youth Centre. This facility is open 6 days per week 51 weeks per year. It provides a one stop shop model for those most in need combined with a wide range of educational and recreation programs. The Youth Centre provides, after school and school holiday programs, a free supervised hang out space, and centre based events. The Youth Centre also partners with the Challenger Institute to provide accredited training course during school hours. Ongoing.
- Youth Development. Youth development coordinates the Youth Advisory Collective, the Youth Outrage School Holiday program, the Bliss-co mobile youth recreation service, local skate park competitions and art projects. In the upcoming year youth capacity building and leadership, closer partnering with local high schools on community projects, increased work with young people from culturally and linguistically diverse communities as well as topical information provision for parents. The New municipally funded Youth Development position has successfully developed and is currently facilitating new Youth Mentoring and Leadership programs which are successfully engaging a different cohort of young people to those already engaged with the City's youth services.
- Youth Outreach. Employs staff through grant funding to provide individual counselling and group work to young people who are considered 'at risk' and their families. Ongoing.
- Youth Advisory Collective. Continued support of the YAC by the Youth Development Officer. Ongoing.
- Skate Parks. Facilitate Skate competitions twice per year at all 3 skate parks. Assist with development of the concept plan to upgrade the existing skate facility in Bibra Lake. Bibra Lake Skate and Recreation precinct concept plan is in final stage of development.
- Youth Diversion. Submit a Consortium Tender to continue the provision of Youth Diversion

services within the broader metropolitan region. Consortium tender submitted. City of Cockburn youth services have been successfully appointed to deliver Life skills, Health and Development mentoring to repeat youth offenders. Recruitment of additional staff member currently in progress.

• Youth Services Strategic Plan- commences consultation and review of the Strategy. Call for Requests for Quotes now closed with shortlisting of applications and appointment of consultant to occur in the next two weeks.

# **Library Services**

Branch Libraries - Manage a public facility that provides spaces and staff to enable capacity building, community collaborations and to deliver collections and services specific to the catchment demographic of the branch.

Young Peoples Services - Provide and support a range of inclusive library programs, environments and collections that support the early and continued development of literacy skills in the children and young people of the City of Cockburn.

Adult Services - Provide and support a range of programs and events in collaboration with major stakeholders that support lifelong learning and community engagement for Cockburn residents.

Technology & Digital Services - Support and manage information technology for the library service to ensure that the systems run efficiently and meet the contemporary needs of a modern library service.

				FTE Count
Activity	Visits	Registered Borrowers	Satisfaction with Libraries	
FY 16/17 Target	390,000	34,500	90%	31.44
YTD	194,592	34,531	NA (Annual)	30*
Budget (311, 312, 313, 314)	YTD Budget 16/17	YTD Actual 16/17	Vari	ance %
Gross Expenditure	1,812,888	1,746,992		-4%
Internal Recharging	790,166	775,975		-2%
Net Expenditure	2,603,055	2,522,966		-3%
Operating Income	(32,817)	(22,882)		-30%
Net Position	2,570,237	2,500,084		-3%

#### Budget and Key Performance Indicators

#### \*Varies due to hours of long term casual employees Business Activities / Initiatives for 2016/17

 Regional Library Reform. Work with the South West Librarian's Group to develop a feasibility study towards a strategic partnership for South West Metropolitan Libraries.
 A feasibility study is currently underway to ascertain what percentage of services can be

A feasibility study is currently underway to ascertain what percentage of services can be sourced within the SWLG rather than through the state wide collection.

- WA Public Library Service Reform Continue to participate in the 'Vision for Public Libraries in 2025' process. Public Library Strategic Working Group formed, chaired by Duncan Ord, Director General: Department Culture and the Arts. Key Focus – new Library Act and one library card.
- Spearwood Library Rejuvenation Project. To develop and implement a plan of rejuvenation of Spearwood Library to bring it up to the contemporary standard of other libraries within Cockburn. Project Brief completed. Currently in negotiations to engage a consultant for carpet design.
- Integrated Library System. Upgrade to Spydus Integrated Library System to version 10. Scheduled for April/May, 2017.
- Learning English Through Storytime (LETS) Develop and implement a LETS program for CaLD families at Success Library. Completed.
- Digital Collections Training Program. Develop and implement a staff training program for library electronic resources (ongoing). First Module completed. Second Module in production.
- Cockburn Local History Website. Depending on budget approval implement first stage of the local history digitization. Project Plan complete. Currently preparing specifications to engage a professional historian.
- Implement SelfService Public Scanning and Faxing for Spearwood and Success Libraries. Scanning upgrade Completed.

- Stackmap. Installation of mapping software that is linked to the library catalogue and a floor map of the building enabling clients to click on a "Find It" button to locate their item in the collection. Currently implementing.
- Partnerships for Sustainable Service Delivery. Continue to develop the partnerships with external providers and other council service units to facilitate the introduction of the Success model of program delivery to Coolbellup and Spearwood libraries. Success model of program delivery with Curtin University implemented to other branches in 2016 however Curtin will only commit to classes at Success Library in 2017. English Language class extended to Coolbellup in 2016 with addition of a crèche facility in 2017.

# **Mission Statement**

'To make the City of Cockburn the most attractive place to live, work, visit and invest in, within the Perth metropolitan area.'

# Values

Our five values influence service provision and staff behaviour.

They are:

**Customer Service** 

Accountability

Sustainability

Safety

Excellence

9 Coleville Crescent, Spearwood WA 6163 P 08 9411 3401 F 08 9411 3333

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E This information is available in alternative formats on request.

#### OCM 9/2/2017 Item 15. 1 Attach 1

	CITY OF COCKBURN
	DOC Set
Government of Western Australia Development Assessment Panels	0 9 JAN 2017
	SUBJECT OA8002 RETENTION A5.4.1.4D7 Cur Ref: DP/12/00609 Enquiries: DAP Secretariat Telephone: 6551 9919 PROPERTY
Mr Stephen Cain	
Chief Executive Officer City of Cockburn PO Box 1215	APP ACTION - 1 - Armit.
BIBRA LAKE DC WA 6965 Slephen Dear McCain,	AGTION ie L Arnott. F.Y.I Stephen Cain

#### DEVELOPMENT ASSESSMENT PANELS – LOCAL GOVERNMENT NOMINATIONS

As you would be aware, Development Assessment Panels (DAP) member appointments expire on 26 April 2017.

Members whose term has expired will be eligible for re-consideration at this time. Under regulation 26 of the *Planning and Development (Development Assessment Panels) Regulations 2011* (DAP Regulations), your local council is requested to nominate four elected members of the Council, comprising two local members and two alternate local members to sit on your respective DAP as required. The local government nominations process require online submissions at the following - <u>https://consultation.planning.wa.gov.au/office-of-the-director-general/fec6cd28</u> Nominations are required to be received by 28 February 2017.

Following receipt of all local government nominations, the Minister for Planning will consider and appoint nominees for up to a three-year term, expiring on 26 April 2020. All appointed local members will be placed on the local government member register and advised of DAP training dates and times. It is a mandatory requirement, pursuant to the DAP regulations, that all DAP members attend training before they can sit on a DAP and determine applications. Local government members who have previously undertaken training are not required to attend further training, but are encouraged to attend refresher training.

When selecting nominees, the Council should consider that local government elections may result in a change to DAP membership if current councillors, who are DAP members, are not re-elected. If members are not re-elected, the local government will need to re-nominate for the Minister's consideration. DAP members are entitled to be paid for their attendance at DAP meetings and training, unless they fall within a class of persons excluded from payment. Further details can be found in the *Premier's circular – State Government Boards and Committees Circular (2010/02)*.

If you have any queries regarding this request for nominations, please contact the DAPs secretariat on (08) 6551 9919 or email <u>daps@planning.wa.gov.au</u>. Further information is available online at <u>https://www.planning.wa.gov.au/Development-Assessment-Panels.asp</u>.

Yours sincerely

Gall McGowan

Director General

🗲 January 2017

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000 . Tel: (08) 655 19000 Fax: (08) 655 19001 corporate@planning.wa.gov.au www.planning.wa.gov.au ABN 79 051 750 680 wa.gov.au

1

# DAP Member 1

1.	Name
Pret	ferred Name (if any)
2.	Last Name:
3.	Phone No:
4.	Email Address:
5.	Postal Address:
6.	Date of Birth:
7.	Gender:
8.	Employment Position:
9.	Employer Organisation:
10.	Employment Status:
	(if part time or casual please specify hours per week)
11.	Eligible for remuneration in accordance with the Premier's circular - State
	Government Boards and Committees Circular 2010/02) Yes 🗌 No 🗌
12.	Has DAP training been undertaken Yes 🗌 No 🗌

# DAP Member 2

1.	Name
Pref	erred Name (if any)
2.	Last Name:
3.	Phone No:
4.	Email Address:
5.	Postal Address:
6.	Date of Birth:
7.	Gender:
8.	Employment Position:
9.	Employer Organisation:
10.	Employment Status:
	(if part time or casual please specify hours per week)
11.	Eligible for remuneration in accordance with the Premier's circular – State
	Government Boards and Committees Circular 2010/02) Yes 🗌 No. 🗌
12.	Has DAP training been undertaken Yes 🗌 No 🗌

# **ALTERNATE DAP Member 1**

1.	Name
Pref	ferred Name (if any)
2.	Last Name:
3.	Phone No:
4.	Email Address:
5.	Postal Address:
6.	Date of Birth:
7.	Gender:
8.	Employment Position:
9.	Employer Organisation:
10.	Employment Status:
	(if part time or casual please specify hours per week)
11.	Eligible for remuneration in accordance with the Premier's circular – State
	Government Boards and Committees Circular 2010/02) Yes 🗌 No. 🗌
12.	Has DAP training been undertaken Yes 🗌 No 🗌

# **ALTERNATE DAP Member 2**

1.	Name
Pre	ferred Name (if any)
2.	Last Name:
3.	Phone No:
4.	Email Address:
5.	Postal Address:
6.	Date of Birth:
7.	Gender:
8.	Employment Position:
9.	Employer Organisation:
10.	Employment Status:
	(if part time or casual please specify hours per week)
11.	Eligible for remuneration in accordance with the Premier's circular – State
	Government Boards and Committees Circular 2010/02) Yes 🗌 No. 🗌
12.	Has DAP training been undertaken Yes 🗌 No 🗌



Health Act 1911

# Health (Asbestos) Regulations 1992

As at 15 Dec 2006 Version 01-c0-11 Extract from www.slp.wa.gov.au, see that website for further information

#### Western Australia

# Health (Asbestos) Regulations 1992

### Contents

## Part 1 — Preliminary

1.	Citation	1
2.	Interpretation	1
3.	Local laws	2
4.	Asbestos declared hazardous	2
5.	Authorised persons	2
	Part 2 — Asbestos cement product	
6.	Sale or supply of an asbestos cement product	3
7.	Use of asbestos cement product	3
7A.	Asbestos dwelling-houses	5
	Part 3 — Material containing asbestos	
8.	Directions by authorised persons	7
8A.	Payment for work done in default	7
9.	Executive Director may prohibit or restrict use,	
	sale or supply of material containing asbestos	8
	Part 4 — Disposal of material	
	containing asbestos	
11.	Asbestos for disposal to be separated etc.	9
12.	Duty to notify others of presence of asbestos	9
	Part 5 — Miscellaneous	
14.	Power to take sample	10
15.	Penalties	10
16.	Repeal	11

As at 15 Dec 2006 Version 01-c0-11 page i Extract from www.slp.wa.gov.au, see that website for further information Contents

**Notes** Compilation table

12

page ii

 Version 01-c0-11
 As at 15 Dec 2006

 Extract from www.slp.wa.gov.au, see that website for further information

Western Australia

Health Act 1911

## Health (Asbestos) Regulations 1992

### Part 1 — Preliminary

#### 1. Citation

These regulations may be cited as the *Health (Asbestos)* Regulations  $1992^{-1}$ .

#### 2. Interpretation

In these regulations, unless the contrary intention appears —

*asbestos* means the asbestiform variety of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals and includes actinolite, amosite, anthophyllite, chrysotile, crocidolite, tremolite, and any mixture containing 2 or more of those;

*asbestos cement product* means a product or part of a product containing asbestos in a cement binder;

*authorised person* means an environmental health officer or a person authorised under regulation 5;

*dwelling-house* does not include any associated structure or outbuilding that is not an integral part of a dwelling-house's structure;

material containing asbestos means material in which ----

(a) fibrous material is able to be detected by stereoscopic light microscopy at a magnification of not less than 10 times and not greater than 40 times; and

page 1

As at 15 Dec 2006 Version 01-c0-11 Extract from www.slp.wa.gov.au, see that website for further information (b) the fibrous material is able to be identified as asbestos by polarised light microscopy at a magnification of not greater than 400 times or by a method approved by the Executive Director, Public Health.

[*Regulation 2 amended in Gazette 28 Jun 1994 p. 3016; 29 Dec 2000 p. 7908.*]

#### 3. Local laws

These regulations apply to all districts as if they were local laws made under the Act.

[Regulation 3 inserted in Gazette 29 Dec 2000 p. 7908.]

#### 4. Asbestos declared hazardous

Asbestos is declared to be a hazardous substance.

#### 5. Authorised persons

The Executive Director, Public Health may authorise a person in writing to be an authorised person for the purposes of these regulations.

page 2

 Version 01-c0-11
 As at 15 Dec 2006

 Extract from www.slp.wa.gov.au, see that website for further information

### Part 2 — Asbestos cement product

[Heading inserted in Gazette 29 Dec 2000 p. 7908.]

#### 6. Sale or supply of an asbestos cement product

A person who sells or supplies an asbestos cement product to another commits an offence, except when —

- (a) that person has the prior written approval of the Executive Director, Public Health and does so in accordance with that approval;
- (b) the supply of the asbestos cement product to another is for the purpose of having that other person dispose of it in accordance with the *Environmental Protection* (Controlled Waste) Regulations 2000;
- (c) the asbestos cement product forms part of a fixture on land when the ownership of that land is transferred to another; or
- (d) the asbestos cement product forms part of a dwelling-house (whether or not a fixture on land) which is sold or supplied and which, at that time, is not substantially dismantled.

[*Regulation 6 amended in Gazette 28 Jun 1994 p. 3016-17; 29 Dec 2000 p. 7908 and p. 7911.*]

#### 7. Use of asbestos cement product

- (1) Subject to subregulation (2), a person who uses any asbestos cement product commits an offence, except
  - (a) if the person is
    - (i) maintaining or repairing the asbestos cement product; or
    - (ii) removing the asbestos cement product for the purpose of disposing of it in accordance with the *Environmental Protection (Controlled Waste) Regulations 2000*;

As at 15 Dec 2006 Version 01-c0-11 page 3 Extract from www.slp.wa.gov.au, see that website for further information (aa) if, —

- (i) for the purpose of carrying out work on, under or near a structure (which term includes a fence) containing an asbestos cement product, the person dismantles and reinstates the whole or part of the structure within a reasonable time; and
- (ii) any asbestos cement product used to reinstate the structure
  - (I) was part of the structure before the structure was dismantled; and
  - (II) is in a stable, undamaged condition;

or

- (b) when that person has the prior written approval of the Executive Director, Public Health and does so in accordance with that approval.
- (2) Subregulation (1) does not apply to the use of asbestos cement product where
  - (a) the asbestos cement product was in use as part of a structure (which term includes a fence) when these regulations came into operation; and
  - (b) the use of that asbestos cement product as that part of that structure has continued, without the position of the asbestos cement product being changed, since these regulations came into operation.
- (3) A person who stores, breaks, damages, cuts, maintains, repairs, removes, moves, or disposes of, or uses any material containing asbestos without taking reasonable measures to prevent asbestos fibres entering the atmosphere commits an offence.
- (4) For the purposes of subregulation (3), *reasonable measures* includes
  - (a) using water or other practical measures to keep airborne material containing asbestos to a minimum;

page 4

Version 01-c0-11 As at 15 Dec 2006 Extract from www.slp.wa.gov.au, see that website for further information

r. 7

- (b) not using any tools other than non-powered hand tools or portable power tools that incorporate dust suppression or dust extraction attachments designed to collect asbestos fibres;
- (c) using only vacuum cleaning equipment designed to collect asbestos fibres or wetting the area before sweeping up material containing asbestos;
- (d) not using a high pressure water jet, or compressed air, unless in a manner which adequately prevents asbestos fibres entering the atmosphere and which is approved in writing by the Executive Director, Public Health;
- (e) ensuring, so far as is reasonably practicable, that material containing asbestos is not broken or abraded;
- (f) ensuring that waste material containing asbestos is disposed of in accordance with the *Environmental Protection (Controlled Waste) Regulations 2000* as soon as practicable.

[*Regulation 7 amended in Gazette 28 Jun 1994 p. 3017; 29 Dec 2000 p. 7908-9 and p. 7911.*]

#### 7A. Asbestos dwelling-houses

- Subject to subregulation (2), a person who moves a dwelling-house built wholly or partly with an asbestos cement product commits an offence unless, in the course of moving it, —
  - (a) the dwelling-house is not divided into more than 3 sections; and
  - (b) that part of it built wholly or partly with an asbestos cement product is not substantially dismantled.
- (2) The Executive Director, Public Health may approve, in writing, with or without conditions, the transportation of a dwelling-house built wholly or partly with an asbestos cement product in more than 3 sections if he or she is satisfied that the

As at 15 Dec 2006 Version 01-c0-11 page 5 Extract from www.slp.wa.gov.au, see that website for further information

#### <u>r. 7A</u>

dwelling-house cannot be moved safely unless it is divided into more than 3 sections.

- (3) A person must comply with a condition imposed under subregulation (2) on an approval.
- (4) A person must not cut or deliberately break an asbestos cement product for the purpose of, or in the course of, moving a dwelling-house built wholly or partly with an asbestos cement product.

[Regulation 7A inserted in Gazette 29 Dec 2000 p. 7909-10.]

page 6

Version 01-c0-11 As at 15 Dec 2006 Extract from www.slp.wa.gov.au, see that website for further information

### Part 3 — Material containing asbestos

#### 8. Directions by authorised persons

- (1) An authorised person may, by a written notice served on
  - (a) the owner of material containing asbestos; or
  - (b) the owner or occupier of premises on which material containing asbestos is present; or
  - (c) a person handling material containing asbestos,

direct that person to maintain, repair, remove, move, dispose of, or handle the material containing asbestos in such manner and within such time as is specified in the direction.

- (2) The power conferred by subregulation (1) to direct a person to maintain, repair, remove, move, dispose of, or handle material containing asbestos includes power to direct that person to do any 2 or more of those things in combination.
- (3) A person who is served with a notice under subregulation (1) may, within 28 days of the service of the notice, appeal in writing against the notice to the Executive Director, Public Health who may uphold, revoke, or amend the notice.
- (4) A person who fails to comply with a direction in a notice under subregulation (1) commits an offence.

#### 8A. Payment for work done in default

- (1) If a person fails to comply with a direction under regulation 8(1) (to maintain, repair, remove, move, dispose of, or handle material containing asbestos) in the manner, or within the time, specified in the direction, a local government may carry out, or make alternative arrangements to carry out, the work required to be done under that direction.
- (2) The expenses incurred by the local government in ensuring that the required work is carried out shall be paid by the person whose failure to comply with a direction gave rise to the need

As at 15 Dec 2006 Version 01-c0-11 page 7 Extract from www.slp.wa.gov.au, see that website for further information

#### r. 9

for the local government to carry out, or make alternative arrangements to carry out, the work described in subregulation (1).

[Regulation 8A inserted in Gazette 13 Aug 2002 p. 4179.]

# 9. Executive Director may prohibit or restrict use, sale or supply of material containing asbestos

- (1) The Executive Director, Public Health may, by notice published in a newspaper circulating in the State
  - (a) prohibit; or
  - (b) impose conditions or restrictions on,

the use, sale, or supply of material containing asbestos.

- (2) A person aggrieved by a notice made under subregulation (1) may appeal in writing against the notice to the Minister who may uphold, revoke, or amend the notice.
- (3) A person who uses, sells, or supplies material containing asbestos in contravention of a notice made under subregulation (1) commits an offence.

page 8

Version 01-c0-11 As at 15 Dec 2006 Extract from www.slp.wa.gov.au, see that website for further information

page 9

### Part 4 — Disposal of material containing asbestos

#### [10. Deleted in Gazette 29 Dec 2000 p. 7910.]

#### 11. Asbestos for disposal to be separated etc.

A person shall not —

- (a) supply material containing asbestos to another for the purpose of having that other person dispose of it; or
- (b) transport material containing asbestos,

unless —

- (c) it is separated from other material for disposal where that is reasonably practicable; and
- (d) it is wrapped in plastic so as to prevent asbestos fibres entering the atmosphere, or is contained in such other manner as is approved in writing by the Executive Director, Public Health.

[Regulation 11 inserted in Gazette 28 Jun 1994 p. 3018; amended in Gazette 29 Dec 2000 p. 7910.]

#### 12. Duty to notify others of presence of asbestos

- (1) A person who supplies material containing asbestos to another for the purpose of having that other person dispose of it shall inform (whether by use of an appropriate label or otherwise) the other person that it is or contains asbestos.
- [(2) deleted]

[Regulation 12 inserted in Gazette 28 Jun 1994 p. 3018-9; amended in Gazette 29 Dec 2000 p. 7910.]

[12A, 13. Deleted in Gazette 29 Dec 2000 p. 7910.]

As at 15 Dec 2006 Version 01-c0-11 Extract from www.slp.wa.gov.au, see that website for further information r. 14

## Part 5 — Miscellaneous

#### 14. Power to take sample

- (1) An authorised person may take a sample of any thing which he or she believes on reasonable grounds
  - (a) is an asbestos cement product or material containing asbestos; and
  - (b) is or may be evidence in relation to an offence under these regulations.
- (2) When taking a sample, an authorised person shall
  - (a) cause no more damage to property than is reasonably necessary;
  - (b) divide the sample into 3 separate parts and package and label them appropriately;
  - (c) give one part to the person in possession of the thing from which the sample is taken;
  - (d) have the second part analysed; and
  - (e) safely keep the third part for future comparison.

[Regulation 14 inserted in Gazette 28 Jun 1994 p. 3019; amended in Gazette 29 Dec 2000 p. 7911.]

#### 15. Penalties

- (1) A person who does not comply with these regulations commits an offence.
- (1a) The owner of material containing asbestos who permits another person to commit an offence under these regulations commits an offence.
- (1b) Where an offence against this Act is committed by an agent, an employee, or a subcontractor, the principal, employer, or contractor is also guilty of an offence and liable to the same penalty as is prescribed for the first-mentioned offence unless it is proved that the principal, the employer, or contractor could

page 10

 Version 01-c0-11
 As at 15 Dec 2006

 Extract from www.slp.wa.gov.au, see that website for further information

page 11

not by the exercise of reasonable diligence have prevented the commission of the offence by the agent, the employee, or the subcontractor.

- (2) A person who commits an offence under these regulations is liable on conviction to
  - (a) a penalty of not more than \$1 000 and not less than
    - (i) in the case of a first offence, \$100;
    - (ii) in the case of a second offence, \$200; and
    - (iii) in the case of a third or subsequent offence, \$500;

and

- (b) if that offence is a continuing offence, a daily penalty of not more than \$100 and not less than \$50.
- (3) The court convicting a person of an offence arising from a breach of any of the provisions of these regulations may order that person to pay, in addition to a penalty, any expense incurred by the CEO, the Executive Director, Public Health, or the local government in consequence of the breach or non-observance of the regulation to the CEO, the Executive Director, Public Health, or the local government, as the case requires.

[*Regulation 15 amended in Gazette 29 Dec 2000 p. 7910-11; 15 Dec 2006 p. 5622.*]

#### 16. Repeal

The Health (Disposal of Asbestos Waste) Regulations 1984 are repealed.

[Schedules 1, 2 and 3 deleted in Gazette 29 Dec 2000 p. 7911.]

1

#### Notes

This is a compilation of the *Health (Asbestos) Regulations 1992* and includes the amendments made by the written laws referred to in the following table.

#### **Compilation table**

Citation	Gazettal	Commencement
Health (Asbestos) Regulations 1992	22 May 1992 p. 2129-34	22 May 1992
Health (Asbestos) Amendment Regulations 1994	28 Jun 1994 p. 3016-20	28 Jun 1994
Health (Asbestos) Amendment Regulations 1997	11 Apr 1997 p. 1834	11 Apr 1997
Health (Asbestos) Amendment Regulations (No. 2) 1998	14 Aug 1998 p. 4420	14 Aug 1998
Health (Asbestos) Amendment Regulations 2000	29 Dec 2000 p. 7907-11 (as amended in <i>Gazette</i> 30 Mar 2001 p. 1756 r. 4)	1 Apr 2001 (see r. 2 and <i>Gazette</i> 30 Mar 2001 p. 1837)

Health (Asbestos) Amendment Regulations 2002	13 Aug 2002 p. 4179	13 Aug 2002	
Health (Asbestos) Amendment Regulations 2006	15 Dec 2006 p. 5622	15 Dec 2006	

page 12

 Version 01-c0-11
 As at 15 Dec 2006

 Extract from www.slp.wa.gov.au, see that website for further information

Defined terms

page 13

### **Defined terms**

[This is a list of terms defined and the provisions where they are defined. The list is not part of the law.]

Defined term	Provision(s)
asbestos	2
asbestos cement product	2
authorised person	
dwelling-house	
material containing asbestos	
reasonable measures	

As at 15 Dec 2006 Version 01-c0-11 Extract from www.slp.wa.gov.au, see that website for further information Health Act 1911

### Health (Asbestos) Amendment Regulations 2016

Made by the Governor in Executive Council.

#### 1. Citation

These regulations are the *Health (Asbestos) Amendment* Regulations 2016.

#### 2. Commencement

These regulations come into operation as follows —

- (a) regulations 1 and 2 on the day on which these regulations are published in the *Gazette*;
- (b) the rest of the regulations on the day on which the Public Health (Consequential Provisions) Act 2016 section 5 comes into operation.

#### 3. **Regulations amended**

These regulations amend the *Health (Asbestos)* Regulations 1992.

#### 4. **Regulation 6 amended**

- (1) In regulation 6:
  - (a) in paragraph (a) delete "approval;" and insert:

approval; or

Health (Asbestos) Amendment Regulations 2016					
<u>r. 5</u>					
	(b) in paragraph (b) delete " <i>Regulations 2000</i> ;" and insert:				
	Regulations 2004; or				
(2)	At the end of regulation 6 insert:				
	Penalty: a fine of \$10 000.				
5.	Regulation 7 amended				
(1)	In regulation 7(1)(a)(ii) delete "Regulations 2000;" and insert:				
	Regulations 2004;				
(2)	At the end of regulation 7(1) insert:				
	Penalty for this subregulation: a fine of \$10 000.				
(3)	At the end of regulation 7(3) insert:				
	Penalty for this subregulation: a fine of \$10 000.				

(4) In regulation 7(4)(f) delete "*Regulations 2000*" and insert:

Regulations 2004

#### 6. Regulation 7A amended

(1) At the end of regulation 7A(1) insert:

Penalty for this subregulation: a fine of \$10 000.

#### Health (Asbestos) Amendment Regulations 2016

r. 7

(2) Delete regulation 7A(3) and (4) and insert:

(3) A person who fails to comply with a condition imposed on an approval under subregulation (2) commits an offence.

Penalty for this subregulation: a fine of \$10 000.

(4) A person who cuts or deliberately breaks an asbestos cement product for the purpose of, or in the course of, moving a dwelling-house built wholly or partly with an asbestos cement product commits an offence.

Penalty for this subregulation: a fine of \$10 000.

#### 7. **Regulation 8 amended**

At the end of regulation 8(4) insert:

Penalty for this subregulation: a fine of \$10 000.

#### 8. Regulation 8A amended

(1) In regulation 8A(2) delete "shall" and insert:

must

- (2) After regulation 8A(2) insert:
  - (3) A person who fails to comply with the requirement to pay for expenses incurred by the local government under subregulation (2) commits an offence.
     Penalty for this subregulation: a fine of \$10 000.

### 202

### Health (Asbestos) Amendment Regulations 2016

r. 9

### 9. Regulation 9 amended

At the end of regulation 9(3) insert:

Penalty for this subregulation: a fine of \$10 000.

### 10. Regulation 11 replaced

Delete regulation 11 and insert:

### 11. Asbestos for disposal to be separated and contained

- Subject to subregulation (2), a person commits an offence if the person
  - supplies material containing asbestos to another person for the purpose of having that other person dispose of it; or
  - (b) transports material containing asbestos.

Penalty for this subregulation: a fine of \$10 000.

- (2) Subregulation (1) does not apply if the material containing asbestos
  - (a) is separated from other material for disposal where reasonably practicable; and
  - (b) is wrapped in plastic so as to prevent asbestos fibres entering the atmosphere or is contained in such other manner as is approved in writing by the Chief Health Officer.

### 11. Regulation 12 amended

(1) In regulation 12(1) delete "shall" and insert:

must

r. 12

- (2) After regulation 12(1) insert:
  - (2) A person who fails to comply with subregulation (1) commits an offence.Penalty for this subregulation: a fine of \$10 000.

### 12. Regulation 14 amended

(1) In regulation 14(2) delete "shall —" and insert:

must —

(2) In regulation 14(2) after each of paragraphs (a) to (c) insert:

and

13. **Regulation 15 replaced** 

Delete regulation 15 and insert:

### 15. Offence by owner

The owner of material containing asbestos who permits another person to commit an offence under these regulations commits an offence.

Penalty: a fine of \$10 000.

### 15A. Offence by principal, employer or contractor

If an offence against these regulations is committed by an agent, an employee or a subcontractor, the principal, employer or contractor is also guilty of an offence and liable to the same penalty as is prescribed for the

r. 13

first-mentioned offence unless it is proved that the principal, the employer or contractor could not by the exercise of reasonable diligence have prevented the commission of the offence by the agent, the employee or the subcontractor.

## 15B. Expense incurred by CEO, Chief Health Officer or local government

The court convicting a person of an offence arising from a breach of any of the provisions of these regulations may order that person to pay, in addition to a penalty, any expense incurred by the CEO, the Chief Health Officer or the local government in consequence of the breach or non-observance of the regulation to the CEO, the Chief Health Officer or the local government, as the case requires.

### 15C. Penalties for continuing offences

For the purposes of the *Interpretation Act 1984* section 71, in relation to an offence committed under these regulations, the penalty for each separate and further offence committed by a person is a fine of \$1 000.

### 15D. Infringement notices

- (1) The offences specified in Schedule 1 are offences for which an infringement notice may be issued under the *Criminal Procedure Act 2004* Part 2.
- (2) The modified penalty specified opposite an offence in Schedule 1 is the modified penalty for that offence for the purposes of the *Criminal Procedure Act 2004* section 5(3).
- (3) The Chief Health Officer may, in writing, appoint persons or classes of persons to be authorised officers

r. 14

or approved officers for the purposes of the *Criminal Procedure Act 2004* Part 2.

- (4) The Chief Health Officer must issue to each authorised officer a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices.
- (5) A local government may, in writing, appoint persons or classes of persons to be authorised officers or approved officers for the purposes of the *Criminal Procedure Act 2004* Part 2.
- (6) Each local government that appoints a person as an authorised officer under subregulation (5) must issue to the officer a certificate, badge or identity card identifying the officer as a person authorised to issue infringement notices.
- (7) A certificate of authority given to a person under the *Public Health Act 2016* section 30 has effect for the purposes of subregulation (4) or (6), whichever is relevant, if it meets the requirement in the subregulation.
- (8) For the purposes of the Criminal Procedure Act 2004 Part 2 —
  - (a) the prescribed form of an infringement notice is set out in Schedule 2; and
  - (b) the prescribed form of a notice to withdraw an infringement notice is set out in Schedule 3.

### 14. **Regulation 16 deleted**

Delete regulation 16.

<u>r. 15</u>

15. Schedules 1 to 3 inserted

At the end of the regulations insert:

# Schedule 1 — Prescribed offences and modified penalties

[r. 15D(1) and (2)]

	Description of offence	Modified penalty
r. 6	Selling or supplying asbestos cement product	\$1 000
r. 7(1)	Using an asbestos cement product	\$1 000
r. 7(3)	Storing, breaking, damaging, cutting, maintaining, repairing, removing, moving or disposing of, or using any material containing asbestos without taking reasonable measures to prevent asbestos fibres entering the atmosphere	\$2 000
r. 7A(1)	Moving a dwelling-house built wholly or partly with an asbestos cement product	\$2 000
r. 7A(3)	Failing to comply with a condition on an approval	\$2 000
r. 7A(4)	Cutting or deliberately breaking an asbestos cement product for the purpose of, or in the course of, moving a dwelling-house built wholly or partly with an asbestos cement product	\$2 000
r. 8	Failing to comply with a direction in a notice	\$1 000
r. 11(1)(a)	Supplying material containing asbestos to another for the purpose of having another person dispose of it	\$1 000
r. 11(1)(b)	Transporting material containing asbestos	\$1 000

206

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### Health (Asbestos) Amendment Regulations 2016

r. 15

Description of offence		Modified penalty	
r. 12	Failing to inform a person that material is or contains asbestos	\$1 000	

### Schedule 2 — Infringement notice

[r. 15D(8)(a)]

	Miscellaneous P lth (Asbestos) Re	rovisions) Act 1911 egulations 1992	Infringement notice no.
INF	RINGEMEN	NT NOTICE	
Alleged offender	Name		
	Address		
Details of alleged	Date or period		
offence	Place		
	Written law contravened	Health (Asbestos) Reg regulation	gulations 1992
	Details of offence <sup>1</sup>		
Date of issue	Date of issue		
Issuing	Name		
officer	Office		
	Signature		
Modified penalty	\$		

207

<u>r. 15</u>

Penalty	\$ You do not have to pay this amount. This is the maximum fine that can be imposed if you are prosecuted in a court and convicted of this offence.		
TAKE	It is alleged that you have committed the above offence.		
NOTICE	If you do not want to be prosecuted in court for the offence, pay the modified penalty to an Approved Officer within 28 days after the date of this notice.		
If you do not pay the modified penalty within the 2 you may be prosecuted or enforcement action may be under the <i>Fines, Penalties and Infringement Notices</i> <i>Enforcement Act 1994.</i> Under that Act, some or all of following action may be taken — your driver's licer be suspended; your vehicle licence may be suspended cancelled; your details may be published on a websit vehicle may be immobilised or have its number plat removed; and your property may be seized and sold.			
	If you need more time to pay the modified penalty, you should contact the Approved Officer at the address below.		
	Paying the modified penalty will not be regarded as an admission for the purposes of any civil or criminal court case.		
	If you want this matter to be dealt with by prosecution in court, sign and date here:		
	/ /20 and post this notice to the Approved Officer at the address below within 28 days after the date of this notice.		
	If you consider that you have good reason to have this notice withdrawn, you can write to the Approved Officer at the address below requesting that this notice be withdrawn and setting out why you consider that this notice should be withdrawn. Your letter must be received not later than 28 days after the date of this notice.		

r. 15

	By post		
	Tick the relevant box below and post this notice to:		
	Approved Officer — Health (Asbestos) Regulations 1992		
	[Address]		
How to pay	I want to pay the modified penalty. A cheque or money order (payable to Approved Officer — Health (Asbestos) Regulations 1992) for the modified penalty is enclosed.		
	□ I want to pay the modified penalty by credit card. Please debit my credit card account. <sup>2</sup>		
	[details <sup>3</sup> ]		
	Complete all details		
	In person <sup>2</sup>		
	Pay the cashier at:		
	[Address]		
	Electronically <sup>2</sup>		
	[details <sup>3</sup> ]		
Method of service <sup>2</sup>	Date of service		

Notes to Form ----

- 1. The details should say what the alleged offender has done that is considered to be a contravention of the law.
- 2. Delete this option if not applicable.
- 3. Include here, when applicable, details of how a payment may be made electronically.

<u>r. 15</u>

### Schedule 3 — Notice to withdraw infringement notice

[r. 15D(8)(b)]

•	cellaneous Provi Asbestos) Regul	-	Infringement notice no.		
	WITHDRAWAL OF INFRINGEMENT NOTICE				
Alleged offender	Name				
	Address				
Details of infringement	Infringement notice no.	, ,			
notice	Date of issue				
Details of alleged	Date or period				
offence	Place				
	Written law contravened	Health (Asbestos) I regulation	Regulations 1992		
	Details of offence				
Approved	Name				
Officer withdrawing	Office				
notice	Signature				
Date	Date of withdrawal				

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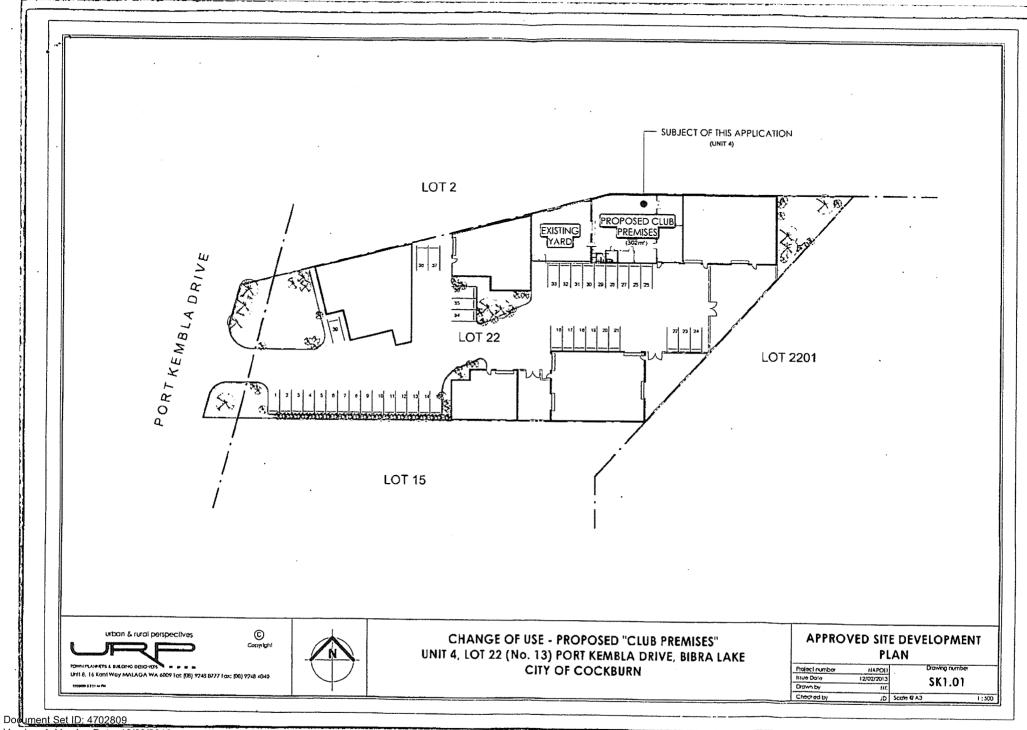
1

### Health (Asbestos) Amendment Regulations 2016

### r. 15

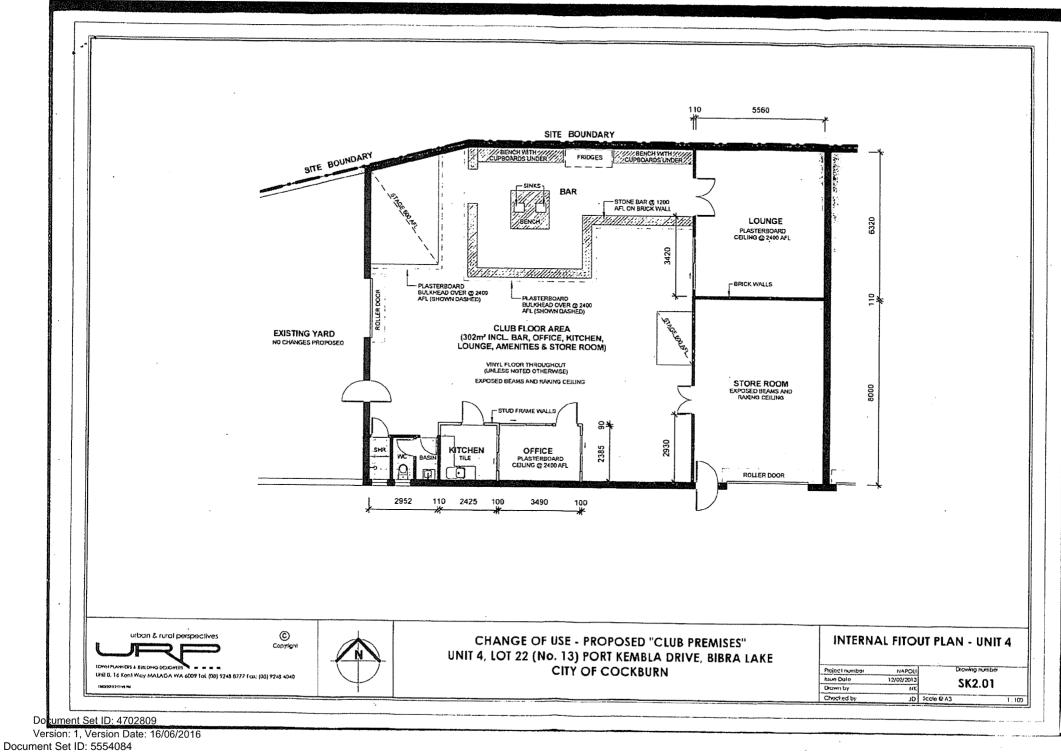
Withdrawal of	The above infringement notice issued against you for the above alleged offence has been withdrawn.
infringement notice	If you have already paid the modified penalty for the alleged offence, you are entitled to a refund.
[*Delete whichever is not	* Your refund is enclosed or
applicable]	* If you have paid the modified penalty but a refund is not enclosed, you may claim your refund by signing and dating this notice and posting it to:
	Approved Officer — Health (Asbestos) Regulations 1992
	[Address]
	Your signature Date

R. KENNEDY, Clerk of the Executive Council.



OCM 9/2/2017 Item 15. 3 Attach

Version: 1, Version Date: 16/06/2016 Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

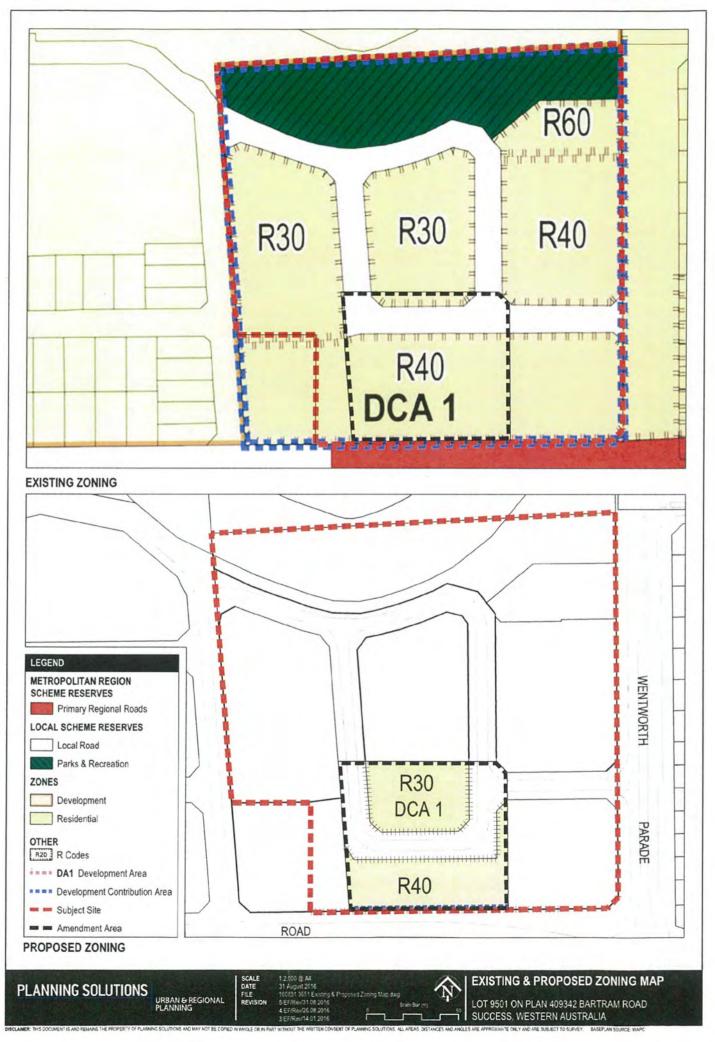


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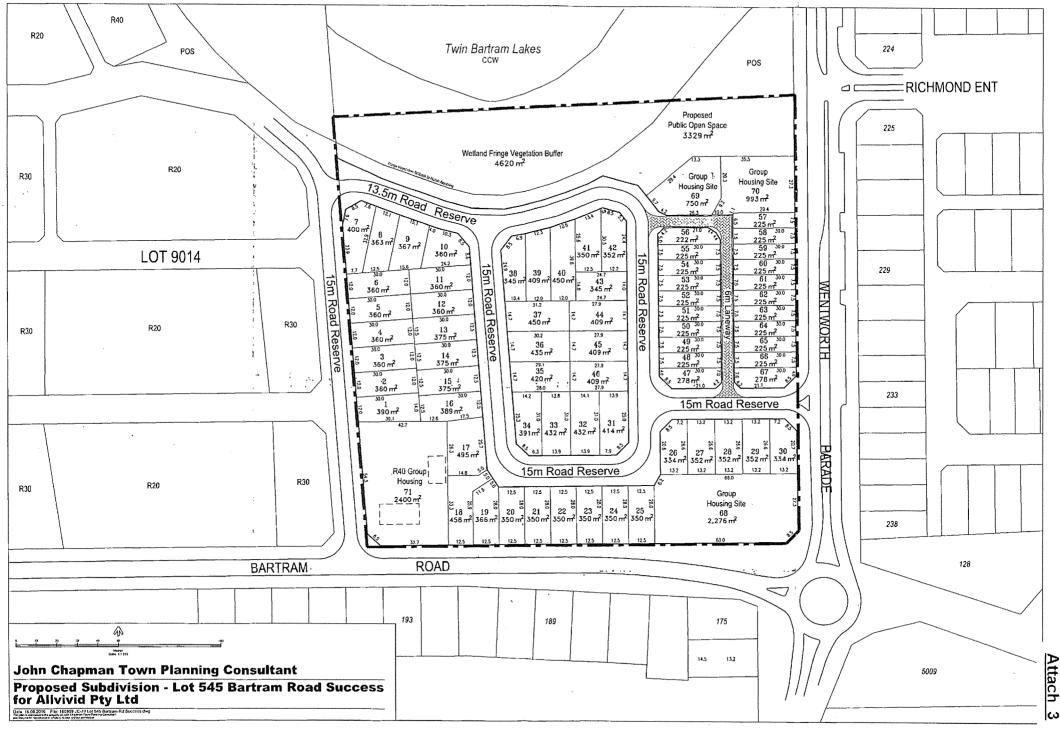
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Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

### File No. 109/121

### SCHEDULE OF SUBMISSIONS PROPOSED AMENDMENT NO. 120 – LOT 9501 BARTRAM ROAD, SUCCESS

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	State Heritage Office PO Box 7479 Cloisters Square PO WA 6850	The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.	Noted.
2	Main Roads WA PO Box 6202 EAST PERTH WA 6892	Main Roads has no objection to the proposed scheme amendment.	Noted.
3	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	ATCO Gas has PE High Pressure (DN160PE 1.8PEHP 350kPa) gas mains and infrastructure within the Bartram Road, Success road reserve however this gas main will not be impacted by the Amendment.	Noted.
		ATCO Gas does not have any objection to the proposed Scheme Amendment. Please see the attached Figure for your record.	
4	Water Corporation PO Box 100 Leederville WA 6902	Thank you for your letter dated 18th November 2016. The Water Corporation offers the following comments in regard to this proposal.	Noted. The applicant has been made aware of these requirements via email and via this attachment to the Council Report.
		Water & Wastewater Reticulated water & wastewater are currently available to the subject area. All water & wastewater reticulation main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.	
		<u>Drainage</u> The subject area falls within the Southern Lakes Drainage Catchment. Special drainage headworks contributions apply within this catchment. The Water Corporations drainage system can only take predevelopment flows. So the developer will need to compensate any additional flows on their own land.	
		<u>General Comments</u> The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		developer. The Water Corporation may also require land being ceded free of cost for works. Please provide the above comments to the land owner, developer and/or their representative.	
5	Western Power GPO Box L921 PERTH WA 6842	Thank you for submitting your due diligence request to Western Power in relation to your proposed work. Your proposal is being reviewed, and we will contact you directly for more information if required. This email should not be considered to be an approval or non-objection to your	Noted. No further correspondence was received and thus it is assumed there is no objection to the proposal.
6	Department of Environment Regulation Locked Bag 33, Cloisters Square PERTH WA 6850	works. DER has no comment on this matter in reference to regulatory responsibilities under the Environmental Protection Act 1986 and the Contaminated Sites Act 2003	Noted.
7	Department of Transport GPO Box C102 PERTH WA 6839	The Department of Transport (DoT) has no comment to provide for the above.	Noted.
8	Department of Water PO Box 332 MANDURAH WA 6210	The Department of Water {DoW) has reviewed the proposal and has no objections to the proposed scheme amendment.	Noted.
9	Telstra, Forecasting & Area Planning Locked Bag 2525 PERTH 6001	<ul> <li>Thank you for the above advice. At present, Telstra Corporation Limited has no objection.</li> <li>Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.</li> <li><u>Latest Telecommunications Policy</u></li> <li>The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).</li> <li>Applications to Telstra can be made on the Telstra Smart Community website: http://www.telstra.com.au/smart-community</li> <li>More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html</li> </ul>	Noted.

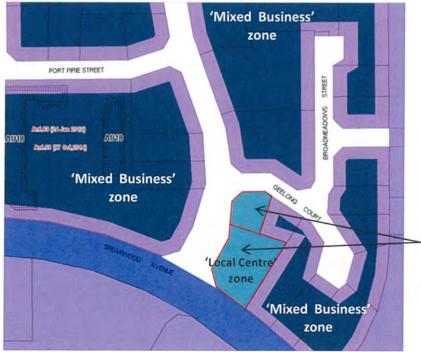
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		Please dial 1100 (Dial before You Dig) for location of existing services.	
		Federal Government Telecommunications Infrastructure in New Developments Policy May 2015 https://www.communications.gov.au/policy/policy-listing/telecommunications-new- developments	
		STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015 http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf	
		Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects http://www.commsalliance.com.au/Documents/all/guidelines/g645	
10	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	The Department of Parks and Wildlife has no comments on the application.	Noted.
11	Department of Health PO Box 8172 Perth BC WA 6849	The DOH has no objection to the proposed amendment.	Noted.



Figure 1: Location Map (Source: Nearmap)



Figure 2: Subject Land (Source: Nearmap)



1

Figure 3: Current zoning map

### PROPOSAL:

'Local Centre' zone proposed to be rezoned to 'Mixed Business' consistent with surrounding zoning

### TABLE 1 COMPARISON OF 'LOCAL CENTRE' AND 'MIXED BUSINESS' ZONE

USE CLASS	LOCAL CENTRE ZONE	MIXED BUSINESS ZONE
RESIDENTIAL USES		
Ancillary Accommodation (R-Code)	Х	X
Bed and Breakfast	X	Р
Child Care Premises	P	D
Dwelling Aged or Dependent Persons (R-Code)	P	X
Caretaker's	P	Р
Grouped (R-Code)	P	D
Multiple (R-Code)	P	D
Educational Establishment	D	Р
Home Business	P	Р
Home Occupation	P	D
Home Office	Р	D
House Lodging	D	D
Single (R-Code)	D	D
Institutional Building	X	A
Place of Worship	D	Р
Residential Building (R-Code)	D	D
Tourist Accommodation	D	D
Holiday Home (standard)	X	X
Holiday Home (large)		× ×
COMMERCIAL USES	<b>^</b>	^
Commercial Bank	P	Р
Garden Centre		P F
Market	A	D P
Nursery	A	P
Office		P P
Showroom	X	P P
<i>Entertainment</i> Amusement Parlour	A	
		D
Betting Agency Club Premises		P
	A	D
Fast Food Outlet		<u> </u>
Hotel/Tavern	A	D
Motel	X	<u> </u>
Public Amusement	X	D
Reception Centre	A	P
Recreation - Private	A	P
Restaurant	A	P
Small Bar	A	<u> </u>
Health Services Consulting Rooms	D	P
Health Studio	A	P
Medical Centre	D	P
Hospital	X	D
Shop Convenience Store	Р	<u>X</u>
Lunch Bar	P	A
Shop	P	X
Home Store	P	<u> </u>
Transport Commercial Vehicle Parking	A	<u>P</u>
Motor Vehicle, Boat or Caravan Sales	X	P
Motor Vehicle Hire Premises	X	P

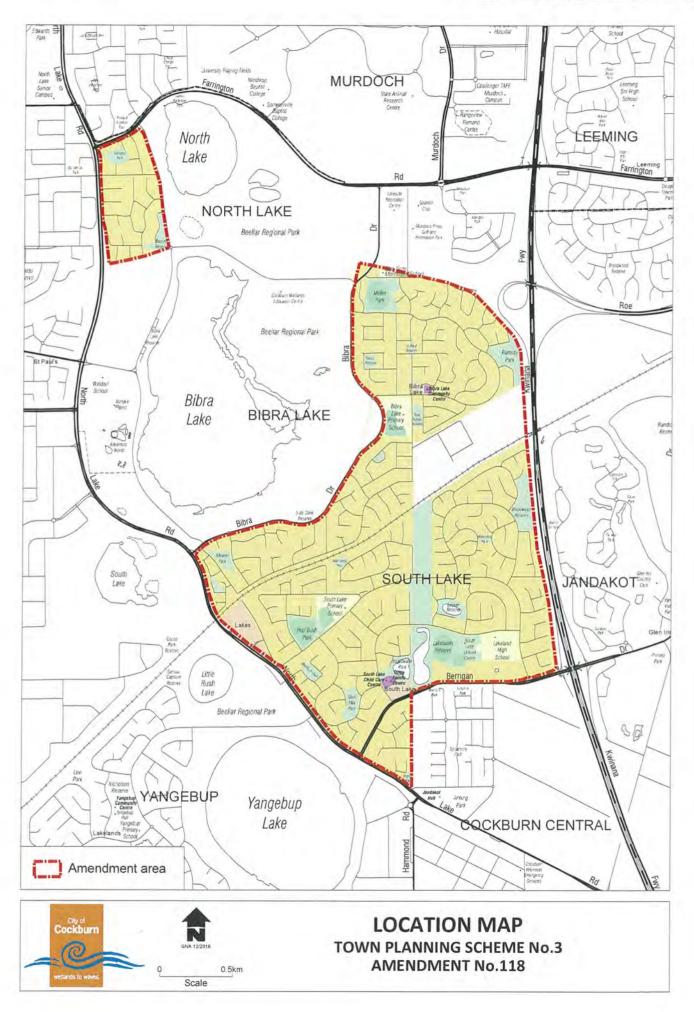
Motor Vehicle Wash	X	Р
Petrol Filling Station	A	D
Service Station	A	D
Animal Establishment	X	D
Cinema/Theatre	X	X
Funeral Parlour	X	X
Hardware Store	X	A
Night Club	X	Х
Restricted Premises	A	Х
Trade Display	X	Х
Veterinary Centre	D	D
Vehicle – Disused	D	D
INDUSTRIAL USES		
Industry Cottage	X	D
Extractive	X	Х
General	X	Х
General (licensed)	Х	Х
Light	X	D
Noxious	X	Х
Service	X	D
Storage Fuel Depot	X	X
Storage Yard	X	A
Warehouse	X	Р
Transport Motor Vehicle Wrecking	X	Х
Transport Depot	Х	Х
Marine Engineering	Х	Х
Motor Vehicle Repair	A	Р
RURAL USES		
Agriculture Extensive	Х	Х
Agriculture Intensive	Х	Х
Agroforestry	X	Х
Animal Husbandry – Intensive	X	Х
Farm Supply Centre	X	Р
Hobby Farm	X	Х
<i>Rural</i> Industry	X	Х
Pursuit	X	Х

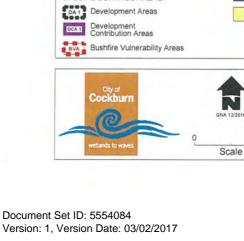
### <u>Attach 2</u>

Under clause 4.3.3 of TPS 3:

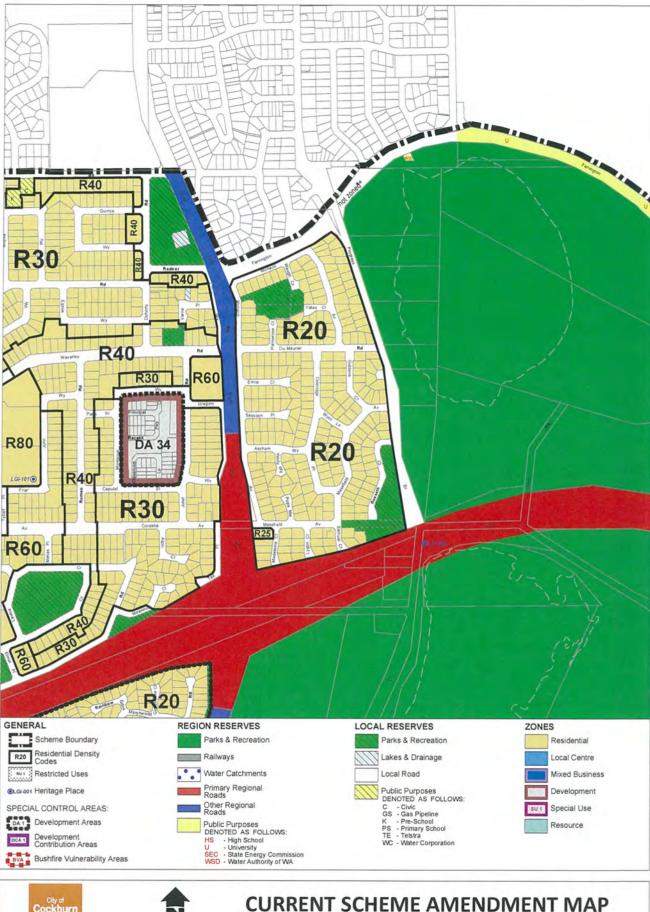
The symbols used in the cross reference in the Zoning Table have the following meanings – 'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and requirements of the Scheme.

- *'D'* means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.
- 'A' means that the use is not permitted unless the local government has exercised its discretion and has granted planning approval after giving special notice in accordance with clause 9.4.
- 'X' means a use that is not permitted by the Scheme.





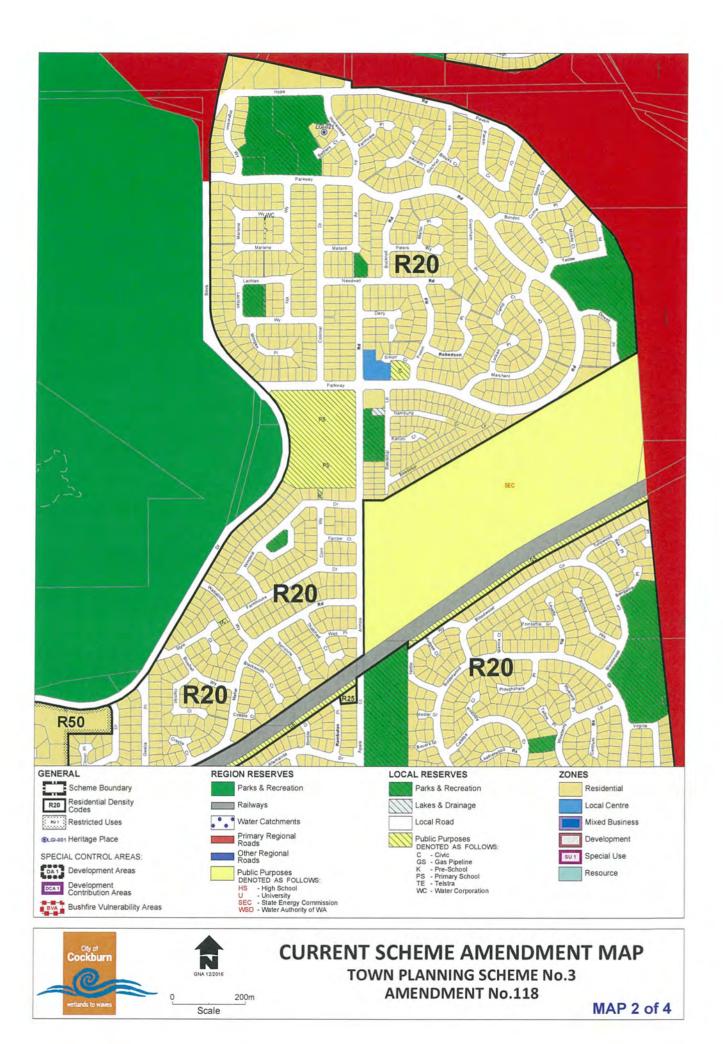
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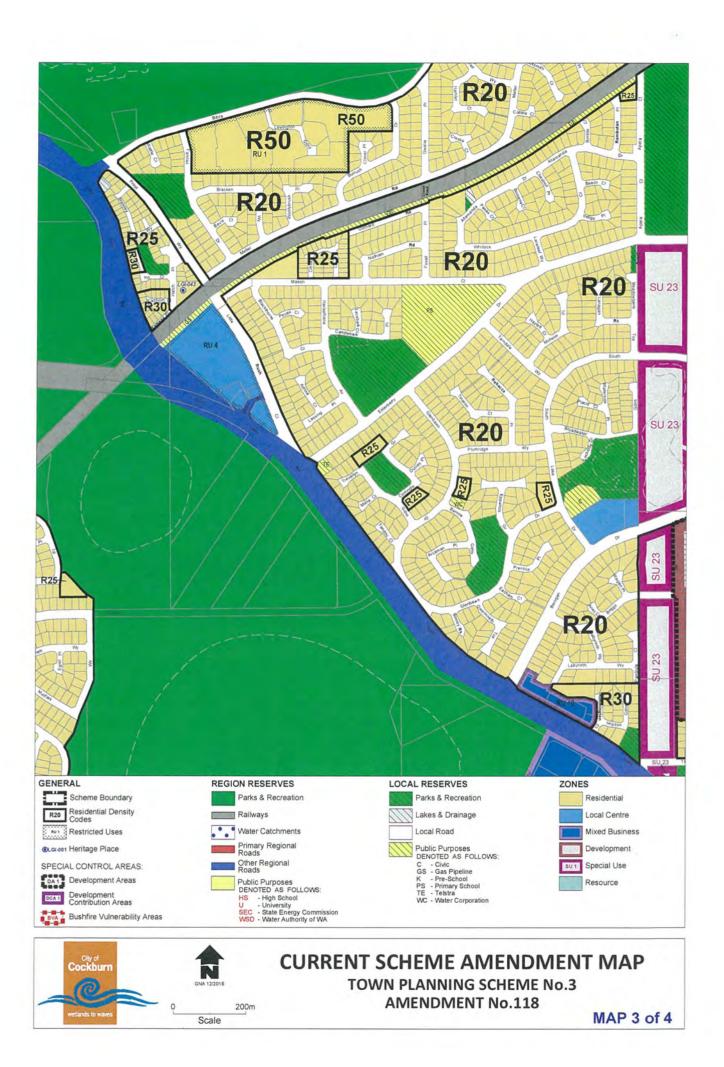


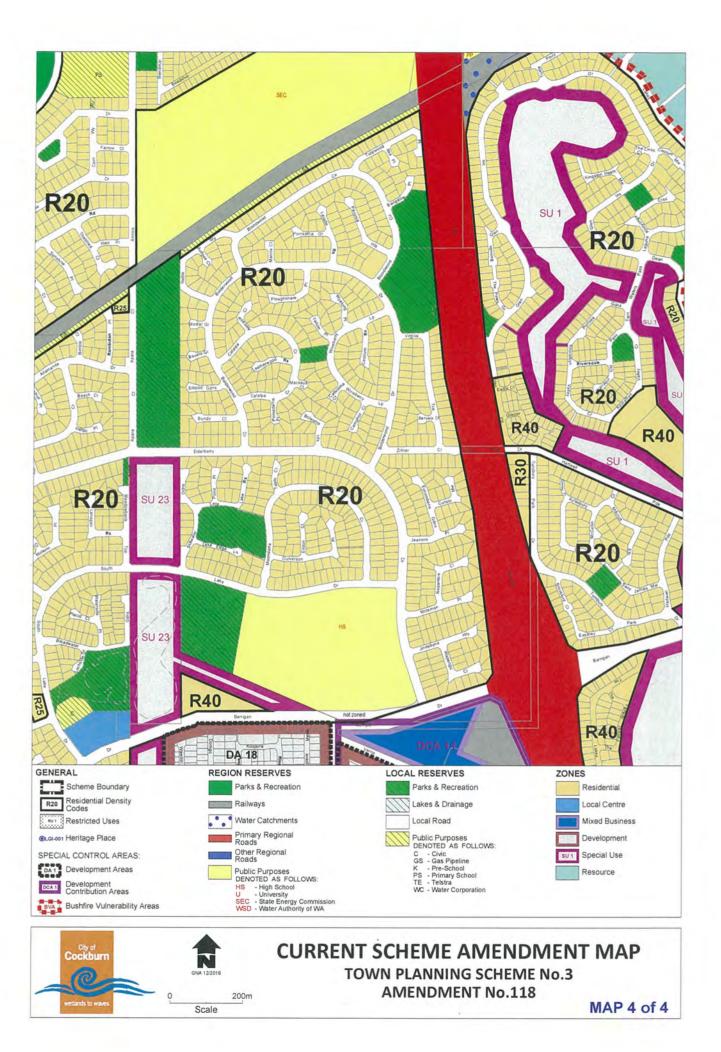
**TOWN PLANNING SCHEME No.3** 

**AMENDMENT No.118** 

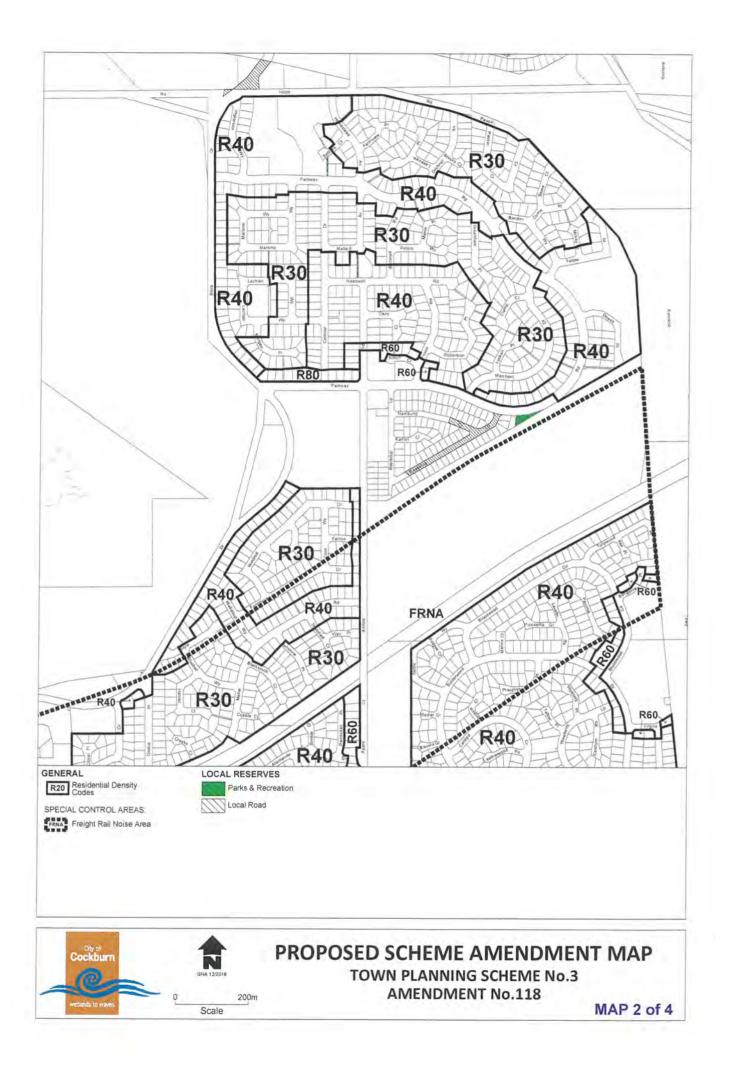
MAP 1 of 4

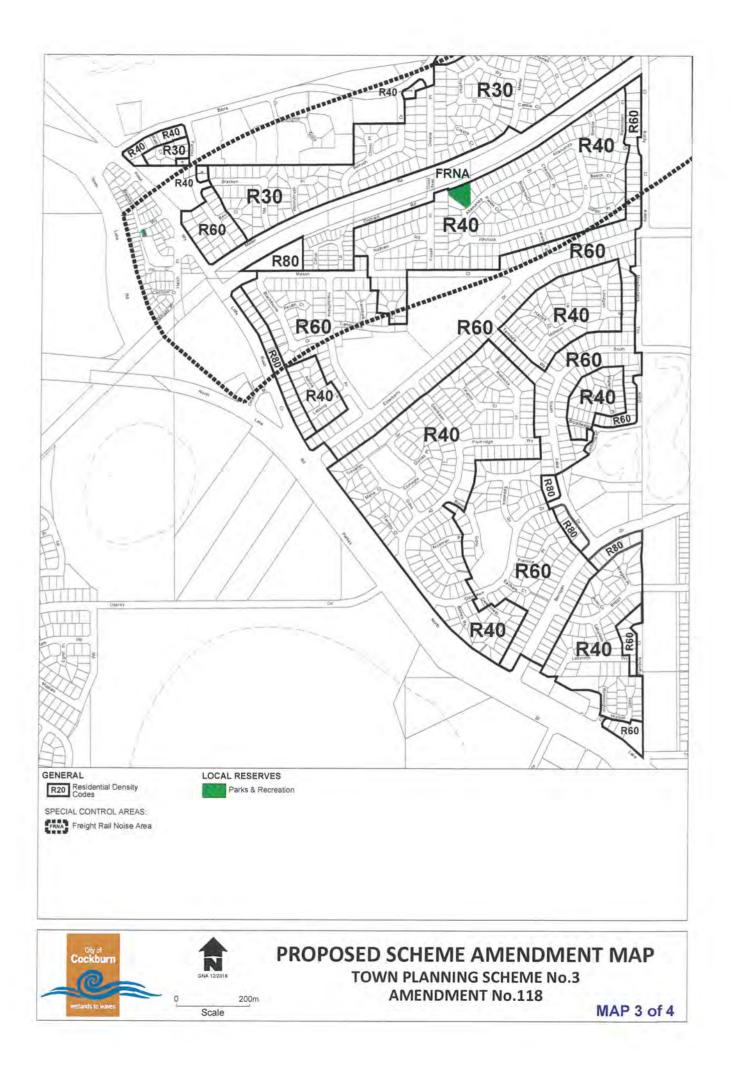


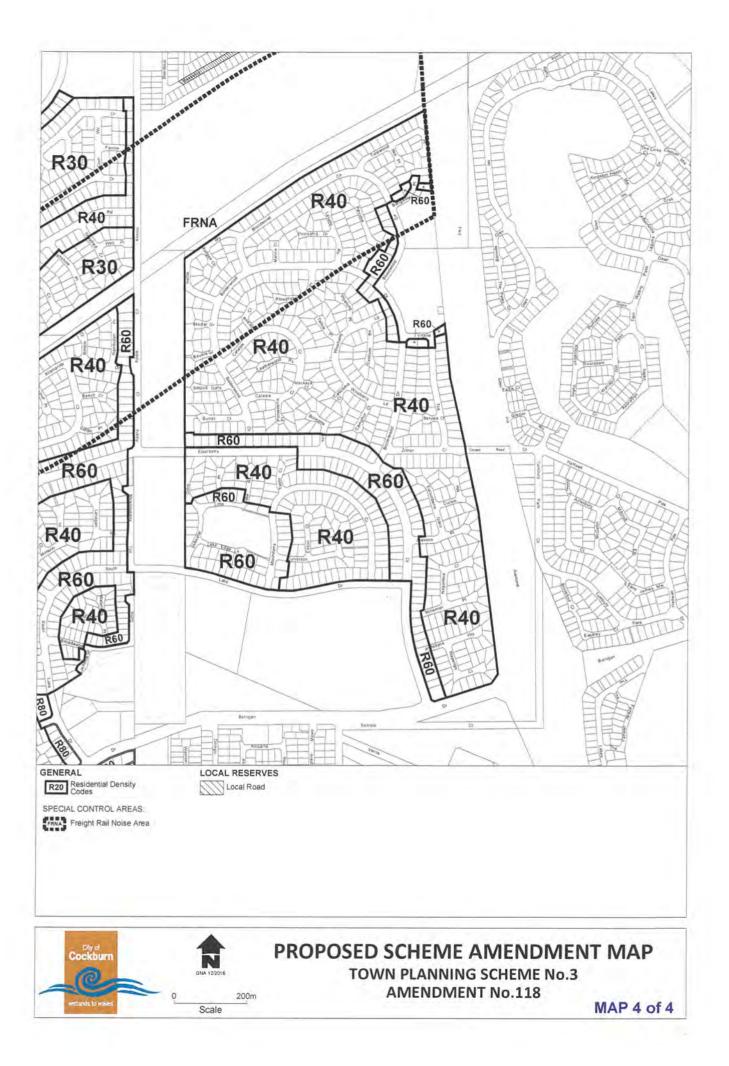












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### FREIGHT RAIL NOISE AREA

POLICY CODE:	LPP 1.17	
DIRECTORATE:	Planning and Development	
BUSINESS UNIT:	Planning and Development	
SERVICE UNIT:	Strategic Planning	
RESPONSIBLE OFFICER:	Manager, Strategic Planning	
FILE NO.:	109/118	
DATE FIRST ADOPTED:	TBI	
DATE LAST REVIEWED:	TBI	
ATTACHMENTS:	Acoustic Report (see 4 below)	
DELEGATED AUTHORITY REF.:	OLPD 33	
VERSION NO.	1	

Dates of Amendments / Reviews:	
DAPPS Meeting:	N/A
OCM:	9 February 2017

### BACKGROUND:

The City of Cockburn Town Planning Scheme No. 3 ("Scheme") provides discretionary considerations with regard to the assessment of proposal/(s) for development within the Freight Rail Noise Area ('FRNA') under Part 5 of the Scheme.

### **PURPOSE:**

To provide policy guidance for the exercise of discretion in respect of development applications within the FRNA.

### POLICY:

(1) Acoustic report requirements regarding the erection or extension of a Single House, Ancillary Dwelling, Grouped Dwelling(s) or Multiple Dwelling(s):

Part 5 of the Scheme requires development approval for the erection or extension of a single house, ancillary dwelling, grouped dwelling and/or multiple dwelling where such development is within the Freight Rail Noise Area. Application/(s) for development approval in this regard should:

- a. Implement a pre-determined standardised set of noise and vibration attenuation measures, as provided by the City's Freight Rail Noise Acoustic Report; and
- b. Be conditioned as part of a development approval to comply with predetermined standardised set of noise and vibration attenuation measures, as provided by the City's Freight Rail Noise Acoustic Report.

Or alternatively;

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- c. The application may be accompanied with a site specific assessment. Any site specific assessment and measures that accompany an application for development approvals must be prepared by a suitably qualified acoustic consultant. Such must be to the satisfaction of the City of Cockburn, and specifically demonstrate how the noise and vibration considerations as set out in the City's Freight Rail Noise Acoustic Report will be appropriately addressed. This is to comply with SPP 5.4 and the associated guidelines.
- d. Be conditioned as part of a development approval to comply with the requirements of point 'c' above and SPP 5.4.
- (2) The discretionary considerations regarding *'minor extensions'*:

In some cases, extensions to a Single House, Ancillary Dwelling, Grouped Dwelling(s) or Multiple Dwelling(s) may be <u>so minor</u> as to not warrant the requirement of a development application. Note that such minor extensions <u>may still</u> require development approval unrelated to the issue of the Freight Rail Noise Special Control Area (e.g. land use permissibility or the nature of the physical works).

While there is an expectation that extensions will require compliance with Part 5 of the Scheme, the following types of extensions are considered to be *'minor extensions'* and as such they may not require development approval:

- a. Extensions to an existing single house that increases the floor area of that single house by no more than 20% in total and excludes points 'b' to 'f' below;
- b. Swimming Pool;
- c. Outbuilding;
- d. Carport;
- e. Garage;
- f. Alfresco or Patio
- (3) Exercising discretion with regard to noise criteria:

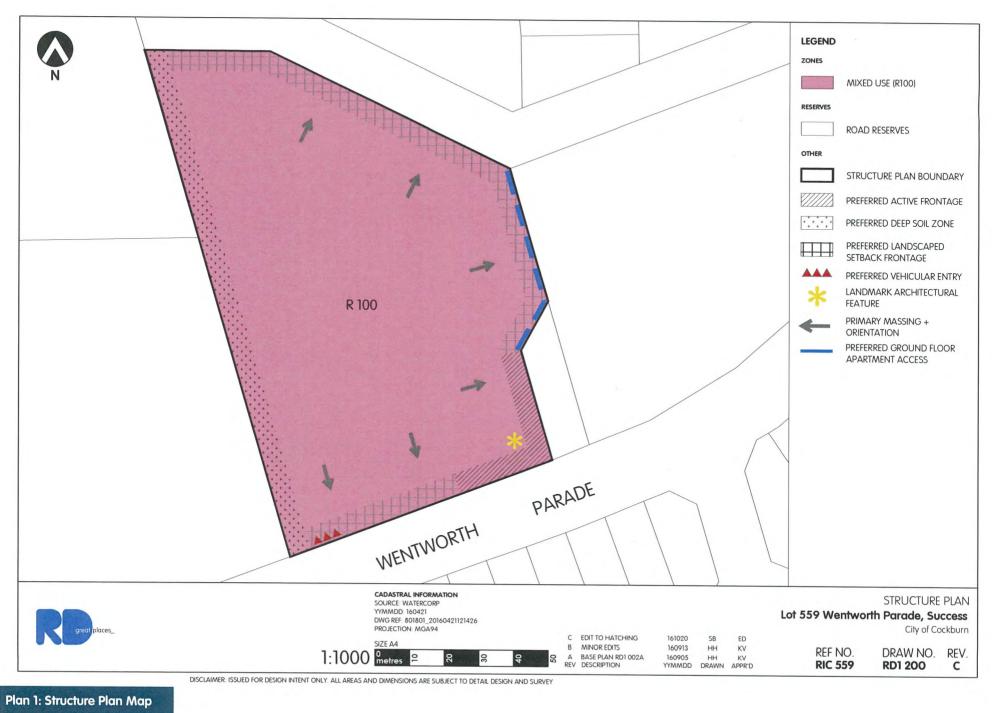
Part 5 of the Scheme recognises in some few instances it may not be reasonable and practicable to meet the full extent of the expected <u>vibration</u> construction standards or criteria thus, in these few instances, Local Governments may exercise some level of flexibility in decision making where:

- a. The implementation of the recommended vibration attenuation is demonstrated by the applicant to be a proportionally exorbitant cost in relation to the cost of the proposed structure or addition; and
- b. The applicant has demonstrated a minimum of two design concepts, to the satisfaction of the City of Cockburn, which addresses the City's agreed vibration attenuation measures.

The discretionary decisions by the City in relation to meeting the full extent of the vibration criteria and Local Governments flexibility in decision making of the Scheme apply only to the consideration of construction requirements to specifically address vibration, subject to the above criteria which is to be to the satisfaction of the City of Cockburn.

(4) Identified as the Freight Train Noise and Vibration Assessment which applies to Bibra Lake (North), Bibra Lake (North-East) and South Lake (North) prepared by Lloyd George Acoustics and may be updated from time to time.





### SCHEDULE OF SUBMISSIONS PROPOSED STRUCTURE PLAN – LOT 559 WENTWORTH PARADE, SUCCESS

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	ATCO Gas PO Box 3006 UCCESS WA 6964	ATCO Gas has gas mains (DN110PE 1.5PEHP 350kPa) and associated gas infrastructure predominantly within the adjacent road reserve of Wentworth Parade however there is also a portion of this main within the Lot. ATCO Gas does not have any objection to the proposed Structure Plan for the purposes of rezoning the Lot to Mixed Use (R100).	Noted.
		Please see the attached Figure for your record Tiffany, ATCO Gas will not be lodging a written submission with the City of Cockburn. ATCO Gas recommends early consultation with the developer to ensure any proposed gas requirements from ATCO Gas can be designed and programmed. (map included)	
2	Landowner	<b>Object</b> As a resident and home owner in 319 Wentworth parade I OBJECT to the above proposal. First of all, Success is already very high density residential area with recent development such as new train station, car parks, shopping center extension and lots apartment build up but the road infrastructure are so poor and never keep up with recent development. Secondly, it is just not consistent and looks awful. The area are mainly with flat/single story with additional R100 is totally inconsistent. Resident who initially chose the area to live are towards quiet, peaceful living style with park and school nearby and it is funny and awful to have R100 in the middle of single story residential area. Lastly, proposal is also near the school zone with the current train station car park plus the proposal will create additional traffic and it is not safe for the kids on road. Therefore, proposed plan will totally affect the resident surrounding and please give us a break free from R100. This is it the main reason we live there. Please reconsider the proposal and keep me update for the proposal status.	Not supported. The City's engineers have reviewed the Traffic Impact Statement prepared and lodged with the application and are satisfied that the anticipated increased traffic as a result of an increased number of dwellings can easily be accommodated within the existing road network. Furthermore, much of the land within the Phase 1 Magnolia Gardens Structure Plan area has been underdeveloped as lot sizes are much larger than the minimum allowed under the Structure Plan and the R-Codes. Thus, traffic numbers are far less than what would have been allowed had lots been subdivided at the minimum lot size allowed. Pedestrian paths line both sides of Wentworth Parade and a median strip has been developed in the centre adjacent to the park to assist pedestrians with crossing the road. It is not supported that the existence of approved higher density development in Success is a reason to prevent high

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
3	Telstra	Thank you for the above advice. At present, Telstra Corporation	<ul> <li>density development at the subject land, particularly due to the close proximity to the proposed Aubin Grove Train Station. Neither is the prevalence of low density, single detached housing. On the contrary, the proposed recoding will provide an opportunity to diversify the housing product and density in the locality to cater for various household sizes and incomes, for whom a single detached house may not be appropriate or affordable.</li> <li>Furthermore, the subject site is separated from existing development on all sides by the power line easement to the west, a drainage easement to the north, Wentworth Parade Park to the east and Wentworth Parade to the south and thus will not have a significant impact on existing residents.</li> </ul>
3	Locked Bag 2525 PERTH WA 6001	<ul> <li>Thank you for the above advice. At present, Teistra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.</li> <li>Latest Telecommunications Policy</li> <li>The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application <u>before construction is due to start</u> to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).</li> </ul>	Noted.
4	Western Power GPO Box L921 PERTH WA 6842	Your proposal is being reviewed, and we will contact you directly for more information if required. This email should not be considered to be an approval or non-objection to your works.	Noted. No further correspondence was received and so it is assumed there is no objection to the proposal.
5	Department of Aboriginal Affairs PO Box 3153	The Department of Aboriginal Affairs (DAA) has undertaken a review of the area (Lot 559) and confirms there are no reported Aboriginal heritage places mapped on the DAA heritage database that intersect	Noted. The applicant has been made aware of these comments and the developer responsibilities via this attachment to the Council Report.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
NO.	NAME/ADDRESS EAST PERTH WA 6892 Water Corporation PO Box 100 Leederville WA 6902	SUBMISSION         this area. An analysis of the recent aerial photo for the area indicates the area has been cleared and significant disturbance has already occurred. It is reminded that all Aboriginal heritage sites, to which the Aboriginal Heritage Act 1972 (AHA) applies, are protected in Western Australia, including those which have not yet been reported to DAA.         The DAA recommends that developers undertaking activities within the area, are familiar with the State's Cultural Heritage Due Diligence Guidelines. These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The guidelines are available at: http://www.daa.wa.gov.au/globalassets/pdf-files/ddg. If, after reviewing these guidelines, the developer has any queries regarding their responsibilities regarding the AHA, they should contact the DAA in the first instance.         Thank you for your letter dated November 4, 2016. The Water Corporation offers the following comments in regard to this proposal.         Water         Recticulated water is currently available to the subject area. All water main extensions, if required for the development site, must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.         Due to the increase in development density, upgrading of the current system may be required to prevent existing customers being affected by the proposed development.         Wastewater         Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance	RECOMMENDATION           Noted. The applicant has been made aware of these comments and the developer responsibilities by this attachment to the Council Report.
		Due to the increase in development density upgrading of the current system may be required to prevent existing customers being affected by the proposed development. When the proposed demands for both	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		water and wastewater are provided the Water Corporation can have another review of the proposed development.	
		It should be noted that existing sewerage mains are located within the subject land near the southern boundary. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development.	
		<b>General Comments</b> The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developer is expected to provide all water and sewerage reticulation if required. A contribution for Water, Sewerage and Drainage headworks may also be required. In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works. Any temporary works needed are required to be fully funded by the developer. The Water Corporation may also require land being ceded free of cost for works.	
		The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, the Water Corporation should be contacted to confirm if the information is still valid.	
7	Department of Environment Regulation Locked Bag 33 Cloisters Square WA 6850	(map included) DER has no comment on the proposed Structure Plan. Where required, DER will provide input at subsequent stages of planning in reference to the Department's regulatory responsibilities under the <i>Environmental Protection Act 1986</i> or <i>Contaminated Sites Act 2003</i> .	Noted.
8	Public Transport Authority PO Box 8125 Perth BC WA 6849	The Public Transport Authority (PTA) finds the proposed structure plan to be generally conducive to the operation and growth of the Transperth network.	Noted and supported. The increase in frequency of the Route 526 bus service, which runs directly past the subject land, provides further support for an increase in density at the subject land.
		The PTA is supportive of mixed use and high density residential development, particularly given its location within close proximity of Aubin Grove Station and the Route 526 bus service.	
		As detailed in the structure plan document there will be a number of	

NO.	NAME/ADDRESS	SUBMISSION RECOMMENDATION			
		bus route changes associated with the opening of Aubin Grove Station including the rerouting of the Route 526 bus service into the new Aubin Grove Station. The Route 526 will also undergo a small upgrade to the frequency of trips with an approximate 10 minute peak frequency in peak direction and a 30 minute interpeak service. There will be no change to night or weekend frequencies.			
9	Landowner	Object 1. City of Cockburn does not take concern seriously, as experienced during Transperth parking construction along Wentworth Parade. We lost a family member.	Not supported. The Transperth Aubin Grove train station project is a State Government initiative, is not the responsibility of the City of Cockburn and is not relevant to the proposal.		
		<ol> <li>Noise and afterhours work at construction site disturbs and disrupts sleep. Dust affects health, cleanliness and hygiene. Noise and air pollution.</li> </ol>	As a condition of development approval at the site, there will be requirements to ensure the construction site does not generate unacceptable levels of dust that would cause disturbance to existing residents, and construction hours will also be limited to reduce the impact of noise.		
		<ol> <li>Concerns for safety, security and potential rise in crime, and security by patrol not sufficient and highly lacking in prompt response.</li> </ol>	It is not supported that the rezoning, increase in density or construction of future development at the site will result in a rise in crime or concerns over security. Any development application for the site will be required to demonstrate how the design will minimise opportunities for crime and increase passive surveillance both within and surrounding the development.		
		<ol> <li>Compacting and heavy vehicles and heavy machinery work cause vibrations and further damage to damage caused by earlier construction of Transperth parking. Earlier damage not addressed or compensated yet.</li> </ol>	See response to points 1. and 2. above.		
		5. The criteria of residents occupying and living within vicinity should not pose problems or threat to security for current residents.	Not supported. While it is agreed that residents should never cause problems for other residents, there is no evidence or substantiation to the claim that future residents may pose a threat to existing residents.		
		6. Traffic conditions and congestion may worsen.	The Traffic Impact Statement (TIS) lodged with the Structure Plan application demonstrates that future development on this site in accordance with the proposed zoning will not		

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION	
			generate insupportable levels of traffic that could not be accommodated within the existing local road network. The TIS has been reviewed by the City's traffic engineers and is considered sufficient and appropriate.	
10	Main Roads WA PO Box 6202 EAST PERTH WA 6892	Main Roads has no objection to the proposed structure plan.	Noted.	
11	Department of Water PO Box 332 MANDURAH WA 6210	The Department of Water (DoW) has reviewed the proposal and given the infill nature of the site a Local Water Management Strategy is not required. However it is recommended that the proponent provides the relevant information demonstrating how stormwater will be managed within the structure plan layout for both quality and quantity including the strategy for the first 15mm of rainfall, 20% Annual Exceedance Probability (AEP) event and 1 % AEP event.	Noted. This further information has been required as per recommendation (2)5 of the Council Report.	
12	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	The Department of Parks and Wildlife has no comments on the application	Noted.	
13	Department of Education 151 Royal Street EAST PERTH WA 6004	The Department has reviewed the document and wishes to advise that it has no objection to the proposal. Any anticipated student yield from the residential development will be accommodated at the nearest local primary school.	Noted.	
14	Ian Donaldson 305 Wentworth Parade SUCCESS WA 6164	Reference: I refer to the Proposed Structure Plan Lot 559 Wentworth Parade, Success prepared by Roberts Day for Richard Noble Pty Ltd, representing Gold Estates Holdings. <u>I object to the rezoning of the subject Lot.</u>		
		Summary: The purpose of the Structure Plan is to realise Mixed Use development at a residential density of R100, thereby capitalising upon the proximity of the site to Aubin Grove Train Station and Wentworth Parade Park by increasing the supply and diversity of residential dwellings		

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		within the locality.	
		The subsequent development which the rezoning of Lot 559 Wentworth Parade (hereafter referred to as The Lot) would permit is not in keeping with the current environment. It will create issues with traffic; is not in keeping with the environment; it will not significantly change achieved population densities	Not supported. These issues are addressed in further detail below.
		Existing development and planning history:	
		The land bounded by Russell Road, Hammond Road, Bartram Road and Kwinana Freeway (referred to hereafter as The Area) is zoned R40 or less.	
		The nearest multi-storey, multi-dwelling construction is a block of 6 units in 2 levels located on Covington Loop approximately 400 metres from The Lot. This block is on the boundary of the developing Aubin Grove Railway Station precinct. The nearest "high-rise" apartment blocks are located adjacent to the Cockburn Central shopping precinct, 1800 metres away.	See response to submission 2 above.
		Wentworth Parade is a single lane dual carriageway south from Beeliar Drive to a point approximately 90 metres east of The Lot, where the median strip stops. It forms part of the Transperth 526 bus route. For most of the length of Wentworth Parade, there are no bus lay-bys.	
		There are two bus stops within approximately 80 metres to the east of the proposed entrance to The Lot, and an entry/exit to the 2000 vehicle Aubin Grove Railway Station car park approximately 50 metres to the west.	
		A bicycle and foot path run along the north side of Wentworth Parade in front of The Lot. This path is used by many children to get to and from Success Primary School located about 400 metres to the west.	
		The Area is well served by commercial and retail outlets at Cockburn Central, Hammond Park and Aubin Grove.	
		Visual impact:	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		With the exception of a single two-storey home opposite Lot 559, there are no other multistorey buildings in view from The Lot. Excluding the 2-storey construction on Covington Loop and another 3 storey 6 apartment block zoned R60 between Brushfoot Boulevard and Hammond Road (800 metres away), most residences within The Area are single residence, single storey homes. There are some isolated single residence, 2-storey homes. The closest commercial/retail centre on Russell Road does not exceed two stories.	
		The Wentworth Parade park and playground, which adjoins The Lot is used by many families with small children. The barbeques and play facilities are often used for small parties as well as individual families.	
		The development of a large four-storey apartment block will be completely out-of-scale with the existing environment and will have a substantial overbearing impact on the streetscape and the area generally. The 4-storey building will almost certainly throw a large shadow across the playground in the later afternoon, making it a much less inviting place, while just the out-of-place size of the building will throw an emotional shadow onto the park and surrounds.	See response to submission 2 above. Furthermore, future development will be required to appropriately address the park and have minimal impact on nearby landowners as detailed in the design objectives and guidelines in the Structure Plan report. Setbacks, building articulation and design, building orientation, interface with the public domain, and height controls bearing in mind solar access are all addressed in the Structure Plan report and are elements any future development will need to address to respond to existing development and preserve/enhance the streetscape character. For example, the setting back of upper levels of a development helps to minimise the visual bulk and scale of the building when viewed from the ground level. These elements are required by the Structure Plan to be addressed at Development Application stage.
			In addition, potential ground floor mixed use development would be required to overlook and address the existing park, providing an inviting space for park users and pedestrians whilst also providing a service/facility to park users. Though future development may cast some shadow over the adjacent park in the late afternoon, it is not accepted that this will reduce the useability or attractiveness of the park. Notwithstanding, much of the park is located north of the subject land and will not be affected by shadow from any

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			future development at the site.
		Residential Density:	
		The applicants for the R100 re-zoning state in several places in their submission that this development, if approved, will reconcile a shortfall in achieved density of the Magnolia Gardens Estate subdivision.	
		When the estate was created the zoning, as indicated above, was R40 or less. An examination of the lot sizes created by the developer in the original carve-up of the estate show it was not possible to build more than a single residence. Most of the R40 blocks are less than 440 square metres; an R Code of 20 or 25 requires a minimum area of 900 or 700 square metres respectively for more than a single dwelling to be placed on a block. Without an exhaustive examination, it appears that very few, if any, of these larger blocks are able to accommodate more than a single dwelling.	
		As a result, of course there is a disconnect between designed and achieved densities. The disconnect was engineered by the developer in the way Magnolia Gardens Estate was subdivided with respect to the lot sizes they created.	
		It is not reasonable for the developer to now argue that rezoning The Lot from R40 to R100 will assist in rebalancing the achieved density. In any event rezoning this single block will not make a significant difference to the population density for the overall area.	The Phase 1 Magnolia Gardens Structure Plan, within the boundaries of which the subject land is located, was originally approved by the WAPC in 2002, nearly 15 years ago. The locality was subsequently subdivided and developed in accordance with the densities prescribed by the Structure Plan. Whether the developer originally intended for there to be a disconnect between designed and achieved densities or not, the fact remains that there is one.
			Since that time, due to a continually increasing population, there has been a change in the housing and density 'climate' in Western Australia and recognition for the need to provide housing density particularly in close proximity to train stations. Thus, the proposed rezoning is both reasonable and appropriate in this location, and responds to increased demands for housing and State strategic planning documents

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		I am sure that many families have either built or bought homes in The Area on the reasonable assumption that there would be no high-rise, high-density construction. To allow this rezoning will devalue properties and residents' enjoyment of The Area.	as outlined below. The Perth and Peel@3.5million strategic land use document recognises the need to increase the number of dwellings significantly within the Perth Metropolitan Area to provide housing for an expected 3.5 million people by 2050. Rather than continuing to sprawl development outwards, creating a larger and larger urban footprint, the target is for 47% of development to be infill development. To achieve infill development, vacant or under-used land parcels are required to be developed at a higher density. The majority of vacant lots within the Perth Metro Area providing opportunity for infill development will be isolated from other vacant lots and be surrounded by existing development. This includes the subject land. Infill development of any one of these lots on their own would not significantly contribute to reaching dwelling targets. However, as a collective, these lots have the potential to vastly increase housing choice and dwelling targets in accordance with Perth and Peel@3.5million. This is the last lot in the locality with the potential of being developed at a higher density whilst still contributing positively to infill develing targets as outlined above, will not have a negative impact on the amenity of existing landowners in the vicinity since the vast majority of dwellings are still single detached houses. It is not accepted that the rezoning will devalue properties and residents' enjoyment of the area, as the lot is not directly adjacent to any residential development, and future development will be required to be designed in an attractive way that minimises impacts on surrounding landowners.
		Parking: The following data is taken from the NSW Guide to Traffic Generating Developments: Metropolitan sub-regional centres 0.6 spaces per 1 bedroom unit 0.9 spaces per 2 bedroom unit	Provision of parking in Western Australian residential developments is prescribed by <i>State Planning Policy 3.1 Residential Design Codes.</i> Any future development application for the site will need to demonstrate how the required number of resident and visitor car bays can be provided on site in accordance with this Policy and the requirements of the City for any non-residential land use. It is

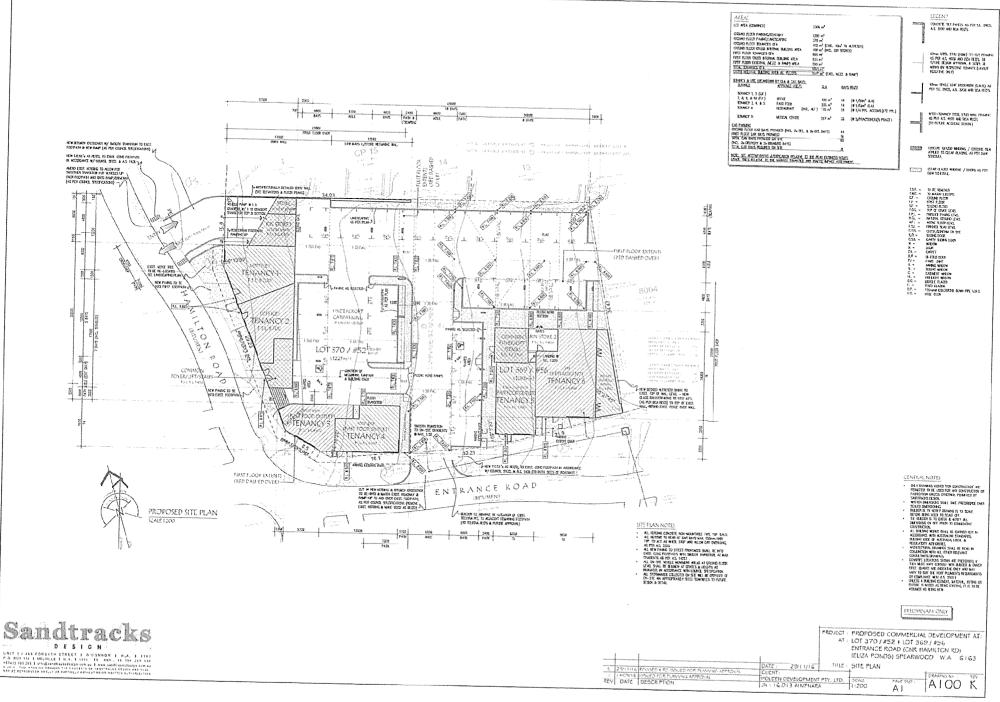
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul> <li>1.40 spaces per 3 bedroom unit</li> <li>+1 space per 5 units (visitor parking)</li> <li>Assuming 50 each of 1, 2 and 3 bedroom dwellings will be constructed, a total of 175 parking bays will be required. The minimum size for a residential car parking bay with no obstructions on either side is 2.4 x 5.5 metres or 13.2 square metres for a total of 2310 square metres. In addition to this, space must be allowed for service vehicle parking and movement, parking (visitors, staff and proprietors) for the planned commercial entities, internal roadways, footpaths, bicycle storage, etc. Add the requirement for 25% Communal Open Space totalling 2736 square metres and there substantially more than 46% of The Lot taken up with ancillary features.</li> </ul>	the applicant's responsibility at Development Application stage to demonstrate how development will be coordinated on site and how parking and open space requirements will be met.
		The applicants for the rezoning of The Lot state that "Where it is not possible to locate onsite parking areas behind built form, parking areas are to be entirely screened from view along Wentworth Parade and Wentworth Park" This is a clear statement that the applicant intends to develop car parking facilities at the front of the built form. There are very few places along the length of Wentworth Parade where on-street parking is available. The road is a single lane carriageway with a width that does not support on-street parking. Permitting on-street parking or parking within The Lot but facing the road will create disruptions and hazards for other road users, pedestrians and cyclists. To allow car parking for The Lot to encroach onto Wentworth Park is contrary to the Public Open Space use of the area and would be an eyesore in spite of any screening.	This is an assumption. The Development Application will need to demonstrate where parking is to be located and if on- street parking is proposed, they will need to demonstrate whether this is physical possible within the constraints of the current Wentworth Parade road reserve. The City will be the decision maker on whether on street parking is appropriate or not, also in terms of coordination with footpaths and shared paths. If on street parking was proposed it would not be permitted to be exclusive to the development but would be publically available and would also provide greater parking options for visitors to the public open space and potential future non-residential development.
		Screening cars from view from the roadway and pedestrians is a nonsense, given the need to See and Be Seen!	
		<i>Traffic</i> : The following is traffic data taken from the Cockburn City Council Interactive Mapping system along Wentworth Parade:	

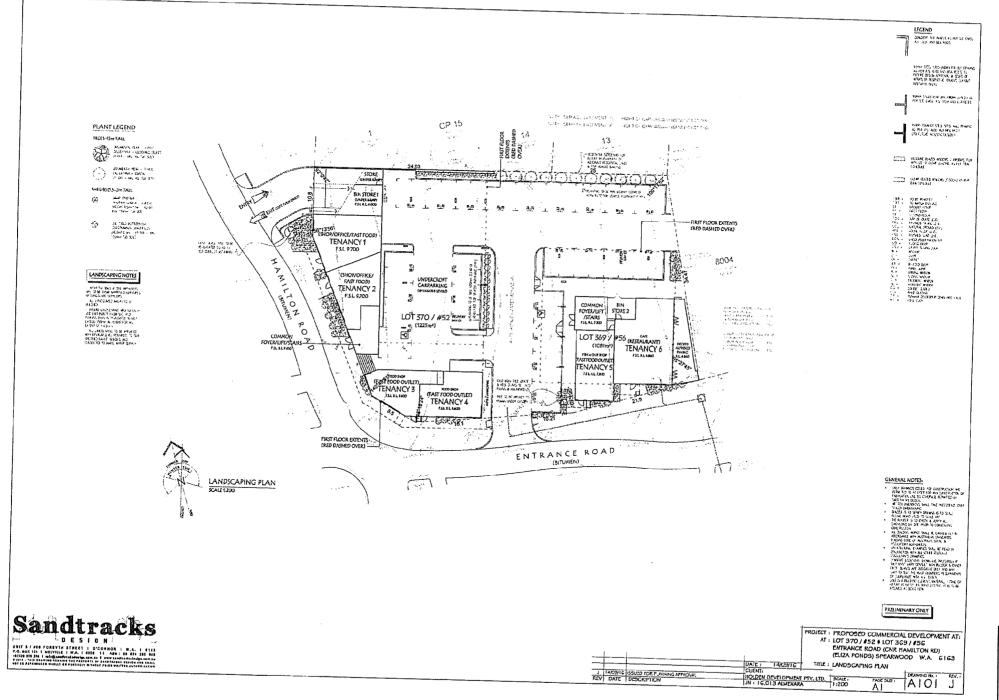
NO.	NAME/ADDRESS	SUBMISSION	SUBMISSION			RECOMMENDATION
		Survey	Survey	Location	Average vehicles	
		Date	Number		per weekday	
		25 Oct 16	16123	100m east of Hammond Rd	3938	
		2 Aug 16	16062	60m east of Brushfoot Blvd	3942	
		25 Oct 16	16124	40m east of Lauderdale Dve (adjacent to Lot 559)	6431	
		6 Mar 16	16034	80m south of Dunlap Ave	8402	
		The applicants for the rezoning have, in the Traffic Impact Statement, said that <i>estimates</i> of traffic impact have been made based on the WAPC <i>Transport Impact Assessment Guidelines</i> (August 2016) and two New South Wales guides to traffic development. The traffic survey dated 25 October taken in front of The Lot is the only apparent actual data which has been used. The Traffic Impact Statement concludes that the increase in traffic flow caused by development of The Lot would be insignificant.				The Traffic Impact Statement has been reviewed by the City's transport engineers and is sufficient to demonstrate that the proposed rezoning will not have any significant traffic impact on the surrounding road network since it is unexpected to generate greater than 100 vehicles per hour. The Traffic Impact Statement cannot be expected to provide actual trip generation statistics for a development that does not yet exist. Estimates based on guiding documents are acceptable.
		and its associa	ated 2000	out, however that the Aubin Grove Railway Station 000 vehicle carpark is not yet operational. Traffic hich it will generate are at best an estimate at this possible future changes to traffic patterns is the traffic flow along Brushfoot Boulevard when the int from Russell Road was closed. This change itcry over safety, the hasty erection of directional Road and the temporary (?) closure of access to from Wentworth Parade.		The proposed Aubin Grove train station is a separate proposal and the Public Transport Authority is responsible for engaging in traffic studies relevant to that development and ensuring the road network can accommodate the expected vehicle numbers including buses.
		sudden increa entry to Lama resulted in pul signs to Hamr Brushfoot Bou	ise of traffi ar Court fr blic outcry mond Roac levard from			This is a separate issue that the City is currently investigating. The upper estimate of potential future traffic generation as a result of the Structure Plan is approximately 90 vehicles per hour (AM peak) and will not have any significant impact on the surrounding network. As a guide, the WAPC TIA Guidelines require further detailed analysis when a proposed Structure Plan generates traffic of greater
		when the railw	ay station	is complete. So far as I been announced. It is re	know, the routes for	than 10% to existing flows, or 100 vehicles per hour (of which the AM and PM peak flows do not reach this threshold). The proponent of any future development application at the

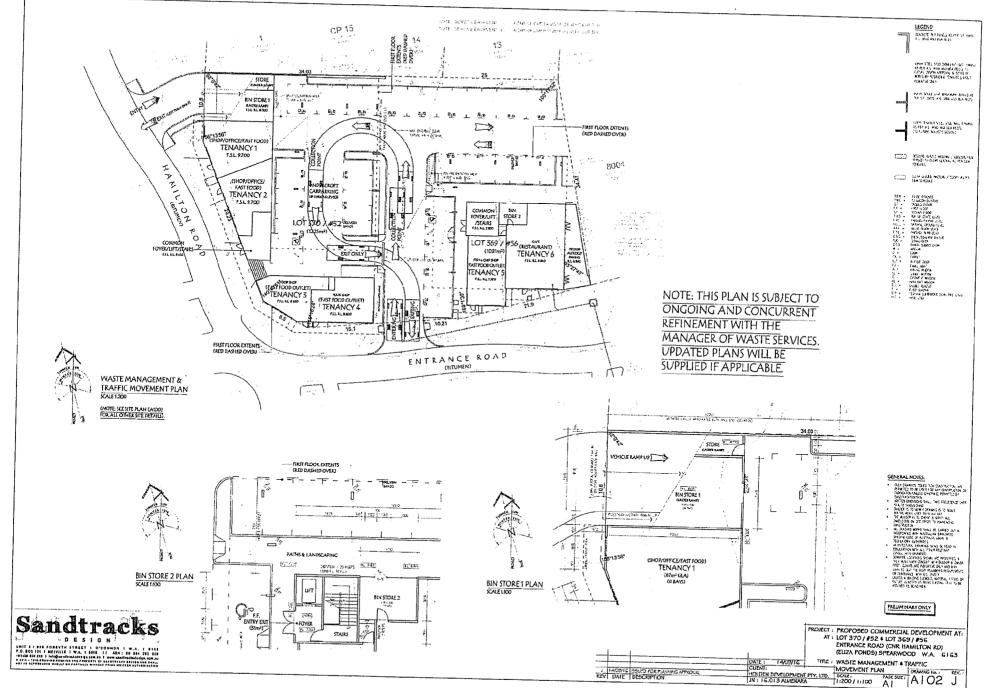
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		that some will use Wentworth Parade, thus adding to traffic flow and congestion. The traffic survey carried out in front of The Lot on 25th October	subject site will be required to liaise with the City as early as possible to discuss traffic generation and management, access strategies and parking in accordance with the Department of Planning's Transport Impact Assessment
		showed a weekday traffic flow of 6431.	Guidelines and ensure the development has minimal impact on the surrounding street network. Recommendation (3) of the Council Report requires this to be undertaken.
		The increase in the number of vehicles to pass this point when the Aubin Grove station and car park is fully operational can perhaps be estimated. The actual traffic flow however will not be determined until some time after the facility is fully operational.	Additional traffic reporting will need to be prepared and approved with any Development Application for the site which would provide further details on traffic generation.
		The single planned entry to The Lot is very close to two bus stops without bus bays, and the north entry to the car park.	
		Currently the Transperth bus gathers an increasingly long train of vehicles as it travels south down Wentworth Parade as, without bus bays, there are very few opportunities to pass - until it reaches the end of the median strip about 90 metres from the entrance to The Lot, where vehicles are able to cross to the other side of the road to move past. This spot is adjacent to the west side of Wentworth Park, close to the railway station carpark entrance and close to a bus stop for the north-bound bus.	The existence of Transperth bus services in close proximity to the subject land should not be a reason to restrict high density development. Future residents could make use of these bus services, reducing the number of vehicle trips required. Furthermore, any development application will need to consider traffic management and access strategies that take into account the current and future traffic generation and public transport services on local roads.
		In 2006 only 10.7% of Perth's adult population used public transport to get to work or study with a change of just 1.6% from 1996. Projecting the figures forward to 2017, when the new station will be operational, the public transport usage will be 10.9%	Public transport patronage should not be used as a reason not to construct more public transport facilities, as the reason for low patronage may be that not enough people are located in close proximity to efficient public transport networks. In this
		It can therefore be said that very few people who occupy the proposed development on The Lot will make use of public transport. Conversely, around 90% of people will use their cars to get to work or study.	case, rezoning of the subject land to allow more people to live in close proximity to a major public transport route/network is entirely logical and in fact potentially increases the percentage of public transport patronage. Thus, it is an unjustified assumption that 90% of future residents at the subject land will not use public transport.
		To grant rezoning of The Lot without knowing the actual traffic flow in the area is at best premature.	Actual traffic flow counts for a future development cannot be obtained since the development does not yet exist.
		Conclusion	

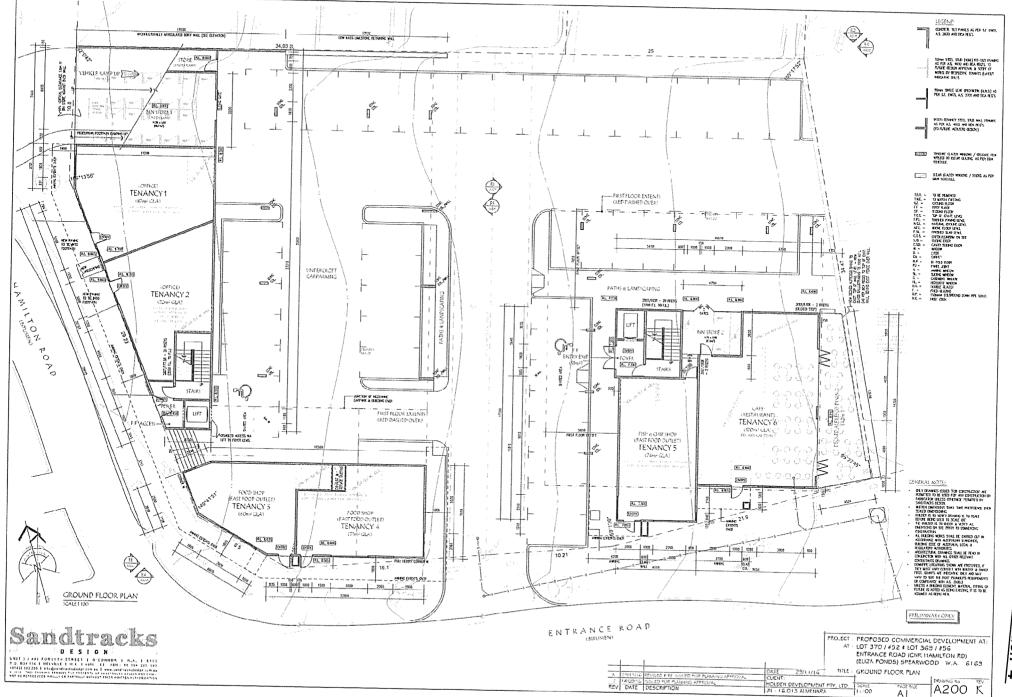
NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		The negative impact which would be created from the rezoning of Lot 559 Wentworth Parade to R100 and the subsequent construction of high-rise, high-density housing outweighs any benefits to the existing community. The City of Cockburn Council is asked to reject the rezoning	
		application.	
15	Landowner	We believe that Wentworth Pde will become very busy with the new train station car park and by adding a new housing complex you will only increase the amount of traffic. The excessive cars and large vehicles only add to the painfully noisy suburb that Success has become.	<ul> <li>While future development at the subject is likely to increase traffic generation along Wentworth Parade, the Traffic Impact Statement which has been reviewed by the City's engineers demonstrates that this increase will not be significant as future development is unexpected to generate greater than 100 vehicles per hour.</li> <li>The proposed Aubin Grove train station is a separate proposal and the Public Transport Authority is responsible for engaging in traffic studies relevant to that development and</li> </ul>
			ensuring the road network can accommodate the expected vehicle numbers including buses.
16	Beres Jones 341 Wentworth Parade SUCCESS WA 6164	Too much traffic for a 1 lane each way. No bus stop for bus to pull in stops traffic from flowing, all line up behind bus.	See response to submission 15 above. This is a separate issue irrelevant to the proposed rezoning.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
17	Department of Health PO Box 8172 Perth Business Centre WA 6008	Any developments are required to connect to scheme water and reticulated sewerage as required by the Government Sewerage Policy - Perth Metropolitan Region. DOH has a document on 'Evidence supporting the creation of environments that encourage healthy active living' which may assist you with planning elements related to this activity centre plan. A copy is attached or may be downloaded from: http://www.public.health.wa.gov.au/cproot/6111/2/140924_wahealth_e vidence_statement_be_health.pdf The City of Cockburn should also use this opportunity to minimise potential negative impacts of the mixed use density development such as noise, odour, light and other lifestyle activities. To minimise adverse impacts on the residents, the City of Cockburn could consider the incorporation of additional sound proofing/ insulation, or design aspects related to the location of air conditioning units and other appropriate building/construction measures.	Noted. The Structure Plan provides a Mixed Use zoning over the site but does not prescribe the specific uses to be developed on site. Thus, these concerns will be looked at in closer detail at Development Application stage. Reference to this is required to be included in the Structure Plan report as per recommendation (2)4 of the Council Report.

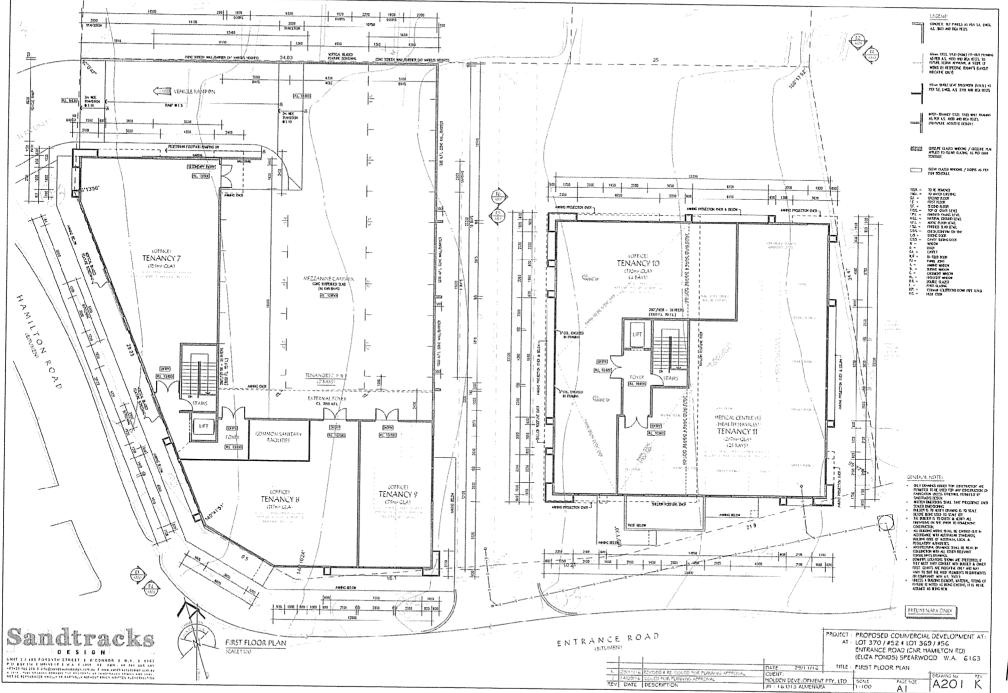




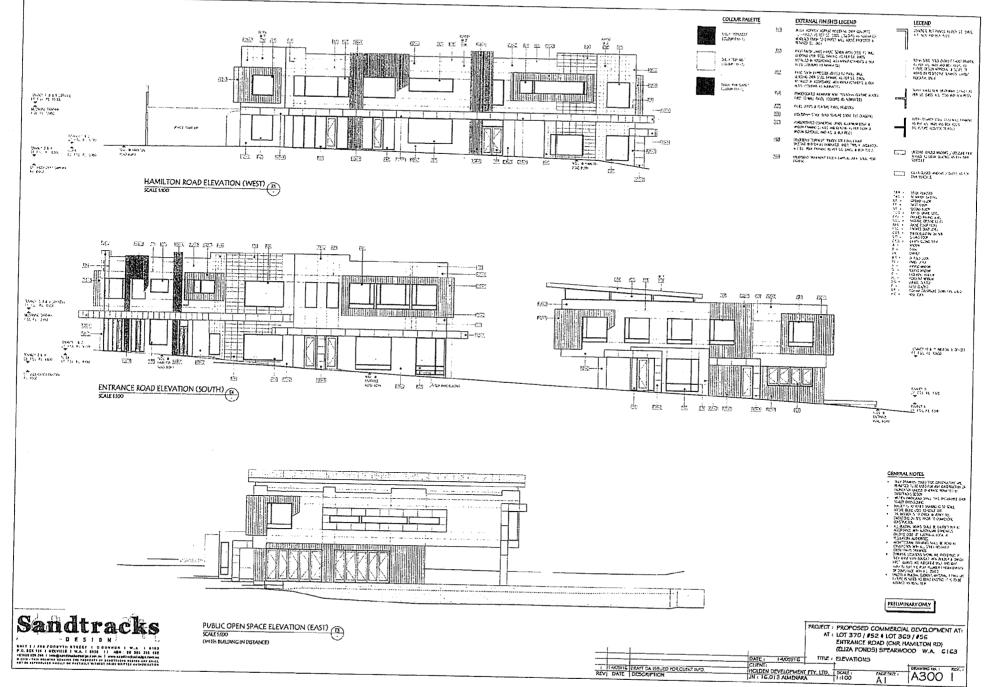




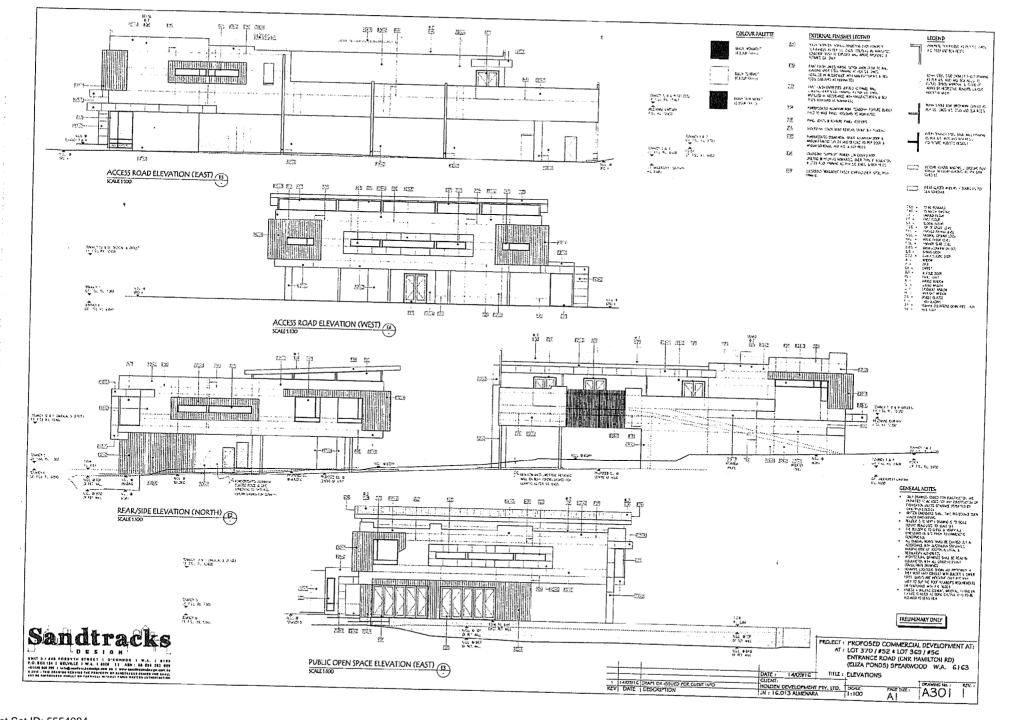
Attach 4



Attach 5



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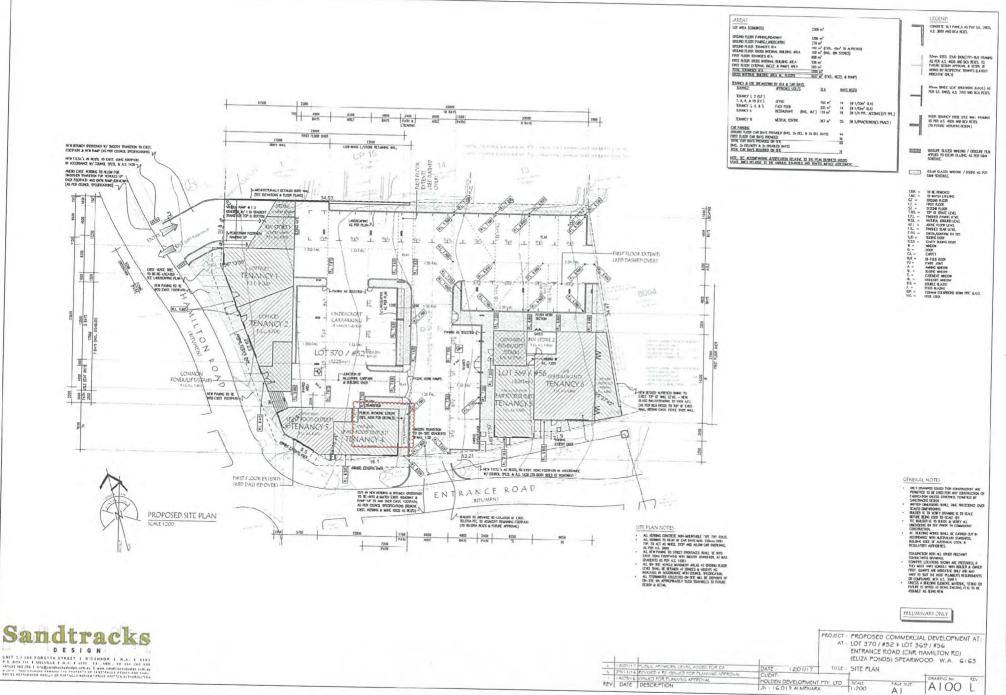


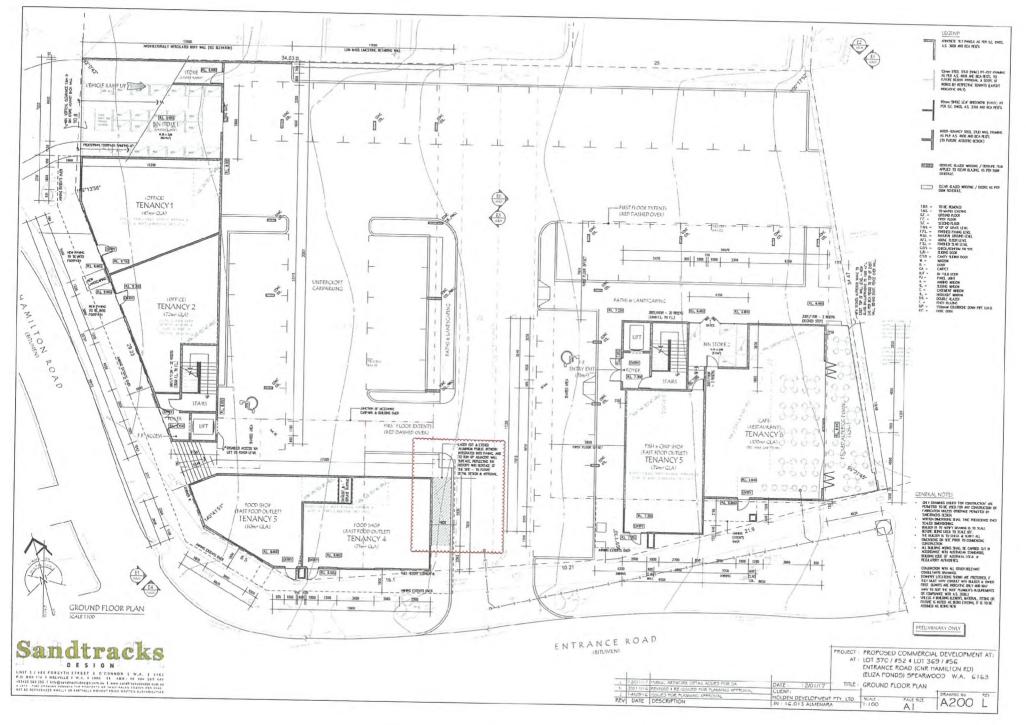


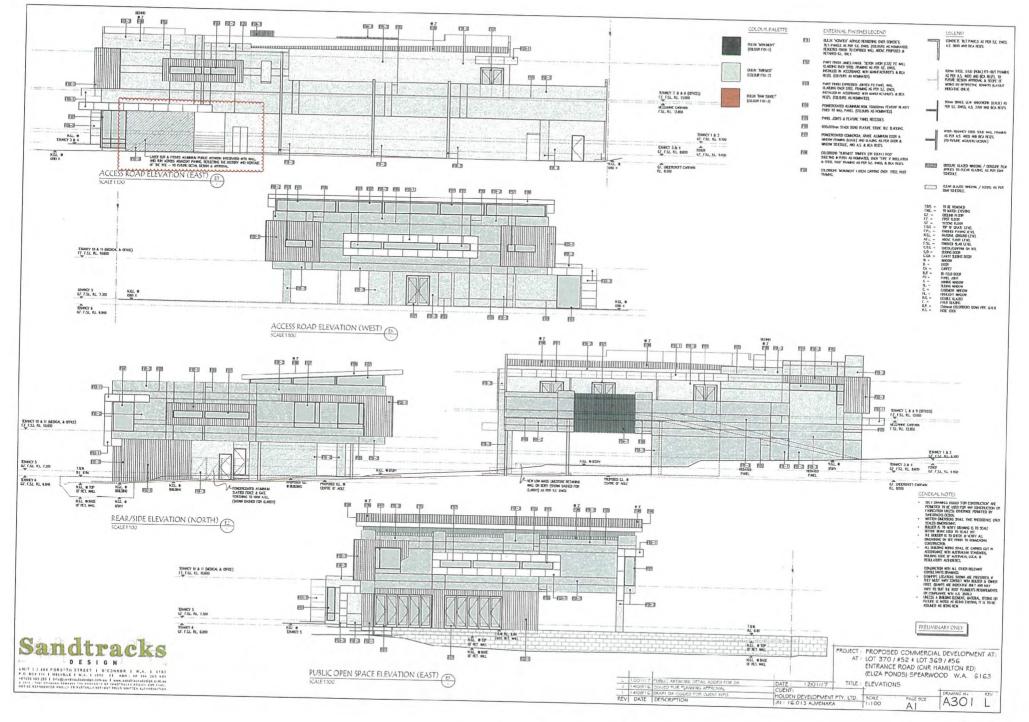












Attach 9

### SANDTRACKS

## ELIZA PONDS MIXED COMMERCIAL DEVELOPMENT LOT 370 ENTRANCE ROAD, SPEARWOOD TRAFFIC AND PARKING ASSESSMENT

November 2016



Riley Consulting Pty Ltd PO Box Z5578 Perth WA 6831 0413 607 779 Mobile

Issued on	07 November 2016	Amendment	Date
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# Riley Consulting

#### CONTENTS

1.	EXECUTIVE SUMMARY
2.	INTRODUCTION AND BACKGROUND4
3.	EXISTING SITUATION4
4.	DEVELOPMENT PROPOSAL6
5.	COMMITTED DEVELOPMENTS AND OTHER TRANSPORT PROPOSALS
6.	CHANGES TO SURROUNDING TRANSPORT NETWORKS
7.	INTEGRATION WITH SURROUNDING AREA7
8.	ASSESSMENT YEARS AND TIME PERIODS
9.	DEVELOPMENT GENERATION AND DISTRIBUTION7
10.	ANALYSIS OF DEVELOPMENT ACCESSES
11.	SERVICE VEHICLES9
12.	IMPACT ON SURROUNDING ROADS9
13.	IMPACT ON INTERSECTIONS10
14.	IMPACT ON NEIGHBOURING AREAS10
15.	ROAD SAFETY10
16.	PUBLIC TRANSPORT ACCESS10
17.	PEDESTRIAN ACCESS/AMENITY11
18.	CYCLE ACCESS/AMENITY11
19.	PARKING AND PARKING MANAGEMENT12
20.	CONCLUSIONS

#### 1. EXECUTIVE SUMMARY

- 1.1. Riley Consulting has been commissioned by Sandtracks to prepare a traffic assessment of a proposed mixed use commercial development at the corner of Hamilton Road and Entrance Road, Spearwood. The key findings of the traffic review are:
- 1.2. It is proposed to development a small mixed use development comprising of food, office and consulting room tenancies. Based on recognised trip generation sources, the development can be expected to generate 998 vehicle movements per day. During the evening peak period 92 vehicle movements are anticipated.
- 1.3. The level of traffic generated by the proposed development is shown to have no material impact based on the WAPC *Transport Assessment Guidelines for Developments*. Peak hour analysis of the Hamilton Road / Entrance Road roundabout has been undertaken and Level of Service A is forecast. Level of Service A is forecast for the long term planning horizon of 2026. The proposed development will have no negative impact to the operation of local intersections.
- 1.4. Access to the subject site is provided via a left-in / left-out access to Hamilton Road and left-in / left-out to Entrance Road. The access to Entrance Road is located in accordance with the Site Specific Design Guidelines set out in the structure plan for the subject site. Access to Hamilton Road has been checked and visibility in accordance with AS2890.1 is achieved. It is recommended that once constructed, the need for regular verge maintenance to the north of the site be reviewed.
- 1.5. The development provides 59 parking bays on-site and a service bay. The City of Cockburn's Town Planning Scheme requires 71 bays and a shortfall of 12 bays is identified. Assessment of the individual land uses shows that a maximum of 58 bays would be required to cater for the expected peak parking attraction. It is concluded that an acceptable level of car parking is provided on the site. Parking is in accordance with the requirements of AS2890.1.

#### 2. INTRODUCTION AND BACKGROUND

2.1. Riley Consulting has been commissioned by Sandtracks to prepare a traffic impact assessment for the proposed Eliza Ponds commercial centre, Spearwood.

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2.2. The site is located on the corner of Hamilton Road / Entrance Road, Spearwood and is shown in Figure 1. An aerial image of the site is shown at Figure 2.



Figure 1 Site Location

#### 3. EXISTING SITUATION

3.1. The subject land forms part of the Eliza Ponds commercial area within the Packham structure plan. Key Roads are discussed below.

#### Hamilton Road

3.2. Hamilton Road is classified as a district distributor B road in the Main Roads *Functional Road Hierarchy*. It is constructed as a two-lane boulevard style road adjacent to the subject site. Traffic data from the Main Roads website is shown in Table 1 and attached at Appendix A.



Volume	AM Peak (8-9)	PM Peak (17-18)	HGV	Capacity
7,560vpd	500 North	319 North	7%	15,000vpd
(2015)	216 South	471 South		

Table 1 Hamilton Road South of Spearwood Avenue

The capacity is derived in Appendix A and based on maintaining a Level of Service D.



Figure 2

Aerial Image (site area indicative)

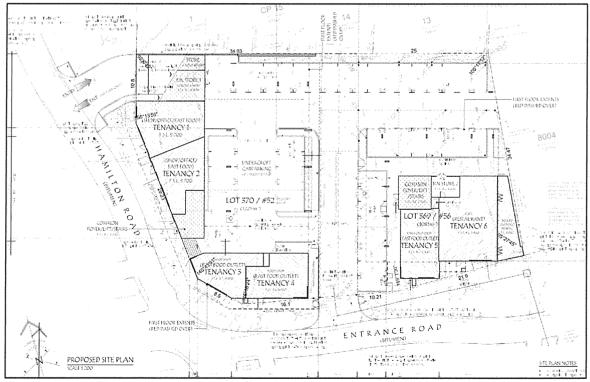
#### Entrance Road

3.3. To the south side of the subject land is Entrance Road. It is classified as an access street in the Main Roads *Functional Road Hierarchy* and is constructed as a two-lane boulevard style road. No traffic data is available for Entrance Road, but reference to the structure plan traffic report prepared by Uloth and Associates indicates an ultimate flow of 3,000vpd. To the west of Hamilton Road, Entrance Road has a forecast demand of 1,000vpd.

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#### 4. Development Proposal

4.1. It is proposed to develop 1,350m<sup>2</sup> of commercial floor space comprising of office and food outlets. Shop use has been contemplated, but the TPS parking requirements cannot be achieved for this use. However, the City may choose to relax the TPS parking requirements for such a use in the interests of providing a local community facility. Shop use is not considered in this traffic report.



4.2. Figure 4 shows the ground floor site plan.

Site Layout (refer to DA plans)

#### 5. Committed Developments and Other Transport Proposals

5.1. The site falls within the Packham structure plan area and development of the surrounding land parcels has begun. As can be seen from the aerial image at Figure 2, the adjacent land has been subdivided but not developed.

#### 6. Changes to Surrounding Transport Networks

6.1. There are no known changes to the surrounding road network. The majority of adjacent roads have been recently constructed as part of the redevelopment of the locality.

#### 7. Integration with Surrounding Area

7.1. The local area is a mixture of residential and commercial land uses. Commercial uses are adjacent to the subject site on Entrance Road. The proposed development fits in with the structure planning for the locality.

#### 8. Assessment Years and Time Periods

8.1. The development is considered at the year of construction and for the long term planning horizon 2026.

#### 9. Development Generation and Distribution

It is proposed to develop a mixed-use commercial centre to the corner of Entrance Road and Hamilton Road, Spearwood. The development has a total floor area of 1,350m<sup>2</sup> comprising of:

Fast food outlets	205m <sup>2</sup>
Office uses	700m <sup>2</sup>
Restaurant with 72 seats	172m <sup>2</sup>
Consulting rooms for 5 practitioners	267m <sup>2</sup>

- 9.1. Reference to the RTA *Guide to Traffic Generating Developments* and the Director General Transport South Australia *Land Use Traffic Generation Guidelines* is made to source trip rates appropriate to the proposed land uses.
- 9.2. The traffic attraction to fast food outlets can vary significantly depending upon branding. Major chains tend to require drive-through facilities, which would not be available at the subject site.
- 9.3. The ITE *Trip Generation* manual (USA) suggests a fast food outlet with no drive through can generate 27 evening peak hour trips per 100m<sup>2</sup> of floor

area. The peak is equivalent to 8% of the daily demand, indicating 337 trips per  $100m^2$  per day.

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- 9.4. A survey of Nando's and Zambrero in North Perth indicate that ITE trip rate is an acceptable trip generation rate.
- 9.5. The trip rates are shown in Table 2 below with the forecast traffic generation.

	Contraction			
Land use	Area	Trip Rate	Trips	PM Peak
Fast Food	205	337/100 (27 peak)	691	55
Office	700	10/100 (2 peak)	70	14
Restaurant	172	60/100 (5 peak)	103	9
Consulting Rooms	267	50/100 (5 peak)	134	14
Total	1,350		998	92

### Table 2 Traffic Generation

### Distribution

9.6. Traffic attracted to the proposed development will predominantly arrive from the surrounding residential areas. The following distribution of traffic to the external road network is expected.

٠	Hamilton Road north	50%
	Entrance Road east	10%
•	Hamilton Road south	35%
•	Entrance Road west	5%

9.7. Appendix B shows the expected traffic movements on the surrounding road network.

### 10. Analysis of Development Accesses

- 10.1. Access to the site is made from Hamilton Road and Entrance Road.
- 10.2. Access to Entrance Road is located in accordance with the requirements set out in the Site Specific Design Guidelines. The access is to ground level parking.
- 10.3. Access to Hamilton Road will provide a ramp up to the first level car park. The access will be located to the northern boundary of the subject site providing approximately 31 metres separation to the roundabout at Entrance Road. The location of access accords to current guidelines.
- 10.4. Hamilton Road has a slight crest and a bend on the approach to the proposed access. Site investigations indicate that visibility to / from the access is about

72 metres in a straight line. However, the bend of Hamilton Road provides a travel path of 92 metres.

- 10.5. AS2890.1 requires 83 metres desirable and 65 metres minimum visibility for an access to a road posted at 60kph. It can be seen that the minimum visibility distance is achieved. The desirable visibility distance is also achieved along the travel path of an approaching vehicle. Appropriate visibility is achieved.
- 10.6. Visibility accords with current requirements, but the verge may need regular maintenance to keep flora height to an appropriate height subject to the finished level of the car park ramp. It is expected that the car park ramp will provide additional height for vehicles approaching Hamilton Road resulting in no changes to the verge planting being required. This matter should be checked at the time of construction.

### 11. Service Vehicles

- 11.1. Service vehicles will access the site from Entrance Road. A waste management plan has been prepared and submitted to the City.
- 11.2. It is calculated that up to 9 commercial vehicles could access the site per day. This assumes 2 vehicles per food outlet and 1 serviceing the medical uses. The offices are unlikely to atract regular deliveries. The size of the units being developed are small and would not require service vehicles larger than a van (such as a Ford Transit). Vehicles of this size can easily access the car parking areas.

### 12. Impact On Surrounding Roads

- 12.1. Reference to the WAPC *Transport Assessment Guidelines for Developments* (Volume 4) states that "Where a traffic increase as a result of a proposed development is less than 10% of current road capacity, it would not normally have a material impact".
- 12.2. The WAPC guidelines further state that "For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10% of capacity. Therefore any section of road where traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis".
- 12.3. Appendix B shows the forecast peak period traffic increases to the surrounding road. It can be seen that during the peak period of operation, the proposed development has a maximum increase of 47 vehicles to any road

section. On the basis that the maximum increase to any road is less than 100 vehicles, the WAPC guidelines would deem no material impact.

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12.4. It can be concluded that the proposed development will have no material impact to the local road network.

### 13. Impact on Intersections

- 13.1. Although under WAPC guidelines the proposed development is shown to have no material impact, an assessment of the operation of the roundabout at Hamilton Road / Entrance Road is made using Sidra.
- 13.2. The summary Sidra analysis is attached at Appendix C and shows that the roundabout can be expected to operate with Level of Service A for all approaches with the proposed development.
- 13.3. Long term traffic growth as indicated in the Uloth report to 13,000 vehicles per day on Hamilton Road has been used to test the 2026 scenario. The Sidra analysis shows that Level of Service A will be retained on all approaches.
- 13.4. It is concluded that the proposed development will have no negative impact to adjacent intersections.

### 14. Impact on Neighbouring Areas

14.1. The locality is a new and emerging suburb recently structure planned. The proposed development is in keeping with planning for the locality and adjacent land uses.

### 15. Road Safety

- 15.1. Appendix D shows the crash data form Main Roads for the intersection of Hamilton Road and Entrance Road for the past 5 years. It can be seen that only 1 crash has occurred. The crash appears to be a motorcycle at night resulting in a casualty. The number of crashes is very low.
- 15.2. The proposed development would not be expected to have any impact to current crash rates.

### 16. Public Transport Access

- 16.1. Figure 5 shows the bus services using the local road network.
- 16.2. Two bus routes pass the subject site on Hamilton Road. The bus routes provide a convenient connection between Cockburn Central and Fremantle. The service is commuter based and access to the Perth-Mandurah rail line is

provided at Cockburn Centre. Access to the Fremantle – Midland train line is achieved at Fremantle.

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16.3. The proposed development would not be expected to attract significant level of public transport access. However, the services do provide the opportunity for local workers to mode shift.



Figure 5 Public Transport Access

# 17. Pedestrian Access/Amenity

- 17.1. The local road network has recently been upgraded and many roads are new and designed to current standards. However, some footpaths are yet to be constructed.
- 17.2. A footpath is provided to Hamilton Road and Entrance Road adjacent to the subject site and adjacent to developed land. Pedestrian medians are provided at local roundabouts and provide a safe walking environment.
- 17.3. The locality has a low walk score (46) but this will change as development is completed.

### 18. Cycle Access/Amenity

18.1. Cycle access in the locality is relatively good with on-street cycle lanes provided along Hamilton Road. Figure 6 shows the local cycle network.

Eliza Ponds Commercial Development



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Figure 6 Local Cycle network

### 19. Parking and Parking Management

- 19.1. The development application plan for the proposed land uses indicate that a total of 60 parking bays are provided on site including a disabled bay and a delivery bay. The public can therefore access 59 parking bays.
- 19.2. Reference to the City of Cockburn's Town Planning Scheme No 3 identifies parking is to be provided as shown in Table 3. The calculation is based on the floor areas identified on the DA plans. The restaurant is shown to have 72 seats in the DA concept plan. The medical centre accommodates 5 practitioners.

Land use	Area	Rate	Bays
Fast Food	205	1/15m <sup>2</sup>	13.6
Office	700	1/50m <sup>2</sup>	14
Restaurant	72 seats	1/4 seats	18
Consulting Rooms	5 practitioners	5 per practitioner	25
Total	1,350		70.6

Table 3	Car Parking

- 19.3. It can be seen from Table 3 that a total of 71 parking bays would be required to conform to the TPS parking requirements. On this basis it could be stated that there is a shortfall of 12 bays.
- 19.4. The proposed land uses within the development will have different periods of peak operation. Table 4 sets out the anticipated parking demands based on the time of day. The following assumptions are used:
  - 19.4.1. The fast food outlets would experience a peak of 60% during the lunchtime period. This is based on Google data for Red Rooster at Hamilton Hill (refer Appendix E)
  - 19.4.2. The restaurant would not be more than 60% full at lunchtime as per the fast food outlets. In reality a restaurant in this locality is unlikely to be open at lunchtime based on Vino Rosso in Spearwood shopping centre, which opens at 5pm.
  - 19.4.3. The offices and medical centre would be open between 9am and 5pm on weekdays,

Land use	Bays	7-12	12-2	2-5	5-7	7-10
Fast Food	14	3	8	5	14	10
Office	14	14	14	14	0	0
Restaurant	18	5	11	5	18	18
Consulting Rooms	25	25	25	25	0	0
Total	71	47	58	49	32	28

 Table 4
 Weekday Parking Demands

- 19.5. Table 4 shows that with the expected attraction to the individual land uses proposed on the site, a maximum of 58 bays would be required to cater for the peak attraction. 59 public bays are provided and would accommodate the peak demands.
- 19.6. It is considered that although the level of parking does not conform to the requirement of the TPS, the level of parking provided is appropriate for the proposed land uses.
- 19.7. The City of Cockburn's TPS No 3 also requires bicycle racks to be provided as set out in Table 5.

Land use	Area	Rate	Bays
Fast Food	205	1 / 50m <sup>2</sup>	4.1
Office	659	1 / 200m <sup>2</sup>	3.2
Restaurant	172	1 / 30 seats	2.3
Consulting Rooms	314	1 / 50 persons (1/200m <sup>2</sup> )	1.57
Total	1350		11.17

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#### Table 5 Cycle Parking

- 19.8. It is noted that the proposed development will provide 1 service vehicle bay. The City's TPS sets out a requirement to provide service bays for each individual use on the site. In total the TPS could require 5 service bays. This is considered to be excessive for a small mixed-use development. It can be expected that the food uses would have up to 2 deliveries per unit per day. However, these deliveries will not occur during peak periods of land use activity. The office uses would be unlikely to have any regular deliveries and would not be considered to require a specific service bay. The medical centre may also get a delivery per day.
- 19.9. Given the size of the units being developed, it can be expected that the maximum size of delivery vehicle would be a small van (such as a Ford Transit). These vehicles can easily use a standard car parking bays should two vehicles arrive at the same time. However, this is an unlikely occurrence,.
- 19.10. It was an original intent to provide for small shop outlets on the subject site so that local facilities for the community could be provided. Based on the TPS car parking requirement, the parking shortfall would be significant. Further, the land use assessment (Table 4) indicated that demand would not be contained within the supply.
- 19.11. It is possible for the City to relax the shop car parking requirement for a tenancy should a suitable facility be found. It has been recommended that this matter be reconsidered once the development is complete.

# 20. Conclusions

20.1. The proposed mixed-use development fits well with the intended use in the structure plan. The level of traffic generated is low and would be considered to have no material impact under WAPC guidelines. Local intersections are shown to perform with excellent Levels of Service now and well into the future.

- 20.2. Whilst a technical shortfall of car parking is provided, it is considered that an appropriate level of parking is provided for the proposed development. The proposed land uses will have different times of peak attraction, which will reduce the overall parking demands throughout the day.
- 20.3. It is also noted that a single service bay is proposed, whilst the TPS would require at least 5 service bays. It is considered that one service vehicle bay is more than sufficient for the proposed development. In the unlikely event that two service vehicles access the site, it is considered that a standard parking bay can be used. The size of development will not require service vehicles greater than a Ford Transit to access the site.



# APPENDIX A



### Levels of Service by Road Type

LOS	Single Carriageway <sup>1</sup>	2-Lane Boulevard <sup>2</sup>	Dual Carriageway (4-Lanes) <sup>3</sup>	Dual Carriageway (4-lane Clearway) <sup>3</sup>
А	2,400vpd	2,600vpd	24,000vpd	27,000vpd
В	4,800vpd	5,300vpd	28,000vpd	31,500vpd
С	7,900vpd	8,700vpd	32,000vpd	36,000vpd
D	13,500vpd	15,000vpd	36,000vpd	40,500vpd
E	22,900vpd	25,200vpd <sup>4</sup>	40,000vpd	45,000vpd
F	>22,900vpd	>25,200vpd <sup>4</sup>	>40,000vpd	>45,000vpd

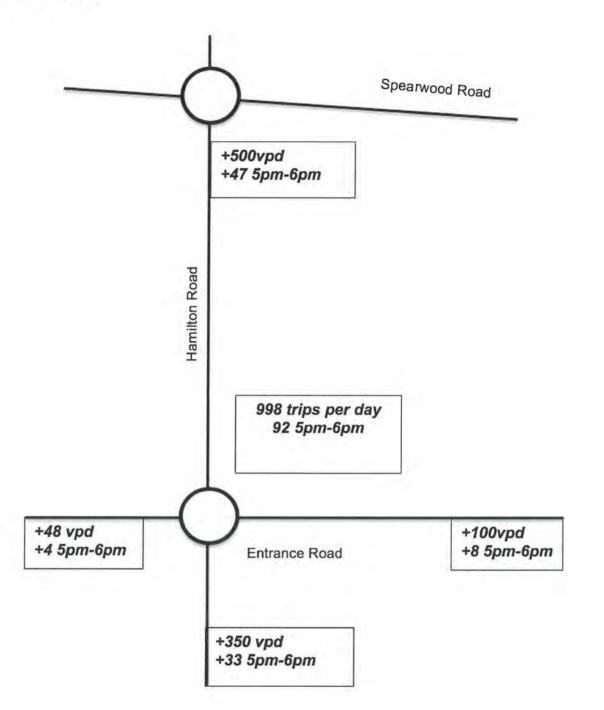
Based on Table 3.9 Austroads - Guide to Traffic Engineering Practice Part 2 Based on single carriageway +10% (supported by Table 3.1 Austroads - Guide to Traffic Engineering Practice Part 3) – Boulevard or division by medians.

<sup>3</sup> Based on RRR Table 3.5 - mid-block service flow rates (SF.) for urban arterial roads with interrupted flow. Using 60/40 peak split. <sup>4</sup> Note James Street Guildford passes 28,000vpd.

For the purposes of planning, the capacity of a road can be taken as the value between Level of Service E and F. However, a Level of Service D is the lowest preferred operational Level of Service.



# APPENDIX B





### APPENDIX C MOVEMENT SUMMARY

♥ Site: 101 [Spearwood AM 16]

Hamilton Road / Entrance Road AM Peak with Development

Roundabout

May	OD	Demar	d Flaws	Ceg	Average	Level of	95% Back of	Guette	Prop	Ellective	Average
ID	Mav	Total	HV	Sabi	Delay	Service	Vehicles	Oistance	Qusued	Stop Rate	Speed
De 111-111-		venin	5	w/c	sec		veh			per veh	km/n
South: Ha	milton Road se				-		1000		Distant.	a de	
3	L2	3	0.0	0.316	4.9	LOSA	2.1	14.7	0.34	0.49	53.2
2	T1	383	3.0	0.316	5.2	LOSA	2.1	14.7	0.34	0.49	54,1
3	R2	9	0.0	0.316	8.8	LOSA	21	14.7	0.34	0.49	53.9
Approach		396	2.9	0.316	5.2	LOSA	2.1	14.7	0.34	0.49	54.1
East: Entr	ance Road est										
4	LZ	37	0.0	0 120	5.4	LOSA	0.6	42	0.39	0.63	51.6
5	T1	2	0.0	0 120	5.6	LOSA	0.6	42	0.39	0.63	52.6
5	R2	91	0.0	0.120	93	LOSA	0.6	42	0.39	0.53	52 3
Approach		129	0.0	0 120	8.2	LOSA	0.6	4.2	0.39	0.53	52 1
North: Har	miton Road no	orth.									
7	12	39	0.0	0 169	4.4	LOSA	1.0	7.1	0.15	0.45	53.9
3	T1	185	3.0	0.169	4.7	LOSA	1.0	7.1	0.15	0.46	54 8
9	R2	14	0.0	0.169	8.3	LOSA	1.0	7.1	0.15	0.46	54.6
Approach		238	23	0 169	4.8	LOSA	1.0	7.1	0.15	0.46	54.6
Nest Entr	ance Rd west										
10	L2	53	0.0	0 088	7.0	LOSA	0.5	33	0.57	0.67	52 0
11	T1	7	0.0	0.088	72	LOSA	0.5	33	0.57	0.67	52 9
2	R2	16	0.0	0 088	10.9	LOSA	0.5	3.3	0.57	0.67	52 7
oproach		76	0.0	0.088	7.8	LOSA	0.5	3 3	0.57	0 67	52.2
All Vehicle	5	839	2.0	0.316	5.8	LOSA	- 2.1	14.7	0.31	0.52	53.7

# **AM PEAK 2016**

# MOVEMENT SUMMARY

V Site: 101 [Spearwood PM 16] Hamilton Road / Entrance Road PM Peak with Development

Roundabout

Movem	ent Performa	nce - Vehicles	ii l						-	and the second second	
Mov ID	OD Mov	Demar Total veh/h	nd Flows HV %	Deg Satu	Average Delay	Leval of Service	95% Back o Vehicles veh	Distance	Prop. Queued	Effective Ttop Rafe	Average Speed
South H	amiton Road s		10	v/c	JANC		Ye4	m		pei veti	km/t
1	L2	16	0.0	0 267	4.8	LOSA	1.6	11.5	0.30	0.50	53
2	T1	283	3.0	0.267	5.1	LOSA	1.6	11.5	0.30	0.50	54
3	R2	37	0.0	0.267	8.7	LOSA	1.6	11.5	0.30	0.50	53.5
Approac	n	336	25	0.267	5.5	LOSA	15	11.5	0 30	0.50	54.0
East En	trance Road es	t.									
4	1.2	9	0.0	0.061	5.4	LOSA	0.3	2.1	0.51	0.67	51 0
5	T1	7	0.0	0.061	6.6	LOSA	03	21	0 51	0.67	52 0
6	R2	39	0.0	0.061	10.3	LOSA	03	2.1	0.51	0.67	51.7
Approac	h	56	0.0	0.061	92	LOSA	0.3	2.1	0.51	0 67	51 6
North: H	amilton Road n	orth									
7	L2	91	0.0	0.345	4.5	LOSA	2.3	16.7	0.20	0.48	53.6
8	T1	353	30	0 345	4.7	LOSA	23	16.7	0.20	0.48	54.5
9	R2	53	0.0	0.345	8.4	LOSA	2.3	16.7	0.20	0.48	54.3
Approac	n	496	2.1	0.345	5.1	LOSA	2.3	16.7	0.20	0.48	54.3
West Er	trance Rd west										
10	1.2	14	0.0	0.020	6.0	LOSA	0.1	0.7	0.48	0.58	52.7
11	T1	2	0.0	0.020	6.2	LOSA	0.1	0.7	0.48	0.58	53.7
12	R2	3	0.0	0.020	99	LOSA	01	0.7	0.48	0.58	53.5
Approac	h	19	0.0	0.020	6.7	LOSA	0.1	0.7	0.48	0.58	53.0
All Vehic	les	906	2.1	0.345	5.5	LOSA	2.3	16.7	0.26	0.50	54.0

# **PM PEAK 2016**



#### AM PEAK 2026 MOVEMENT SUMMARY

V Site: 101 [Spearwood AM 26]

Hamilton Road / Entrance Road AM Peak with Development 2026 Roundabout

Mov	OD	Demar	twork be	Deg.	Average	Level of	95% Back o	Queua	Prop	Ellective	Average
D	Mov	Tolai	HV	Sato	Delay	Service	Vehicles	Distance	Queued	Stop Rate	Speed
South: 1-	amiton Road s	vehiti	78	v/c	sec		veh	m	-	per veh	kam/1
1	L2	3	0.0	0.443	5.0	LOSA	3.4	24.4	0.39	0.49	53.0
2	T1	554	3.0	0.443	53	LOSA	3.4	24.4	0.39	0.49	53.9
3	R2	9	0.0	0.443	8.9	LOSA	34	24.4	0.39	0 49	53.3
Approac	h	566	2.9	0.443	5.3	LOSA	3.4	24.4	0.39	0.49	53.6
East En	trance Road es	t									
4	L2	37	0.0	0 128	5.9	LOSA	0.7	4.6	0.46	0.66	51.4
5	T1	2	0.0	0 128	6.1	LOSA	0.7	4.6	0.46	0.66	52.4
6	R2	91	0.0	0.128	9.8	LOSA	0.7	4.6	0.46	0.66	52.1
Approac	h	129	0.0	0 128	8.7	LOSA	07	4.6	0.46	0.66	51.9
North, H	amilton Road n	orth									
7	1.2	39	0.0	0 225	4.4	LOSA	1.4	10.2	0.16	0.46	53.8
8.	T1	268	3.0	0 225	4.7	LOSA	1.4	10.2	0.16	0.46	54.8
9	R2	14	0.0	0.225	8.3	LOSA	1.4	10.2	0.16	0.46	54.6
Approac	h	321	25	0 225	4.8	LOSA	1.4	10.2	0 16	0.46	54.7
West Er	trance Rd west										
10	L2	53	0.0	0.104	8.3	LOSA	0.6	4.1	0.68	0.74	51 0
11	T1	7	0.0	0 104	8.5	LOSA	0.6	4.1	0.68	0.74	51.9
12	R2	15	0.0	0 104	12.2	LOSA	0.6	4.1	0.68	0.74	51.7
Approaci	h	76	0.0	0 104	9.2	LOSA	0.6	4.1	0.68	0.74	51 2
All Vehic	les	1093	2.3	0.443	5.8	LOSA	3.4	24.4	0.35	0.52	53.7

### PM PEAK 2016 MOVEMENT SUMMARY

♥ Site: 101 [Spearwood PM 26]

Hamilton Road / Entrance Road PM Peak with Development 2026 Roundabout

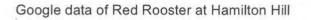
		nce - Vehicles			-						
Mav ID	OD Mov	Total	id Flows HV	Deg Sato	Average Delay	Level of Service	95% Back of Vehicles	Distance	Prop Queued	Effective Stop Rate	Average Speed
		vehh	56	w/c	sec	and the second second	veh			per veh	km/
South: H	lamiton Road s										
1	L2	16	0.0	0.361	4.9	LOSA	2.4	17.5	0.33	0.50	53.1
2	T1	409	3.0	0.361	5.1	LOSA	2.4	17.5	0.33	0.50	54.0
3	R2	37	0.0	0.361	8.8	LOSA	2.4	17.5	0.33	0.50	53.8
Approad	th:	452	27	0.361	5.4	LOSA	24	17.5	0.33	0.50	53 9
East: En	trance Road es	t	-								
4	L2	9	0.0	0.071	7.8	LOSA	0.4	27	0.63	0.72	50 2
5	T1	7	0.0	0.071	8.0	LOSA	0.4	2.7	0.63	0.72	51.1
6	R2	39	0.0	0.071	11.7	LOSA	0.4	2.7	0.63	0.72	50.8
Approac	:h	56	0.0	0 071	10.5	LOSA	0.4	2.7	0.63	0.72	50.7
North H	amilton Road n	orth									
7	1.2	91	0.0	0.468	4.6	LOSA	3.8	27.0	0.23	0.47	53.5
8	T1	541	3.0	0.468	4.8	LOSA	3.8	27.0	0.23	0.47	54.4
9	R2	53	0.0	0.468	8.5	LOSA	3.8	27.0	0.23	0.47	54.2
Approac	h	684	2.4	0.468	5.0	LOSA	3.8	27.0	0.23	0.47	54.3
West: Er	ntrance Rd west	0.									
10	L2	14	0.0	0.022	6.8	LOSA	0.1	0.8	0.55	0.51	52.2
11	T1	2	0.0	0.022	7.0	LOSA	0.1	0.8	0.56	0.61	53.2
12	R2	3	0.0	0.022	10.7	LOSA	0.1	0.8	0.56	0.61	52.9
Approac	'n	19	0.0	0,022	7.5	LOSA	0.1	0.8	0.55	0.61	52 4
Vehic	ties	1221	2.3	0.468	5.5	LOSA	3.8	27.0	0.29	0.49	54.0



# APPENDIX D CRASH DATA

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	e occurred l					ories	may o	verlap,	eg: some c	rashes
state Freq	uency Rank N	No. 7517	State Co	ost Ran	k No. 114	37	Inter	section	No. 41532	
	of Intersection			ost Ran	k No. 114	37	Inter	section	No. 41532	
Summary							Inter Name	section	No. 41532 COCKBURN	(C)
Summary Street 1			3	RD	Au			section		
			HAMILTON I	RD	Au	thority		section	COCKBURN	
Summary Street 1 Street 2			HAMILTON I	RD	Au Re	thority	/ Name	section	COCKBURN	
Summary Street 1 Street 2 Street 3 Street 4		on Crashes	HAMILTON I	RD RD	Au Re	thority gion	/ Name	section	COCKBURN METROPOLI <sup>T</sup> \$50,064	
Summary Street 1 Street 2 Street 3 Street 4 Intersecti	of Intersection	on Crashes	HAMILTON I	RD RD	Au Re	thority gion	/ Name	section	COCKBURN METROPOLI <sup>T</sup> \$50,064	
Summary Street 1 Street 2 Street 3 Street 4	of Intersection	on Crashes	HAMILTON I	RD RD	Au Re Co To	athority gion est tal Cra	/ Name shes		COCKBURN METROPOLI <sup>T</sup> \$50,064	TAN

# APPENDIX E PARKING ASSUMPTIONS

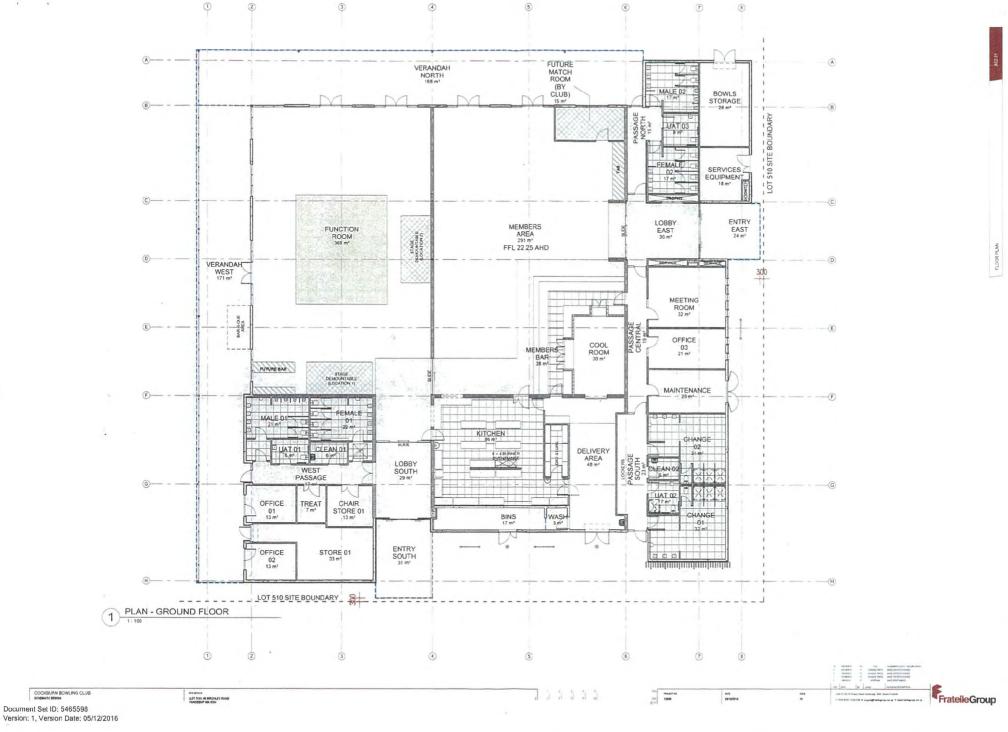






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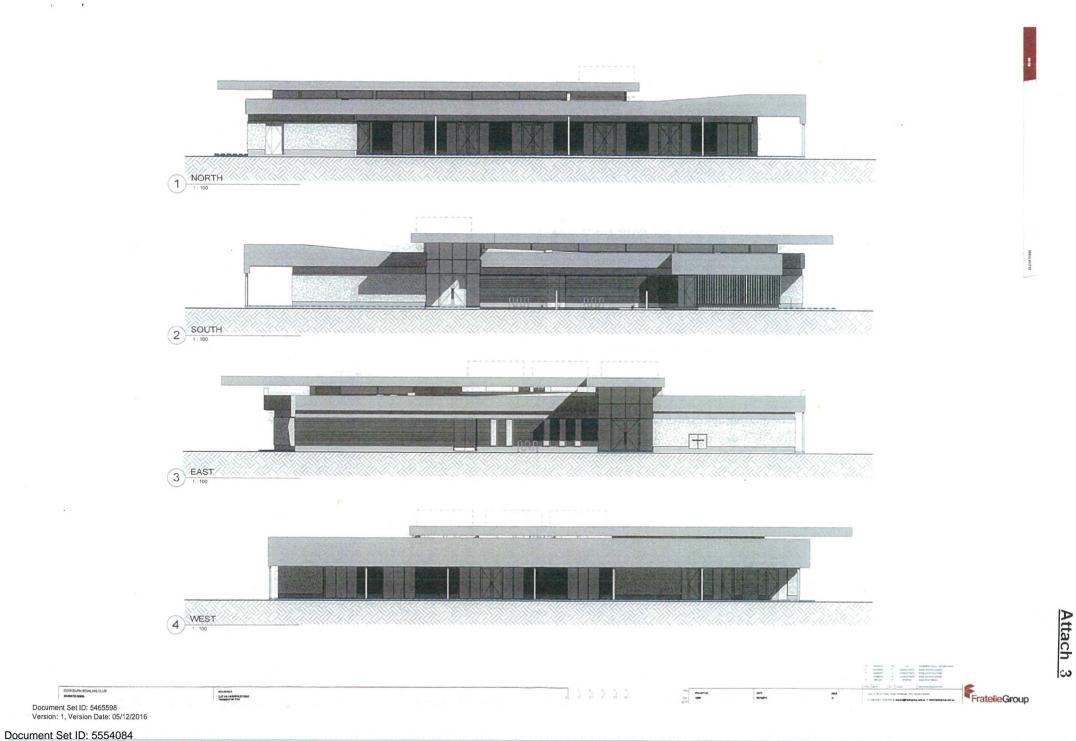
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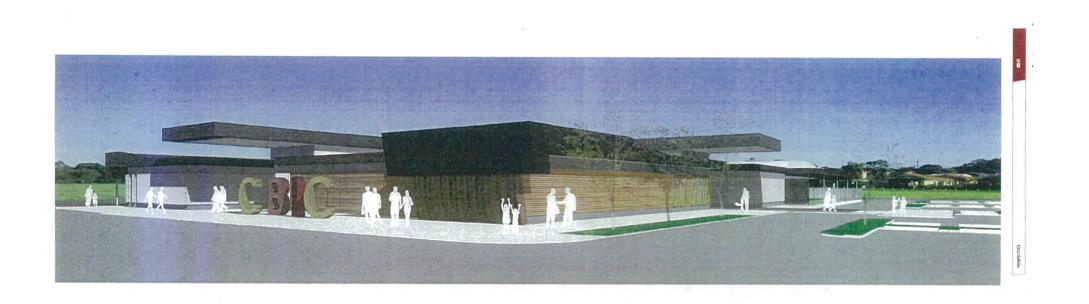


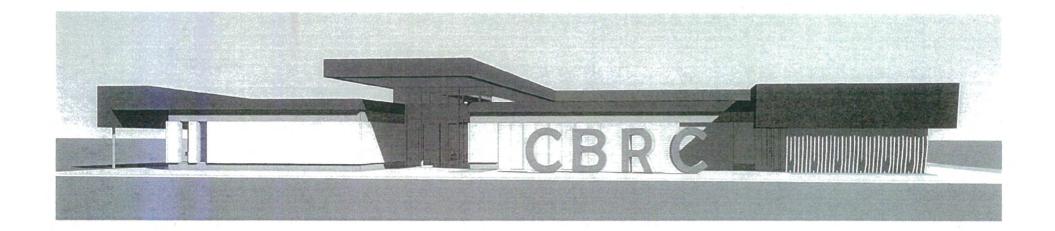
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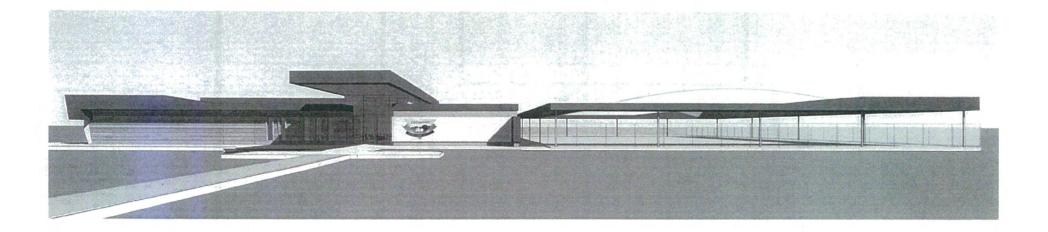
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FratelleGroup









# **CONSULTING CIVIL & TRAFFIC ENGINEERS**



Project:	Reserve 47278 Bayview Terrance, Yangebup
	Cockburn Bowling & Recreational Club
	Transport Statement
Client:	Fratelle Group

Client:

Job Number: 1611016

> Author: Keli Li

Signature:

Date:

29/11/2016

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# CONTENTS

1. In	ntroduction	5
1.1.	Proponent	
1.2.	Site Location and Land Use	5
1.3.	Reference Information	6
2. S	ite Proposal	7
2.1.	Regional Context	7
2.2.	Proposed Land Use	7
2.3.	Major Attractors and Generators of Traffic	8
3. E:	xisting Situation	
3.1.	Existing Roads	
3.2.	Road Hierarchy vs Actual Flows	
3.3.	Changes to the Surrounding Network	
3.4.	Existing Traffic Generation	
3.5.	Other Development	
4. Tr	ransport Assessment	
4.1.	Assessment Years	
4.2.	Time Periods for Assessment	
4.3.	Development Traffic Generation	
4.4.	Distribution	14
4.5.	Impact on Intersections	
5. Pe	edestrian and Cycle Networks	
6. Pu	ublic Transport	
7. Pa	arking	21
7.1.	Car Parking	
7.2.	Parking Layout	
7.3.	Bicycle Parking	



# Consulting Civil and Traffic Engineers, Risk Managers

8.	Site	Access	22
8.	.1.	Development Accesses	
8.	.2.	Service Vehicles	22
8.	.3.	Access Vehicle Sight Distance	22
8.	.4.	Access Pedestrian Sight Distance	23
9.	Cor	nclusion	24
Арре	endix	A - Site Plan	25
Арре	endix	B - Traffic Counts	26
Арре	endix	C – SIDRA Analysis	

# TABLES

Table 1 - Road Classification and Indicative Maximum Traffic Volumes	11
Table 2 - Predicted Daily Trip Generation	13
Table 3 - Predicted Peak Hour Movements	14
Table 4– Predicted site-generated traffic volumes	14
Table 5– Predicted site-generated traffic volumes	15
Table 6 - Analysis Warrants	
Table 7 – SIDRA Output Summary	18
Table 8 – Minimum Parking Provisions – Medical Centre	21
Table 9 - AS 2890 requirements	21

# FIGURES

Figure 1 - Site Location	5
Figure 2 - Local Context	6
Figure 3 - Regional Context	7
Figure 4 – Zoning	8
Figure 5 - Major Attractors and Generators	9



# Consulting Civil and Traffic Engineers, Risk Managers

Figure 6 - Road Hierarchy	11
Figure 7 – Site Generated Traffic	15
Figure 8 – Existing Peak Hour Flows on Beeliar Drive / Birchley Road intersection	16
Figure 9 – Predicted Peak Hour Flows on Beeliar Drive / Birchley Road intersection	17
Figure 10 Predicted Peak Hour Flows on the U-turn pocket	18
Figure 11 – Pedestrian and Cyclist Facilities	19
Figure 12 - Public Transport Facilities	20
Figure 13 - Sight Distance Requirements	23
Figure 14 - AS 2890 Requirements for Pedestrian Sight Lines	23



# 1. Introduction

# 1.1. Proponent

Shawmac has been engaged to prepare a Transport Statement for the proposed Bowling and Recreation Club at Reserve 47278 (known as Visko Park) Bayview Terrance, Yangebup. The site is currently undeveloped with lawns and trees planted along the west boundary of the site.

# 1.2. Site Location and Land Use

The site is located as shown in **Figure 1**. The existing site together with the surrounding area is shown on the aerial photograph on **Figure 2**.



Figure 1 - Site Location



Consulting Civil and Traffic Engineers, Risk Managers



Figure 2 - Local Context

### 1.3. Reference Information

In undertaking the study, the information listed below was referenced.

- MRWA Functional Hierarchy Criteria;
- Austroads Guide to Road Design, Part 4A;
- Austroads Guide to Traffic Management, Part 3, Traffic Studies and Analysis;
- Australian Standard AS 2890.6 Parking Facilities Part 6: Off-street Parking for People with Disabilities
- Australian Standard AS2890.1:2004 Parking Facilities Part 1 Off-Street Parking Facilities
- Guide to Traffic Generating Developments Version 2.2, October 2002 Roads and Traffic Authority, New South Wales;
- Trip Generation 7th edition, 2003 Institute of Transportation Engineers, Washington, USA.
- Transport Impact Assessment Lot 9001 Ivankovish Place Balance Land Beeliar KCTT
- Transport Assessment Proposed Bowling club, Pavillion and Green --Viastrada



# 2. Site Proposal

# 2.1. Regional Context

The site is located within the City of Cockburn. Figure 3 shows the site location in a regional context.

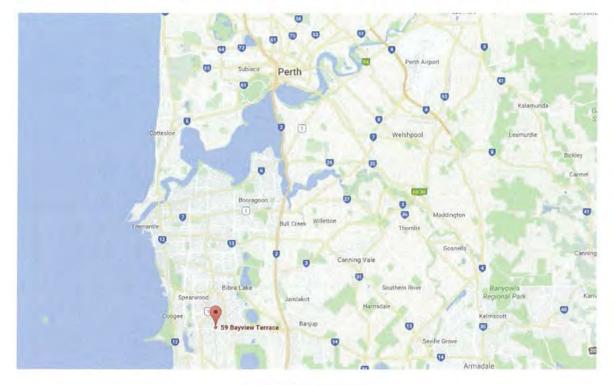


Figure 3 - Regional Context

### 2.2. Proposed Land Use

The application proposes the construction of a multi-purpose bowling club with other recreation facilities and amenities, include the following:

- Club and Function Rooms;
- Landscaped Car Park;
- 2 x Bowling Greens Synthetic
- 4 x Beach Volleyball Courts
- 2 x Soccer (Futsal) Pitches



The subject site is zoned Public Open Space, and the rezoning of the land to "Sports" has been approved in September 2011. See **Figure 4** for an extract from the City of Cockburn TPS3.

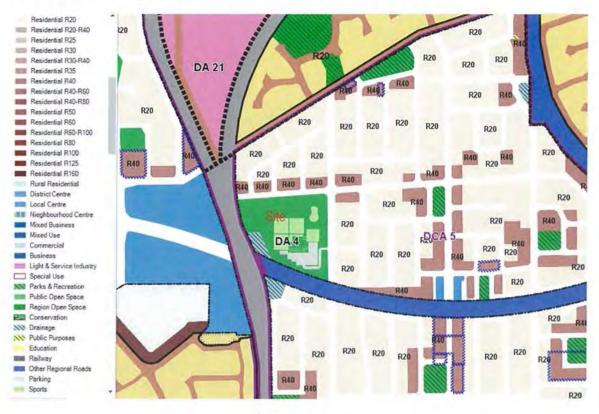


Figure 4 - Zoning

An extract of the development layout is shown in Appendix A.

### 2.3. Major Attractors and Generators of Traffic

The main attractors and generators expected to influence traffic flows to and from the site include:

- Local residential areas;
- Major road network; and
- Local Centre



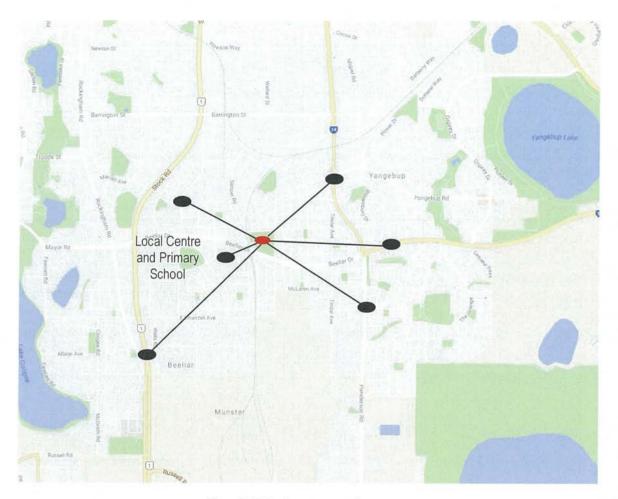


Figure 5 - Major Attractors and Generators



# 3. Existing Situation

### 3.1. Existing Roads

### **Beeliar Drive**

Beeliar Drive is located on the south Boundary of the site. In the vicinity of the site it is a two-way, four-lane, dualcarriageway. Beeliar Drive is classified as a Distributor A under the MRWA Functional Road Hierarchy and is operated and controlled by the City of Cockburn. A Principle Shared Path is on the south side of the road and a pedestrian footpath on north side of the road.

Beeliar Drive operates under a 70km/hr speed limit.

### **Birchley Road**

Birchley Road is located on the east boundary of the site. In the vicinity of the site it is a two-way, two-lane, undivided carriageway. Pavement width is approximately 7.5m. Birchley Road is classified as a Local Distributor road under the MRWA Functional Road Hierarchy. A 1.8m wide footpath is provided along west side of the Birchley Road (east boundary of the site). Birchley Road connects local residential areas and Beeliar Drive. The site crossover will be constructed on Birchley Road.

Birchley Road operates under a 50km/hr speed limit.

### **Bayview Terrace**

Bayview Terrace is located on the north boundary of the site. In the vicinity of the site it is a two-way, single lane, undivided carriageway. Pavement width is approximately 6m. Bayview Terrace is classified as an Access Road under the MRWA Functional Road Hierarchy. A 1.8m wide footpath is provided along south side of the Bayview Terrace (North boundary of the site). Bayview Terrace also connects local residential areas.

Bayview Terrace operates under a 50km/hr speed limit.

Figure 6 shows the road hierarchy near the site.



#### Consulting Civil and Traffic Engineers, Risk Managers



Figure 6 - Road Hierarchy

### 3.2. Road Hierarchy vs Actual Flows

 Table 1 details the comparison of current traffic volumes against the maximum desirable volumes provided within the MRWA Functional Hierarchy.

Location of Count	MRWA Classification	MRWA Indicative Traffic Volume	Traffic Volume (vpd)	Source
Beeliar Drive	Distributor A	Greater than 8,000 vpd	28,792	City of Cockburn (May 2016)
Birchley Road	Local Distributor	Less than 6,000 vpd	2,158	City of Cockburn (May 2016)
Bayview Terrace	Access Road	Less than 3,000 vpd	(1,000)	Assumed for assessment purpose

#### Table 1 - Road Classification and Indicative Maximum Traffic Volumes

As shown, Beeliar Drive and Birchley Road are both currently operating in accordance with their classification. Traffic data for Bayview Terrance is not available, however this road only connects to the proposed site and residential properties and its traffic can be expected to be low and within its classification requirement.

### 3.3. Changes to the Surrounding Network

There are no known changes to the adjacent network that have the potential to affect the assessment.



# 3.4. Existing Traffic Generation

Based on the Road and Traffic Authority (RTA), NSW "Guide to Traffic Generating Developments" (RTA Guidelines), the estimated trip generation for the existing "local park" is 24 vehicles per day.

# 3.5. Other Development

Directly to the west of the site is a mixed commercial development at lot 804 Beeliar Drive (or lot 9001 Ivankovich Place according to the Transport Impact assessment by KCTT). This development is a retail development comprising of a Supermarket, Specialty Shops, Drive-thru Fast Food and a Petrol Station with attached Convenience Store. A Transport Impact Assessment for this development was done by KCTT in November 2016 and the peak hour trip distribution to and from the east of Beeliar Drive are 37 vph. The traffic data has been applied to the SIDRA analysis of Beeliar Drive / Birchley Road Intersection.



# 4. Transport Assessment

### 4.1. Assessment Years

The development is assessed on current network conditions.

### 4.2. Time Periods for Assessment

Assessment is based on both weekday daily traffic and peak hour periods.

### 4.3. Development Traffic Generation

In order to estimate the impact of traffic generated by the proposed development reference was made to the Road and Traffic Authority (RTA), NSW "Guide to Traffic Generating Developments" and the Institute of Transportation Engineers "Trip Generation". Reference was also made to a traffic assessment report prepared by Viastrada, Transport Assessment for Bowling Club, Pavillion and Green.

Additionally the following assumptions were made:

- The peak hour traffic for all sports activity will only occur during afternoon peak hour (This is supported by the ITE's traffic generation rate for Soccer Complex where AM Peak Hour Generator is much lower than PM Peak Generator)
- The traffic generation rate for Volleyball court is not available from above documents, however as specified by the client, the number of people that are expected to be accommodated by the volleyball courts is the same as the soccer fields, therefore it is assumed that these two activities will generate the same number of vehicle trips.
- Peak hour traffic generation for the function rooms is expected to occur over the weekend and does not have impact on weekday peak hour traffic generation.

Detailed traffic generation are shown on Tables 3 and 4.

		Generation	rate			Es	timated Ger	eration	
Land use	ADT	AM Peak	PM Peak	Unit	Quantum	ADT	AM Peak	PM Peak	Source
Bowling Green	0.84	-	0.42	Occupants	200	168		84	TA - Viastrada
Soccer Complex	71.33	Œ	21.77	Field	2	143	1	43	ITE
Volleyball		-	8	÷	4	143	14	43	3
Total						454	1.1	170	

Table 2 - Predicted Daily Trip Generation



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### Table 3 - Predicted Peak Hour Movements

	Peak Distribution				
Land use	AM Peak in	AM Peak out	PM Peak in	PM Peak out	
Bowling and Recreational Club		÷	107	63	
Total			107	63	

It is estimated that the total increase in traffic generated by the proposed development is 454 vehicle trips per day with 170 vehicles trips in the afternoon peak hours.

### 4.4. Distribution

Main desire lines are expected to be between the site, the Local Centre to the southwest of the site and local residential areas. The proposed car park access is on Birchley Road. The site-generated traffic is expected to be distributed as follows:

- · 30% entering from and exiting to the north of Birchley Road;
  - o 10% to and from the local residential areas via access roads;
  - o 30% to and from the north via Spearwood Avenue;
- 70% entering and exiting to the south of Birchley Road
  - 40% to the east via Beeliar Drive;
  - 30% to the west via Beeliar Drive;
  - o 70% from the west via Beeliar Drive including:
    - 15% from Durnin Avenue south (connects local centre);
    - 5% from Durnin Avenue north (residential);
    - 10% from far west of Beeliar Drive; and
    - 40% from east of Beeliar Drive (U-turn at west of Beeliar Drive / Birchley Road intersection as right turn movement is not available at Beeliar Drive / Birchley Road intersection)

 Table 4 and Table 5 shows the predicted traffic volumes on Beeliar Drive, Birchley Road and Bayview Terrace

 and Figure 7 shows the estimated daily and peak traffic increases and direction of flows.

### Table 4- Predicted site-generated traffic volumes

Location of Count	Indicative Traffic Volume	Existing Traffic Volume (vpd)	Predicted Traffic Volumes (vpd)
Beeliar Drive	Greater than 8,000 vpd	28,792	29,246
Birchley Road – North of Beliar Drive	Less than 6,000 vpd	2,158	2,612
Bayview Terrace	Less than 3,000 vpd	(1,000)	1,114



Location of Count	Existing AM Peak Traffic Volume (vpdh	Existing PM Peak Traffic Volume (vph)	Predicted PM Peak Traffic Volume (vph)
Beeliar Drive	2,400	2,515	2,685
Birchley Road – North of Beliar Drive	184	216	386
Bayview Terrace	(100)	(100)	143



Figure 7 – Site Generated Traffic

The majority of the traffic generated by the development will access the facility to and from Beeliar Drive via Birchley Road. The main impact of the additional traffic from the proposed development on the surrounding residential area will be traffic accessing the facility to and from the northwest. The anticipated route for this traffic is Birchley Road, Bayview Terrace, Spinnaker Heights and Mainsail Terrace. However this is only anticipated to be in the region of 114 vpd in each direction and 43 vph during evening peak hour. The impact on the surrounding streets is therefore seen as acceptable.

### 4.5. Impact on Intersections

Warrants for analysis for intersections as shown in Table 6.1 of Austroads *Guide to Traffic Management Part 3, Traffic Studies and Analysis,* as shown in **Table 6** below were applied and determined that the intersection of Beeliar Drive and Birchley Road required capacity analysis.



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Intersection	Hourly volume major road	Hourly volume minor road	Comment.
Warrants as per Table 8.1 of	400 vph	250 vph	Table details flows that initiate intersection analysis. As major flows increase, there is reduced capacity to accept minor flows.
Austroads Guide to Traffic Management, Part 3 – Traffic	500 vph	200 vph	
Studies and Analysis - Two Lane Major Road Cross Road	650 vph	100 vph	
Birchley Road - Site Access	386	170	3 way intersection – Analysis not required.
Beeliar Drive – Birchley Road	2612	386	4 way intersection – Analysis required.
Birchley Road – Bayview Terrace	386	143	4 way intersection – Analysis not required.

#### Table 6 - Analysis Warrants

The intersection of Beeliar Drive and Birchley Road was modelled using SIDRA Intersection 7 for the existing and predicted roadway peak hours. A traffic survey was conducted on Wednesday 23<sup>rd</sup> of November 2016 during morning and afternoon peak hour (AM Peak 7:30 – 8:30 and PM Peak 4:30 - 5:30) to gather detailed movement data for this intersection as shown below in **Figure 8**. The predicted movement data is shown in **Figure 9**.



Figure 8 - Existing Peak Hour Flows on Beeliar Drive / Birchley Road intersection



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Figure 9 - Predicted Peak Hour Flows on Beeliar Drive / Birchley Road intersection

It should be noted that since no right turn movement is available at Beeliar Drive / Birchley Road intersection, vehicles coming (from east) are required to make a U-turn at the U-turn pocket immediately to the west of the intersection. The on-site traffic count recorded no U-turn movements at this location, so the SIDRA analysis was carried out to the estimated post development scenario.

The predicted U-turn movement data is shown in Figure 10.



Figure 10 Predicted Peak Hour Flows on the U-turn pocket

The SIDRA analysis results are summarised in Table 7 with the detailed movement summaries shown in Appendix C.

Beeliar Drive / Birchley Road Sign Control	AM F	Peak	PM	Peak
Intersection	Existing	Predicted	Existing	Predicted
Degree of Saturation	0.197	•	0.212	0.222
Worst Delay	11.6 seconds	+	11.9 seconds	13.5 seconds
Worst Queue	3.7m	4	2.6m	4.8m
Beeliar Drive U-turn	AM F	Peak	PMI	Peak
1	Existing	Predicted	Existing	Predicted
Degree of Saturation	<i>21</i>		÷	0.228
Worst Delay		- 4	-	23.6 seconds
Worst Queue	-	-	-	5.1m

#### Table 7 - SIDRA Output Summary

The analysis shows that the site will have minimal impact on the operation of the surrounding intersections.



#### 5. Pedestrian and Cycle Networks

A High Quality Shared Path is available along south side of Beeliar Drive. Bayview Terrace and Birchley Road are marked as Local Bike Friendly Routes. All roads surrounding the site connect to the greater local bicycle network and therefore provide capacity for cyclists to access to the site.

The existing footpaths on east, north and south boundaries of the site connect to bus stops on Beeliar Drive and Birchley Road.

Pedestrian and cycle facilities in the general vicinity of the site are shown on Figure 11.



Figure 11 – Pedestrian and Cyclist Facilities



#### 6. Public Transport

The site has good access to public transport with the nearest bus stop located on the south boundary of the site. Four bus route provide services from the bus stops, with 3 out of 4 bus routes running between Fremantle Station and Cockburn Central Station.

Service frequency of these bus route during weekday peak is every 10 to 23 minutes and every 30 minutes or hourly off peak.

On the basis of the above information, it is considered that the site has good access to public transport facilities.

Figure 12 shows the public transport facilities adjacent to the site.



Figure 12 - Public Transport Facilities



#### 7. Parking

#### 7.1. Car Parking.

The City of Cockburn Town Planning Scheme No. 3 sets out the following car parking requirements:

#### Table 8 - Minimum Parking Provisions - Medical Centre

Land use	Parking Rate	Quantum	Parking Requirement
Private Recreation	1 per 4 people accommodated	673	168 parking bays
		TOTAL SUPPLIED	160 parking bays

The total on-site parking supply is 160 bays, including 4 ACROD Bays, which is a short-fall of 8 bays as required by TPS3. However considering the short-fall in parking bays is small, it can be accommodated by street parking along Bayview Terrance on the north boundary of the site, which is unlikely to be affected by the generated site traffic.

The disabled / ACROD parking allowance of 4 bays is compliant with the Building Code of Australia requirement which is 1 ACROD bay per 50 bays provided for Class 6 buildings.

#### 7.2. Parking Layout

The proposed parking layout provides adequate movement. The bay dimensions for a Class 2 car parking facility according to AS2890.1 (Sports facilities/entertainment centres) is shown in **Table 9** and shows that the proposed bay dimension is compliant in terms of depth, width and aisle width

#### Table 9 - AS 2890 requirements

Bay details.	Bay dimension required.	Bay dimension provided.
Ninety degree bays	5.4 x 2.5 x 5.8m aisles.	5.5 x 2.5 x 6.0m aisles.

The parking bays and aisle width complies with the requirements of AS2890.1. The dimensions of the universal bays are in accordance with Australian Standard AS 2890.6 *Parking Facilities Part 6: Off-street Parking for People with Disabilities*.

#### 7.3. Bicycle Parking

The City of Cockburn TPS 3 sets out bicycle parking requirements for "Private Recreation" as "Not Applicable".



#### 8. Site Access

#### 8.1. Development Accesses

The Australian Standard AS2890.1:2004 Parking Facilities Part 1 Off-Street Parking Facilities recommends the crossover gradients to be 1 in 20 as specified in Section 3.3(a) -

#### 3.3 GRADIENTS OF ACCESS DRIVEWAYS

At entry and exit points, the access driveway should be graded to minimize problems associated with crossing the footpath and entering the traffic in the frontage road.

Maximum gradients on and near access driveways, other than at domestic properties (see Clause 2.6), shall be as follows:

(a) Property line/building alignment/pedestrian path—max. 1 in 20 (5%) between edge of frontage road and the property line, building alignment or pedestrian path (except as provided in Item (d)), and for at least the first 6 m into the car park (except as provided below).

The grade of the first 6 m into the car park may be increased to 1 in 8 (12.5%) under the following conditions:

- (i) The grade is a downgrade for traffic leaving the property and entering the frontage road.
- (ii) The user class is Class 1. 1A or 2 only.
- (iii) The maximum car park size is-
  - (1) for entry into an arterial road-25 car spaces. or
  - (2) for entry onto a local road—100 car spaces.
- The maximum grade across the property line shall remain at 1 in 20 (5%).

Based on the design drawing provided crossover gradients are essentially level and likely to comply with AS2890.1. The existing access driveway width is 6.0m wide which is also compliant with the AS2890.1 requirements for a two-way access.

#### 8.2. Service Vehicles

Service vehicles including deliveries and waste collection are proposed onsite from the south side of the main building (Club Function Rooms) adjacent to the bin store and delivery area of the building.

#### 8.3. Access Vehicle Sight Distance

Sight distance from the car park egress along the street is defined in Figure 3.2 of AS2890.1 which is reproduced in **Figure 13**. A desktop review concluded that the minimum sight distance could be achieved.



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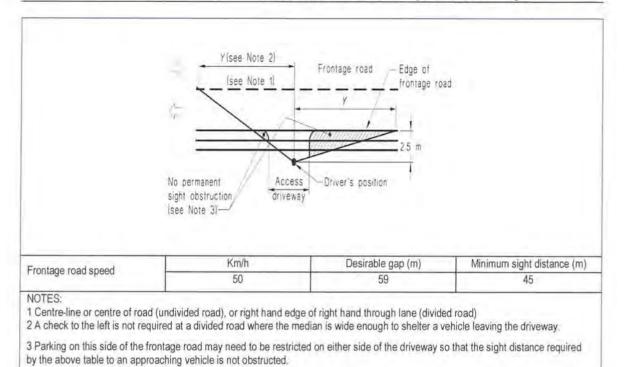


Figure 13 - Sight Distance Requirements

#### 8.4. Access Pedestrian Sight Distance

The Australian Standard AS2890.1:2004 also provides details for sight lines and distances for pedestrian movements across an access to a car park. Those details are shown in the AS2890.1 Figure 3.3 extract on **Figure 14**.

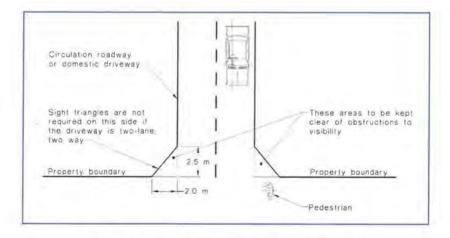


Figure 14 - AS 2890 Requirements for Pedestrian Sight Lines

The concept plan does not indicate any obstructions to pedestrian sight distance where the access intersects with Birchley Road.



### 9. Conclusion

This Transport Statement has been prepared to assess the impacts associated with the proposed Bowling and Recreational Club located at Reserve 47278 (known as Visko Park) Bayview Terrance in Yangebup. Based on that assessment the following conclusions have been made:

- The overall development at full occupancy will result in the generation of approximately 454 daily vehicle trips on the surrounding road network with approximately 170 vehicle trips occurring during the afternoon peak hour;
- There is sufficient capacity in the surrounding road network to accommodate the anticipated increased traffic volumes associated with the development and there will be minimal impact to the existing level of service;
- The required car parking bay dimensions are in accordance with Australia Standards;
- The proposed provision of parking bays and available off-site street parking are considered to be sufficient to service the proposed development;
- The overall development will be serviced by a single access point off Birchley Road and there is clear sight distance in both directions from the proposed access location to vehicles travelling along Birchley Road and there are no anticipated safety issues;
- Sight lines for pedestrian movements across the access to the car park is compliant with the requirement
  of AS 2890.1.
- The existing public transport options are considered adequate to cater for the needs of visitors and staff wishing to utilise this service.



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## Appendix B - Traffic Counts

## Weekly Vehicle Counts (Virtual Week)

Site: Description: Filter time: Scheme: Filter:		Multiple si 16:00 Tues Vehicle cla	tes - See H sday, 4 Au ssification	leader she gust 2015 AustRoads	et for site => 8:00 Th 94)	descriptio ursday, 13	eliar-05.4.00 ns. August 20 00) Lane(0	015	)5.1.2WE
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averaç	
Hour								1 - 5	1 - 7
0000-0100	74.0	85.0	117.5	103.0	116.0	252.0	277.0	1 102.3	138.3
0100-0200	63.0	62.0	69.0	67.0	65.0	152.0		66.0	88.9
0200-0300	54.0	46.0	58.5	75.0	74.0	108.0		1 63.0	75.7
0300-0400	83.0	72.0	89.0	84.5	114.0	107.0		1 88.0	91.0
0400-0500	245.0	254.0	253.0	255.5	235.0	108.0		1 250.1	215,8
0500-0600	924.0	929.0	928.5	934.5	867.0	333.0		1 920.9	768.6
0600-0700	1618.0	1676.0	1677.0	1638.5	1585.0	513.0		1 1644.3	1361.1
0700-0800	1923.0	2036.0	1929.0	2001.0	1891.0	716.0		1 1958.6	1648.8
0800-0900	2383.0	2420.0	2457.5	2294.0	2389.0	1106.0		1 2400.2	2026.6
0900-1000	1534.0	1608.0	1620.5	1637.0	1711.0	1466.0	1154.0	1621.8	1543.9
1000-1100	1478.0	1533.0	1527.5	1627.0	1717.0	1684.0	1529.0	1 1568.3	1577.9
1100-1200	1523.0	1684.0	1647.0	1670.0	1765.0	1905.0	1783.0	1656.0	1703.0
1200-1300	1639.0	1615.0	1715.5	1765.0	1864.0	1825.0	1743.0	1719.0	1735.3
1300-1400	1621.0	1535.0	1620.5	1661.0	1795.0	1792.0	1767.0	1 1642.2	1676.5
1400-1500	1952.0	2012.0	1974.0	2025.0	2139.0	1727.0	1706.0	1 2012.7	1938.6
1500-1600	2514.0	2463.0	2565.5	2445.0	2540.0	1559.0	1534.0	2515.5	2273.3
1600-1700	2182.0	2267.5	2279.5	2264.0	2106.0	1564.0	1444.0	2235.1	2072.7
1700-1800	1960.0	2110.0	2093.5	2126.0	1905.0	1504.0	1435.0	2056.9	1926.3
1800-1900	1315.0	1559.0	1523.5	1753.0	1588.0	1118.0		1545.9	1431.8
1900-2000	776.0	944.0	950.5	1130.0	1012.0	822.0	650.0	<ul> <li>A set of the set of</li></ul>	908.8
2000-2100	517.0	655.5	697.0	814.0	701.0	607.0	100 C C C C	676.7	647.1
2100-2200	409.0	505.0	574.0	637.0	687.0	598.0	406.0		543.9
2200-2300 2300-2400	231.0 139.0	296.0 140.5	335.0 171.5	382.0	539.0 399.0	478.0 438.0	227.0 130.0	344.9   190.6	346.6
Totals	111							!	
0700-1900	22024.0	22842.5	22953.5	23268.0	23410.0	17966.0	16161.0	122932.1	21554.6
0600-2200	25344.0	26623.0	26852.0	27487.5	27395.0	20506.0	17924.0	126767.1	25015.4
0600-0000	25714.0	27059.5	27358.5	28041.5	28333.0	21422.0	18281.0	127302.5	25573.3
0000-0000 2	27157.0	28507.5	28874.0	29561.0	29804.0	22482.0	19193.0	28792.8	26951.6
AM Peak	0800	0800	0800	0800	0800	1100	1100	Î.	
	2383.0	2420.0	2457.5	2294.0	2389.0	1905.0	1783.0	1	
								1	

\* - No data.



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## Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVeh	Icle-55	2							
Site:	E	Birchley-01	0.1NS						
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Sec								1 - 5	1 -
Hour 0000-0100		4.0							
			7.0	14.0	7.0	17.0	18.0	7.8	10.
0100-0200	÷.	1.0	1.0	3.0	1.0	6.0	6.0		2.
0200-0300		2.0	4.0	3.0	3.0	9.0	8_0		4.
0300-0400		3.0	3.0	5.0	6.5	7.0	2.0		4.
0400-0500	*	5.0	2.0	8.0	7.0	6.0	9.0	5.8	6
0500-0600		29.0	30.0	27.0	25.0	16.0	10.0		23.
0600-0700	*	61.0	57.0	56.0	52.5	27.0	20.0		46.
0700-0800	*	67.0	63.0	67.0	64.0	44.0	33.0		57.
0800-0900	*	99.0	122.0	120.0	94.0	99.0	44.0		96.1
0900-1000	*	69.0	55.0	67.0	67.5	116.0	66.0		72.1
1000-1100	*	62.0	64.0	73.0	70.0	114.0	86.0		77.1
1100-1200	*	59.0	75.0	74.0	73.0	128.0	131.0		90.0
1200-1300	*	62.0	74.0	75.0	56.0	134.0	118.0		84.
1300-1400	*	75.0	64.0	76.5	75.0	103.0	105.0	73.4	82.3
1400-1500	*	99.0	96.0	87.0	88.0	120.0	90.0	91.4	95.3
1500-1600	*	104.0	131.0	129.0	122.0	128.0	95.0	123.0	119.
1600-1700	*	136.0	136.0	135.0	125.0	131.0	94.0	133.4	127.
1700-1800		132.0	139.0	146.5	138.0	121.0	93.0	140.4	130.5
1800-1900	*	113.0	117.0	110.5	107.0	73.0	80.08	111.6	101.4
1900-2000		60.0	64.0	83.5	70.0	54.0	61.0	72.2	68.0
2000-2100	*	40.0	39.0	56.5	38.0	43.0	48.0	46.0	45.9
2100-2200		44.0	26.0	39.0	48.0	54.0	37.0	39.2	41.0
2200-2300		22.0	20.0	23.5	34.0	27.0	25.0		25.0
2300-2400	*	6.0	12.0	11.5	20.0	24.0	22.0	12.2	15.3
Totals	_			_					
0700-1900	*	1077.0	1136.0	1160.5	1079.5	1311.0	1035.0	1115 6	1134.9
0600-2200	*	1282.0	1322.0	1395.5	1288.0	1489.0	1201.0		1336.3
0600-0000		1310.0	1322.0	1430.5	1342.0	1540.0	1201.0		1336.1
0000-0000		1354.0	1401.0	1430.5	1391.5	1601.0			
0000-0000					123112	1001.0	1301.0	1415.6	1428.6
AM Peak		0800	0800	0800	0800	1100	1100		
	•	99.0	122.0	120.0	94.0	128.0	131.0		
PM Peak	*	1600	1700	1700	1700	1200	1200		
and a second	*	136.0	139.0	146.5	138.0	134.0	118.0		

\* - No data.



## Weekly Vehicle Counts (Virtual Week)

VirtWeeklyVeh	icle-547								
Site:	B	irchley-02.	0.1NS						
Description:				orth of Be	eliar Drive	(Yangebu	n) <50>		
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Filter.	C	15(12345	0010910	1112)0	r(N) Sp(10,	160) GapA	(>u) Span(	J - 100)	
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Average	
								1 - 5	1 - 1
Hour									
0000-0100	*	2.0	2.0	5.0	2.0	9.0	4.0	2.6	3.7
0100-0200		0.0	3.0	0.0	1.0	5.0	4.0	1.0	2.0
0200-0300	*	0.0	4.0	2.0	1.5	3.0	1.0	1.8	1.9
0300-0400	*	0.0	1.0	4.0	2.5	1.0	7.0 1	2.0	2.6
0400-0500	*	0.0	2.0	1.0	2.0	1.0	3.0 1	1.4	1.4
0500-0600	*	4.0	3.0	5.0	5.5	0.0	5.0	4.6	4.0
0600-0700	*	8.0	10.0	12.0	13.5	3.0	2.0	11.4	8.9
0700-0800	*	20.0	26.0	30.0	22.0	19.0	6.0	24.0	20.7
0800-0900	*	46.0	45.0	32.0	44.0	28.0	24.0	42.2	37.6
0900-1000	*	48.0	40.0	37.0	45.5	48.0	31.0	43.2	42.1
1000-1100	*	41.0	36.0	41.0	30.0	60.0	42.0	35.6	40.0
L100-1200	*	37.0	40.0	44.0	43.0	76.0	66.0	41.0	51.0
1200-1300		37.0	32.0	38.0	44.0	65.0	75.0 1	37.8	47.0
1300-1400	*	33.0	37.0	42.5	49.0	71.0	72.0 1	40.8	49.6
1400-1500	*	40.0	48.0	42.5	53.0	87.0	69.0 1	45.2	54.6
1500-1600	*	100.0	112.0	113.0	88.0	71.0	67.0 1	105.2	94.9
1600-1700	*	98.0	122.0	101.5	109.0	80.0	77.0 1	106.4	98.4
1700-1800	*	102.0	114.0	120.0	104.0	54.0	66.0	112.0	97.1
1800-1900	*	68.0	67.0	69.0	72.0	34.0	41.0		60.0
900-2000	*	36.0	37.0	53.5	35.0	46.0	43.0 1	43.0	43.4
2000-2100	*	35.0	24.0	28.5	40.0	27.0	20.0 1	31.2	29.0
2100-2200	*	24.0	19.0	21.5	20.0	22.0	15.0 1	21.2	20.4
2200-2300	*	8.0	8.0	12.0	16.0	18.0	14.0	11.2	12.6
2300-2400	*	6.0	3.0	7.0	6.0	9.0	16.0	5.8	7.7
Totals									
0700-1900	*	670.0	719.0	710.5	703.5	693.0	636.0	702.4	693.0
600-2200	*	773.0	809.0	826.0	812.0	791.0	716.0	809.2	794.7
600-0000	*	787.0	820.0	845.0	834.0	818.0	746.0	826.2	815.0
0000-0000	*	793.0	835.0	862.0	848.5	837.0	770.0	839.6	830.7
M Peak	*	0900	0800	1100	0900	1100	1100		
	*	48.0	45.0	44.0	45.5	76.0	66.0		
M Peak	*	1700	1600	1700	1600	1400	1600		
And the second sec	*	102.0	122.0	120.0	109.0	87.0	77.0 1		

\* - No data.



## Appendix C – SIDRA Analysis

## **MOVEMENT SUMMARY**

## ♥ Site: 101v [Beeliar/Birchley Existing AM Peak ]

Move	ment P	erformance	e - Ve	hicles							-
Mov	OD	Demand			Average	Level of	95% Back	of Queue	Prop.	Effective	Average
ID	Mov	Total	HV	Satn	Delay	Service	Vehicles	Distance	Queued	Stop Rate	Speed
-	-	veh/h	%	V/C	sec		veh	m		per veh	km/h
South	: Birchley	y Road S									
1	L2	49	0.0	0.121	7.3	LOS A	0.4	2.9	0.49	0.72	51.1
3	R2	31	0.0	0.121	11.6	LOS B	0.4	2.9	0.49	0.72	50.9
Appro	ach	80	0.0	0,121	8.9	LOS A	0.4	2.9	0.49	0.72	51.0
East: I	Beeliar D	rive E									
4	L2	11	0.0	0.197	5.6	LOS A	0.0	0.0	0.00	0.02	58.2
5	T1	758	0.0	0.197	0.0	LOS A	0.0	0.0	0.00	0.01	59.9
Approa	ach	768	0.0	0.197	0.1	NA	0.0	0.0	0.00	0.01	59.9
North:	Birchley	Road N									
7	L.2	55	0.0	0.057	7.0	LOS A	0.2	1.4	0.38	0.61	52.9
9	R2	71	0.0	0.147	11.5	LOS B	0.5	3.7	0.61	0.83	49.4
Approa	ach	125	0.0	0.147	9.5	LOS A	0.5	3.7	0.51	0.73	50.9
West:	Beeliar D	Drive W									
10	L2	29	0.0	0.016	5.6	LOS A	0.0	0.0	0.00	0.53	54.9
11	T1	649	0.0	0.167	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
Approa	ach	679	0.0	0.167	0.3	NA	0.0	0.0	0.00	0.02	59.7
All Veh	nicles	1653	0.0	0.197	1.3	NA	0.5	3.7	0.06	0.10	58.5
100	1-04	ENTO	-		V						

## MOVEMENT SUMMARY

## ♥ Site: 101v [Beeliar/Birchley Existing PM Peak]

Move	ment P	erformanc	e - Ve	hicles		-					
Mov	OD	Demand		Deg.	Average	Level of	95% Back		Prop.	Effective	Average
ID	Mov	Total	HV	Satn	Delay	Service	Vehicles	Distance	Queued	Stop Rate	Speed
1000	1.00	veh/h	%	v/c	sec	1.	veh	m		per veh	km/h
South:	Birchley	Road S									
1	L2	33	0.0	0.082	7.2	LOS A	0.3	1.9	0.48	0.71	51.0
3	R2	20	0.0	0.082	11.9	LOS B	0.3	1.9	0.48	0.71	50.8
Approa	ach	53	0.0	0.082	9.0	LOS A	0.3	1.9	0.48	0.71	51.0
East: E	Beeliar D	rive E									
4	L2	43	0.0	0.212	5.6	LOS A	0.0	0.0	0.00	0.06	57.8
5	T1	780	0.0	0.212	0.0	LOS A	0.0	0.0	0.00	0.03	59.7
Approa	ach	823	0.0	0.212	0.3	NA	0.0	0.0	0.00	0.03	59.6
North:	Birchley	Road N									
7	L2	41	0.0	0.043	7.0	LOS A	0.2	1.1	0.38	0.60	52.9
9	R2	56	0.0	0.112	10.7	LOS B	0.4	2.6	0.59	0.82	49.9
Approa	ach	97	0.0	0.112	9.2	LOS A	0.4	2.6	0.50	0.73	51.2
West:	Beeliar D	Drive W									
10	L2	103	0.0	0.056	5.6	LOS A	0.0	0.0	0.00	0.53	54.9
11	T1	667	0.0	0.171	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
Approa	ach	771	0.0	0.171	0.8	NA	0.0	0.0	0.00	0.07	59.2
All Veh	nicles	1743	0.0	0.212	1.3	NA	0.4	2.6	0.04	0.11	58.6



## **MOVEMENT SUMMARY**

## ♥ Site: 101v [Beeliar/Birchley Predicted PM Peak]

Move	ment Pe	erformanc	e - Vel	hicles							-
Mov	OD	Demand	Flows	Deg.	Average	Level of	95% Back	of Queue	Prop.	Effective	Average
ID	Mov	Total	HV	Satn	Delay	Service	Vehicles	Distance	Queued	Stop Rate	Speed
		veh/h	%	v/c	sec		veh	m		per veh	km/h
South:	Birchley	Road S							~~~~		
1	L2	38	0.0	0.091	7.3	LOS A	0.3	2.1	0.49	0.72	50.9
3	R2	20	0.0	0.091	12.6	LOS B	0.3	2.1	0.49	0.72	50.7
Approa	ach	58	0.0	0.091	9.1	LOS A	0.3	2.1	0.49	0.72	50.9
East: E	Beeliar D	rive E									
4	L2	43	0.0	0.222	5.6	LOS A	0.0	0.0	0.00	0.06	57.8
5	T1	819	0.0	0.222	0.0	LOS A	0.0	0.0	0.00	0.03	59.7
Approa	ach	862	0.0	0.222	0.3	NA	0.0	0.0	0.00	0.03	59.6
North:	Birchley	Road N									
7	L2	67	0.0	0.072	7.2	LOS A	0.3	1.8	0.40	0.63	52.9
9	R2	76	0.0	0.191	13.5	LOS B	0.7	4.8	0.69	0.87	48.1
Approa	ach	143	0.0	0.191	10.6	LOS B	0.7	4.8	0.56	0.76	50.2
West: I	Beeliar D	Drive W									
10	L2	182	0.0	0.098	5.6	LOS A	0.0	0.0	0.00	0.53	54.9
11	T1	706	0.0	0.181	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
Approa	ach	888	0.0	0.181	1.2	NA	0.0	0.0	0.00	0.11	58.8
All Veh	hicles	1952	0.0	0.222	1.7	NA	0.7	4.8	0.06	0.14	58.2

## **MOVEMENT SUMMARY**

## ∇ Site: 101 [U-turn Predicted PM]

Move	ment Pe	erformanc	e - Vel	hicles							
Mov	OD	Demand	Flows	Deg.	Average	Level of	95% Back	of Queue	Prop.	Effective	Average
ID	Mov	Total	ΗV	Satn	Delay	Service	Vehicles	Distance	Queued	Stop Rate	Speed
		veh/h	%	v/c	sec		veh	m		per veh	km/h
East: I	Beeliar D	rive									
5	T1	819	0.0	0.210	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
6u	U	45	0.0	0.213	23.6	LOS C	0.7	5.1	0.81	0.95	42.1
Approa	ach	864	0.0	0.213	1.3	NA	0.7	5.1	0.04	0.05	58.6
West:	Beeliar D	Drive									
11	T1	888	0.0	0.228	0.0	LOS A	0.0	0.0	0.00	0.00	60.0
Approa	ach	888	0.0	0.228	0.0	NA	0.0	0.0	0.00	0.00	60.0
All Vel	nicles	1753	0.0	0.228	0.6	NA	0.7	5.1	0.02	0.02	59.3

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## ACOUSTIC ASSESSMENT REPORT

## CONCEPT DESIGN

## COCKBURN BOWLING & RECREATION CLUB

FOR

## FRATELLE GROUP

AUGUST 2016

REFERENCE: 20825-1-16183



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## ACOUSTIC ASSESSMENT CONCEPT DESIGN

## **COCKBURN BOWLING & RECREATION CLUB**

Job No: 16183

Document Reference: 20825-1-16183

FOR

## **FRATELLE GROUP**

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#### **CONTENTS**

- 1.0 INTRODUCTION
- 2.0 ACOUSTICS ROOM
- 3.0 ACOUSTICS ISOLATION
- 4.0 ACOUSTICS MECHANICAL
- 5.0 ACOUSTICS FUNCTIONS

#### APPENDIX

A Acoustic Mark-Up

#### 1.0 INTRODUCTION

Concept drawings for the proposed Cockburn Bowling & Recreation Club have been provided for review. This report outlines the building acoustic issues and recommendations.

Refer to the marked up architectural plans for detail.

#### 2.0 ACOUSTICS - ROOM

To achieve the recommended reverberation times the larger Member and Function areas require acoustically absorbent surfaces. A flush plasterboard ceiling system will not provide acceptable internal acoustics. It is recommended that the ceilings be of a type that provides acoustic absorption, such as mineral fibre tiles with an Noise Reduction Coefficient of at least 0.65, perforated plasterboard (with minimum 50mm acoustic insulation directly behind), metal strip, perforated metal tiles, corruline or perforated timber.

The meeting room will be used for meetings and discussion of issues and should provide a space that allows for good speech intelligibility. An acoustically absorbent ceiling is recommended for the Meeting Room.

#### 3.0 ACOUSTICS - ISOLATION

To maintain acoustic isolation between the Members and Function rooms, walls should extend to the underside of the roof insulation and be acoustically sealed (cut around purlins). Similarly as indicated on the marked-up floor plans, the walls to the Meeting Room should extend to the roof underside to provide good acoustic isolation as many acoustically absorbent ceiling systems to not provide a high level of acoustic isolation.

Acoustic 42 mm solid core doors with acoustic seals (Raven RP24 & RP38) are recommended to maintain acoustic isolation to selected spaces. It is noted that door frames with a rebate (door closing behind the rebate) will provide better acoustic isolation than doors with no rebate. Some acoustically rated glazed door systems are also available, such as the Capral 419 system.

We note that sliding doors are shown between the Function Room and Members room near the bar. Sliding doors do not provide a high level of acoustic isolation, mainly as it is difficult to provide effective acoustic seals to internal sliding door systems. It is recommend that consideration be given to changing the doors to swing doors with acoustic seals, although it is noted that if common doors are limited to the bar end of the rooms the impact of reduced acoustic isolation in this area is likely to be tolerated. We understand that Capral designers may be in the process of developing an acoustic rated internal sliding door, however we are unable to confirm this. Operable wall suppliers do have similar sliding door systems, however we assume that this door will be a frequent use door and therefore operable wall style doors are probably unsuitable in this case.

#### 4.0 ACOUSTICS - MECHANICAL

Any mechanical ventilation system should comply with the requirements of Australian Standard 2107 - 1987 with respect to room background noise levels.

The noise emissions from the mechanical services are required to comply with the Environmental Protection (Noise) Regulations 1997 at the adjacent residential premises. Identified noise sources include the Kitchen Exhaust Fan, air conditioning condenser units and refrigeration condenser units. We note that Beelair Drive is not classified as a 'major road' under the Regulations and the influencing factor is therefore 3 for residences within 100m of Beelair Drive, and 1 at distances greater than 100m.

Therefore the night-time 'assigned level' will be 36 dB(A) at the residences further than 100m from Beelair Drive, and after adjustment of +5 dB(A) for tonal characteristic normal with these noise sources the design level is not to exceed 31 dB(A) at the residences.

#### 5.0 ACOUSTICS - FUNCTIONS

Under the Environmental Protection (Noise) Regulations 1997 the adjustment to measured noise levels if there is music present is 10 dB(A), increasing to 15 dB(A) if impulsive (strong bass or drums).

So for music received at the adjacent residences, the L<sub>A10</sub> noise level for compliance is:

Night-time (10pm – 7am weekdays, 10pm – 9am Sundays and Public Holidays)	26 dB(A)
Evening (7pm – 10pm), Sundays, Public Holidays	31 dB(A)
Weekdays (7am – 7pm)	36 dB(A)

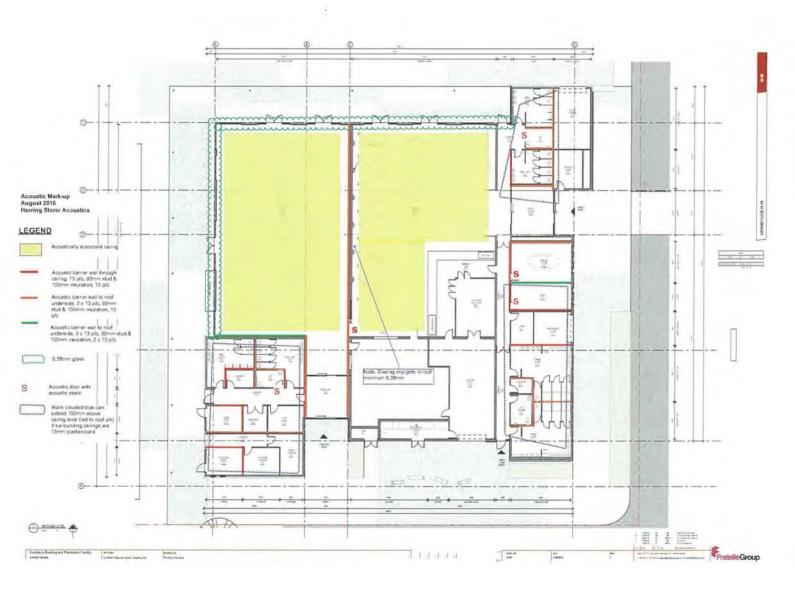
These sound levels are relatively low. At night if any music is audible then it is likely to be exceeding a level of 26 dB(A).

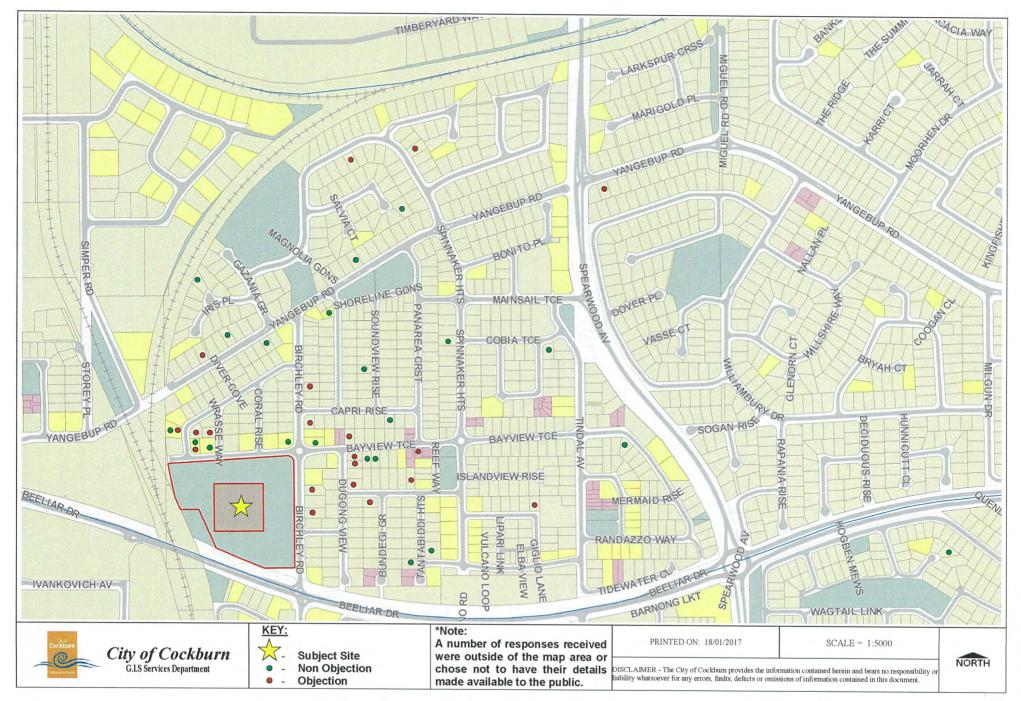
Preliminary acoustic modelling shows that for small bands or DJ within the Function Centre (or Members) the doors and windows need to be closed and the glass should be no less than 6.38mm laminated glass. Access via the lobby doors provided on the east or south would be appropriate. Occasional passing through the doors on the west elevation of the Function Room is also likely to comply due to the relatively short duration and the associated change in regulatory criteria to comply with the less stringent  $L_{A1}$  assigned levels.

It is strongly recommended that all amplified music within the Function Centre and Members is required to come from a locked calibrated amplifier system with volume limiting compression. It is recommended that no music be played outside the building. Voice announcement systems may also be unsuitable for use outside the building – any such systems will need to be volume limited to comply with the regulations (calibrate and lock the volume maximum). Carefully locating any required speakers to take advantage of the directional characteristics of speakers while avoiding unwanted reflecting surfaces may permit the electrical consultant to provide a suitable system, however this will need to be confirmed.

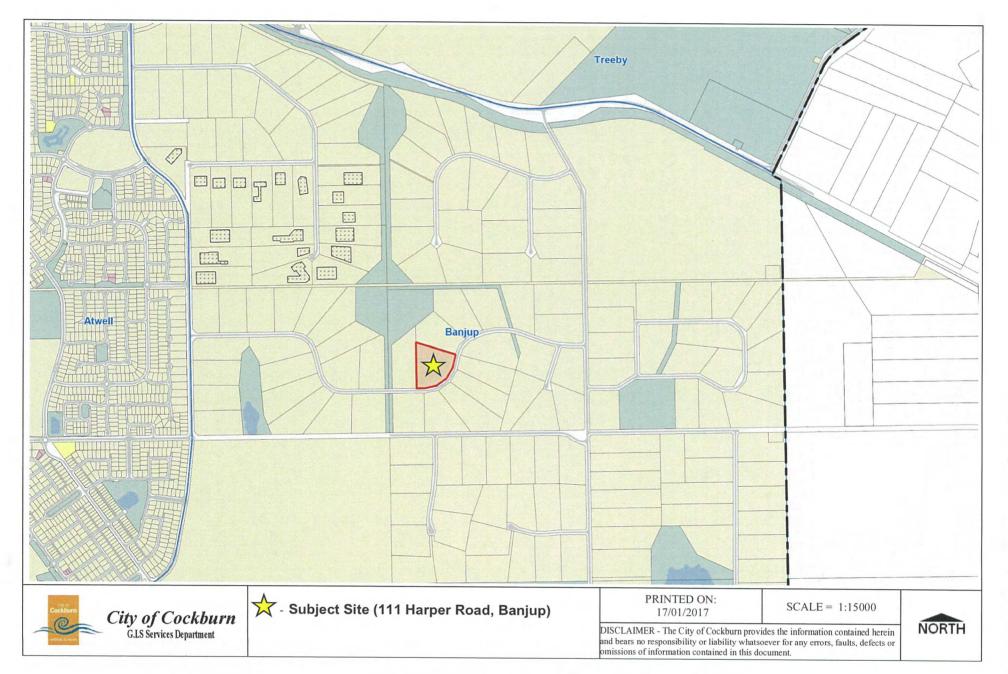
## **APPENDIX A**

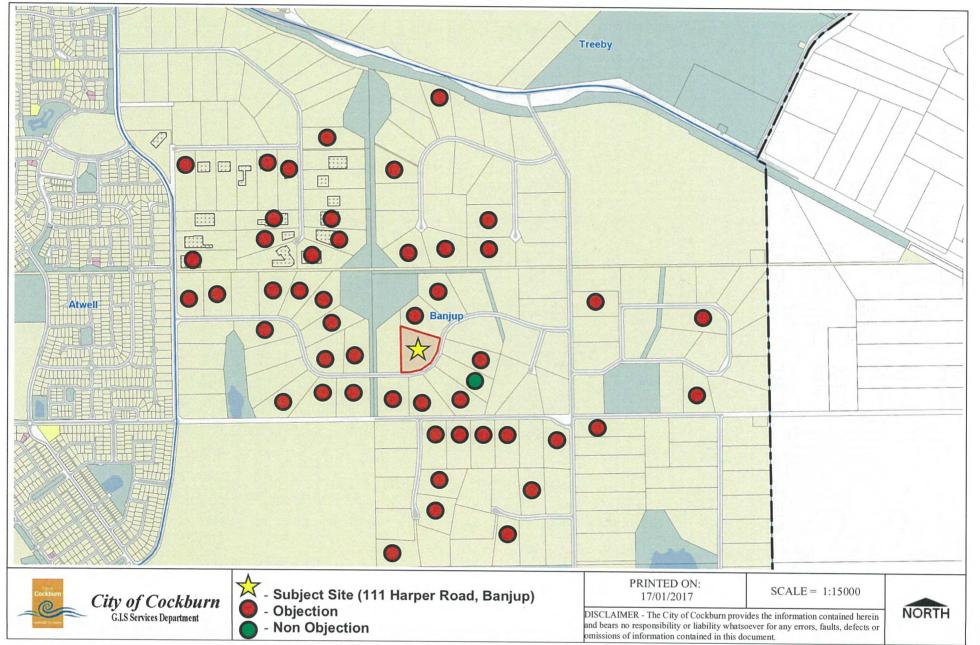
Acoustic Mark-Up

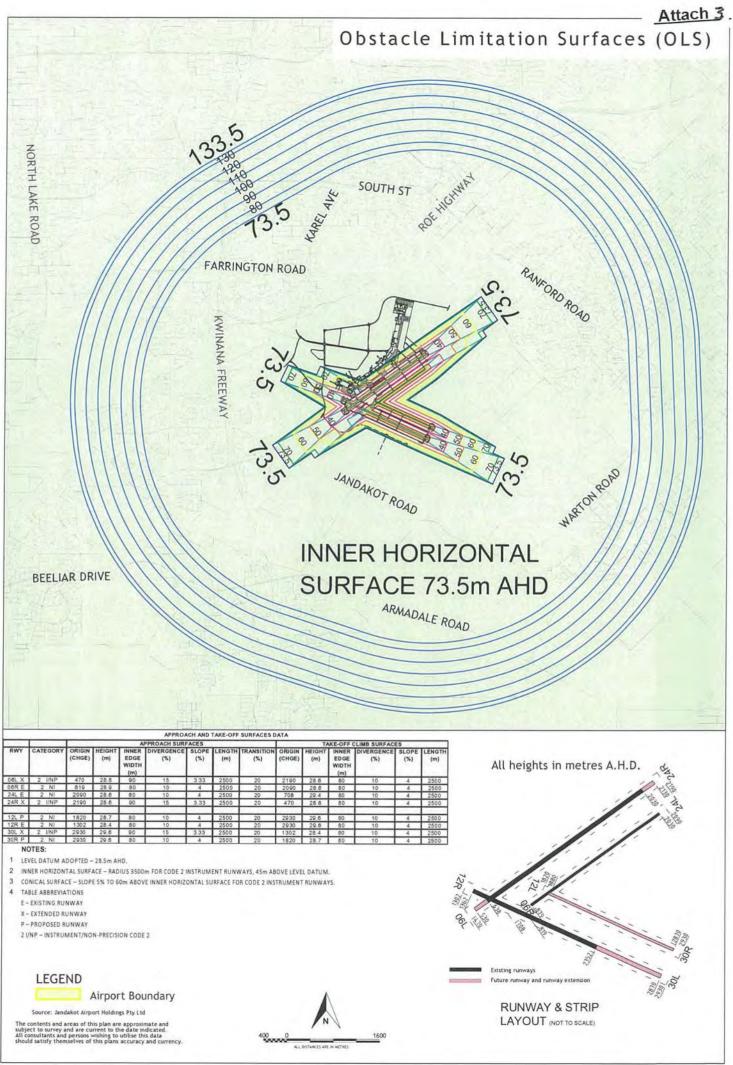


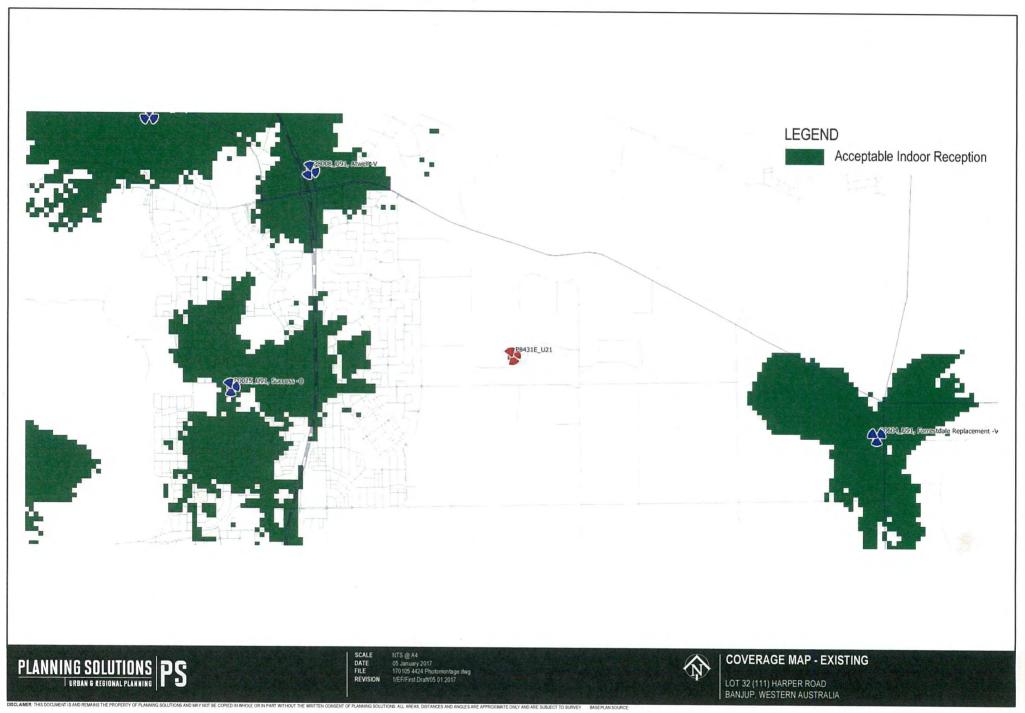


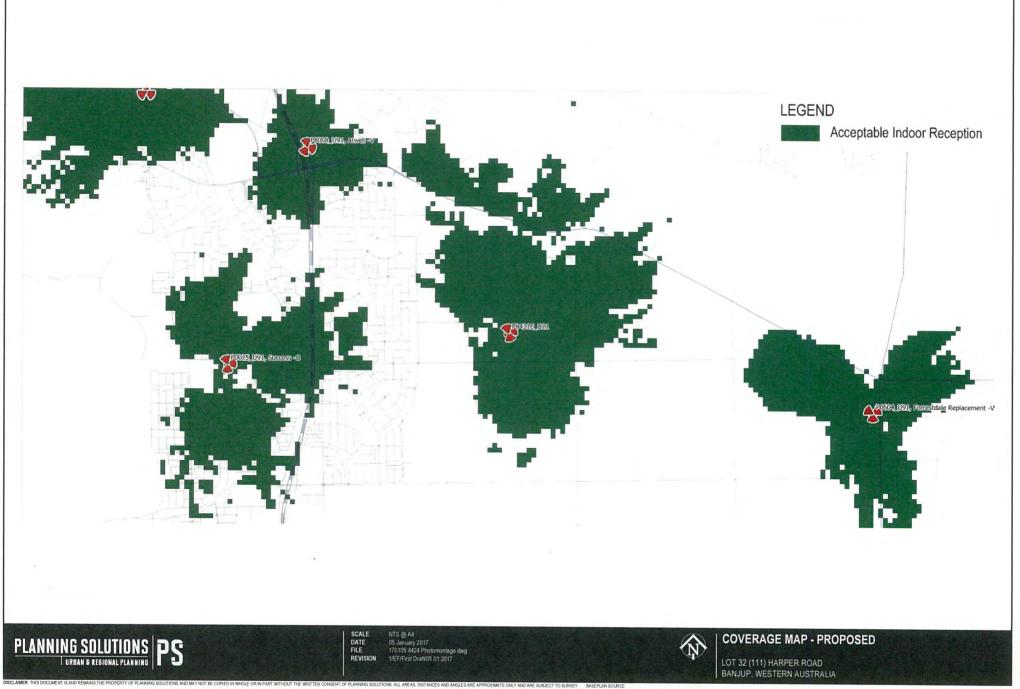
Attach 7











#### Attach 6

## Environmental EME Report 111 Harper Road, BANJUP WA 6164

This report provides a summary of Calculated RF EME Levels around the wireless base station

## Date 24/10/2016

## RFNSA Site No. 6164023

#### Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 111 Harper Road BANJUP WA 6164. These levels have been calculated by Radhaz Consulting using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.36% of the public exposure limit.

## The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

## How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <a href="http://www.arpansa.gov.au">http://www.arpansa.gov.au</a>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- · wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- · an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- . the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all mobile phone antennas at this site. The EME levels are presented in three different units:

- volts per metre (V/m) the electric field component of the RF wave
- milliwatts per square metre (mW/m<sup>2</sup>) the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

#### Results

The maximum EME level calculated for the proposed systems at this site is 3.18 V/m; equivalent to 26.9 mW/m<sup>2</sup> or 0.36% of the public exposure limit.

Environmental EME report (v11.3, Feb 2014)

Produced with RF-Map 2.0 (Build 1.18) NAD (v1.0.68342.26750)

## Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Optus	LTE700 (proposed), WCDMA900 (proposed), LTE1800 (proposed), WCDMA2100 (proposed), LTE2300 (proposed), LTE2600 (proposed)

## **Calculated EME Levels**

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

	Maximum Cumulative EME Level – All carriers at this site									
Distance from the antennas at 111 Harper Road in 360° circular bands	E	xisting Equipme	ent	Proposed Equipment						
	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits				
0m to 50m		5		2.23	13.15	0.18%				
50m to 100m				1.97	10.3	0.13%				
100m to 200m				2.35	14.67	0.22%				
200m to 300m				3.18	26.9	0.36%				
300m to 400m				3.07	25.005	0.33%				
400m to 500m				2.41	15.38	0.2%				
of Weissen Street		1		3.18	26.9	0.36				
Maximum EME level				271.37 m from the antennas at 111 Harp Road						

## Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations	Height / Scan relative to location	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment						
	ground level	Electric Field V/m	Power Density mW/m <sup>2</sup>	% of ARPANSA exposure limits				
2 storey dwelling 2 storey dwelling 2 storey dwelling	0m to 6m 0m to 6m 0m to 6m	2.69 1.037 3.49	19.16 2.85 32.38	0.27% 0.04% 0.43%				

Produced with RF-Map 2.0 (Build 1.18) NAD (v1.0.68342.26750)

## **RF EME Exposure Standard**

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m<sup>2</sup>), microwatts per square centimetre ( $\mu$ W/cm<sup>2</sup>) and milliwatts per square metre (mW/m<sup>2</sup>). Note: 1 W/m<sup>2</sup> = 100  $\mu$ W/cm<sup>2</sup> = 1000 mW/m<sup>2</sup>.

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Stand						
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m	-	3.75 W/m <sup>2</sup>		375 µW/cm <sup>2</sup>		3750 mW/m <sup>2</sup>
WCDMA850	870 - 890 MHz	900 MHz	41.1 V/m	é	4.50 W/m <sup>2</sup>	=	450 µW/cm <sup>2</sup>	=	4500 mW/m <sup>2</sup>
GSM900, LTE900, WCDMA900	935 – 960 MHz	900 MHz	41.1 V/m		4.50 W/m <sup>2</sup>	-	450 µW/cm <sup>2</sup>		4500 mW/m <sup>2</sup>
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m	Ŧ	9.00 W/m <sup>2</sup>	-	900 µW/cm <sup>2</sup>	-	9000 mW/m <sup>2</sup>
LTE2100, WCDMA2100	2110 - 2170 MHz	2100 MHz	61.4 V/m	=	10.00 W/m <sup>2</sup>		1000 µW/cm <sup>2</sup>		10000 mW/m <sup>2</sup>
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m	=	10.00 W/m <sup>2</sup>		1000 µW/cm <sup>2</sup>		10000 mW/m <sup>2</sup>
LTE2600	2620 - 2690 MHz	2600 MHz	61.4 V/m	=	10.00 W/m <sup>2</sup>	=	1000 µW/cm <sup>2</sup>	-11	10000 mW/m <sup>2</sup>
LTE3500	3425 - 3575 MHz	3500 MHz	61.4 V/m	=	10.00 W/m <sup>2</sup>	=	1000 µW/cm <sup>2</sup>		10000 mW/m <sup>2</sup>

## **Further Information**

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, http://www.arpansa.gov.au, including:

- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure standard Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.

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The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <a href="http://emr.acma.gov.au">http://emr.acma.gov.au</a>

The Communications Alliance Ltd Industry Code C564:2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website, <u>http://commsalliance.com.au</u>.

Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <a href="http://www.rfnsa.com.au">http://www.rfnsa.com.au</a>.

Issued by: RADHAZ Consulting Pty Ltd Level 4, 357 Collins Street, Melbourne VIC 3000 Phone: [03] 9937 6500

Data reference file - 111 Harper Road - 20161024105631

Environmental EME report (v11.3, Feb 2014)

Produced with RF-Map 2.0 (Build 1.18) NAD (v1.0.68342.26750)

## Environmental EME Report 111 Harper Road, BANJUP WA 6164

This report provides a summary of Calculated RF EME Levels around the wireless base station

## Date 2/11/2016

## RFNSA Site No. 6164023

## Introduction

The purpose of this report is to provide calculations of EME levels from the existing facilities at the site and any proposed additional facilities.

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 111 Harper Road BANJUP WA 6164. These levels have been calculated by Radhaz Consulting using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

The maximum EME level calculated for the proposed systems at this site is 0.42% of the public exposure limit.

## The ARPANSA Standard

ARPANSA, an Australian Government agency in the Health and Ageing portfolio, has established a Radiation Protection Standard specifying limits for general public exposure to RF transmissions at frequencies used by wireless base stations. The Australian Communications and Media Authority (ACMA) mandates the exposure limits of the ARPANSA Standard.

## How the EME is calculated in this report

The procedure used for these calculations is documented in the ARPANSA Technical Report "Radio Frequency EME Exposure Levels - Prediction Methodologies" which is available at <a href="http://www.arpansa.gov.au">http://www.arpansa.gov.au</a>.

RF EME values are calculated at 1.5m above ground at various distances from the base station, assuming level ground.

The estimate is based on worst-case scenario, including:

- · wireless base station transmitters for mobile and broadband data operating at maximum power
- simultaneous telephone calls and data transmission
- an unobstructed line of sight view to the antennas.

In practice, exposures are usually lower because:

- the presence of buildings, trees and other features of the environment reduces signal strength
- the base station automatically adjusts transmit power to the minimum required.

Maximum EME levels are estimated in 360° circular bands out to 500m from the base station.

These levels are cumulative and take into account emissions from all wireless base station antennas at this site. The EME levels are presented in three different units:

- volts per metre (V/m) the electric field component of the RF wave
- milliwatts per square metre (mW/m<sup>2</sup>) the power density (or rate of flow of RF energy per unit area)
- percentage (%) of the ARPANSA Standard public exposure limit (the public exposure limit = 100%).

#### Results

The maximum EME level calculated for the proposed systems at this site is 3.51 V/m; equivalent to 32.59 mW/m<sup>2</sup> or 0.42% of the public exposure limit.

Environmental EME report (v11.4, Oct 2016)

Produced with RF-Map 2.0 (Build 2.0) NAD (v1.0.68342.26750)

## Radio Systems at the Site

There are currently no existing radio systems for this site.

It is proposed that this base station will have equipment for transmitting the following services:

Carrier	Radio Systems
Optus	LTE700 (proposed), WCDMA900 (proposed), LTE1800 (proposed), WCDMA2100 (proposed), LTE2300 (proposed), LTE2600 (proposed)

## **Calculated EME Levels**

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined.

	Maximum Cumulative EME Level at 1.5m above ground – all carriers at this site									
Distance from the antennas at 111 Harper Road in 360°	E	xisting Equipme	ent	Proposed Equipment						
circular bands	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits	Electric Field V/m	Power Density mW/m <sup>2</sup>	% ARPANSA exposure limits				
0m to 50m				2.44	15.77	0.2%				
50m to 100m				2.27	13.71	0.17%				
100m to 200m				2.5	16.6	0.24%				
200m to 300m				3.51	32.59	0.42%				
300m to 400m				3.39	30.43	0.39%				
400m to 500m				2.66	18.71	0.24%				
				3.51	32.59	0.42				
Maximum EME level				273.58 m from the antennas at 111 Harper Road						

## Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest that have been identified through the consultation requirements of the Communications Alliance Ltd Deployment Code C564:2011 or via any other means. The calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

Additional Locations		Height / Scan relative to location	Maximum Cumulative EME Level All Carriers at this site Existing and Proposed Equipment						
		ground level	Electric Field V/m	Power Density mW/m <sup>2</sup>	% of ARPANSA exposure limits				
1	2 storey dwelling	Om to 6m	2.95	23.074	0.31%				
2	2 storey dwelling	Om to 6m	1.14	3.44	0.046%				
3	2 storey dwelling	Om to 6m	3.86	39.56	0.5%				

## **RF EME Exposure Standard**

The calculated EME levels in this report have been expressed as percentages of the ARPANSA RF Standard and this table shows the actual RF EME limits used for the frequency bands available. At frequencies below 2000 MHz the limits vary across the band and the limit has been determined at the Assessment Frequency indicated. The four exposure limit figures quoted are equivalent values expressed in different units – volts per metre (V/m), watts per square metre (W/m<sup>2</sup>), microwatts per square centimetre ( $\mu$ W/cm<sup>2</sup>) and milliwatts per square metre (mW/m<sup>2</sup>). Note: 1 W/m<sup>2</sup> = 100  $\mu$ W/cm<sup>2</sup> = 1000 mW/m<sup>2</sup>.

Radio Systems	Frequency Band	Assessment Frequency	ARPANSA Exposure Limit (100% of Standard)						
LTE 700	758 – 803 MHz	750 MHz	37.6 V/m	H	3.75 W/m <sup>2</sup>	4	375 µW/cm <sup>2</sup>	-	3750 mW/m <sup>2</sup>
WCDMA850	870 – 890 MHz	900 MHz	41.1 V/m	=	4.50 W/m <sup>2</sup>	=	450 µW/cm2		4500 mW/m <sup>2</sup>
GSM900, LTE900, WCDMA900	935 - 960 MHz	900 MHz	41.1 V/m		4.50 W/m <sup>2</sup>	=	450 µW/cm <sup>2</sup>		4500 mW/m <sup>2</sup>
GSM1800, LTE1800	1805 – 1880 MHz	1800 MHz	58.1 V/m	=	9.00 W/m²	=	900 µW/cm <sup>2</sup>		9000 mW/m <sup>2</sup>
LTE2100, WCDMA2100	2110 – 2170 MHz	2100 MHz	61.4 V/m	ē	10.00 W/m²	=	1000 µW/cm²		10000 mW/m <sup>2</sup>
LTE2300	2302 – 2400 MHz	2300 MHz	61.4 V/m	0	10.00 W/m <sup>2</sup>	÷	1000 µW/cm <sup>2</sup>	.0	10000 mW/m <sup>2</sup>
LTE2600	2620 – 2690 MHz	2600 MHz	61.4 V/m	è	10.00 W/m²		1000 µW/cm²	.0	10000 mW/m <sup>2</sup>
LTE3500	3425 – 3575 MHz	3500 MHz	61.4 V/m	=	10.00 W/m <sup>2</sup>	-0	1000 µW/cm <sup>2</sup>	-	10000 mW/m <sup>2</sup>

## **Further Information**

The Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) is a Federal Government agency incorporated under the Health and Ageing portfolio. ARPANSA is charged with responsibility for protecting the health and safety of people, and the environment, from the harmful effects of radiation (ionising and non-ionising).

Information about RF EME can be accessed at the ARPANSA website, http://www.arpansa.gov.au, including:

- Further explanation of this report in the document "Understanding the ARPANSA Environmental EME Report"
- The procedure used for the calculations in this report is documented in the ARPANSA Technical Report; "Radio Frequency EME Exposure Levels - Prediction Methodologies"
- the current RF EME exposure standard

Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), 2002, 'Radiation Protection Standard: Maximum Exposure Levels to Radiofrequency Fields — 3 kHz to 300 GHz', Radiation Protection Series Publication No. 3, ARPANSA, Yallambie Australia.

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The Australian Communications and Media Authority (ACMA) is responsible for the regulation of broadcasting, radiocommunications, telecommunications and online content. Information on EME is available at <a href="http://emr.acma.gov.au">http://emr.acma.gov.au</a>

The Communications Alliance Ltd Industry Code C564:2011 'Mobile Phone Base Station Deployment' is available from the Communications Alliance Ltd website, <a href="http://commsalliance.com.au">http://commsalliance.com.au</a> .

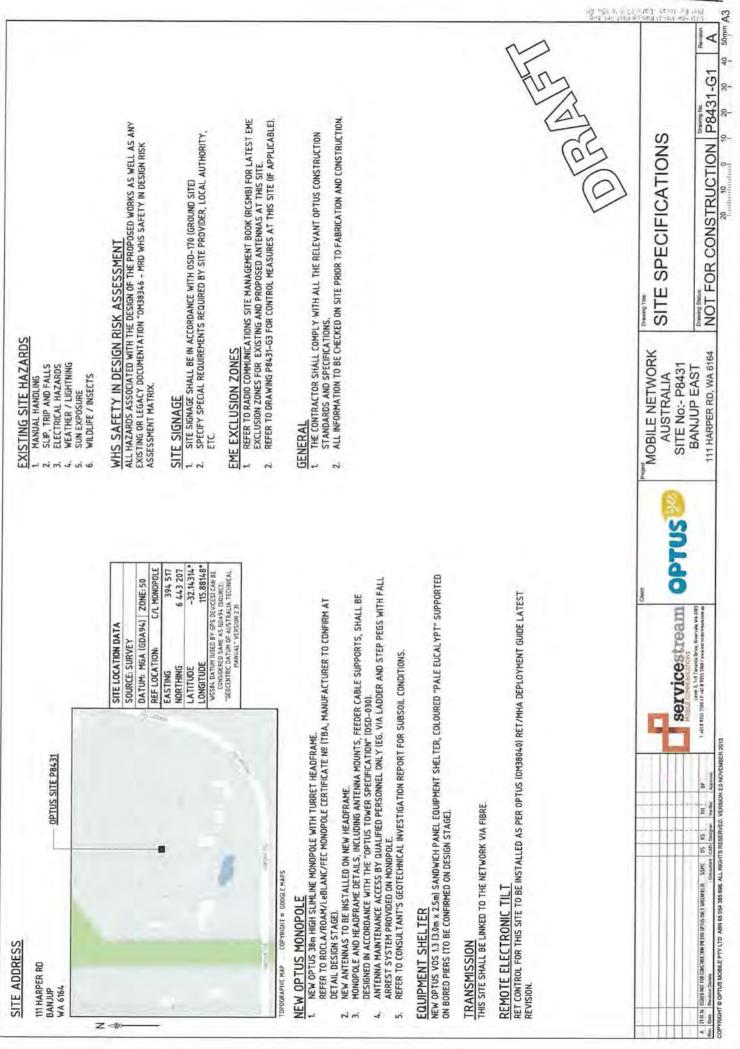
Contact details for the Carriers (mobile phone companies) present at this site and the most recent version of this document are available online at the Radio Frequency National Site Archive, <u>http://www.rfnsa.com.au</u>.

Environmental EME report (v11.4, Oct 2016)

Produced with RF-Map 2.0 (Build 2.0) NAD (v1.0.68342.26750)

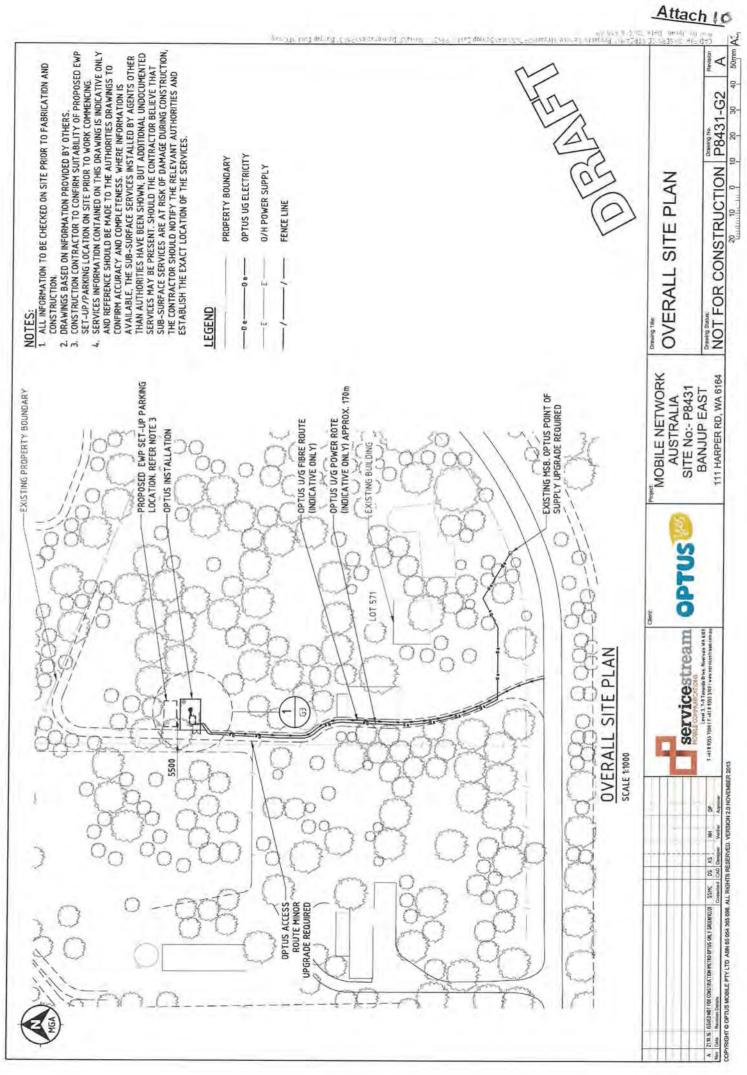
# NORTH contained herein and bears no responsibility information contained in this document. SCALE = 1:2000omissions of information DISCLAIMER - The City of Cockburn provides the information liability whatsoever for any errors, faults, defects or omissions of PRINTED ON: 6/12/2016 Approximate location of proposed Telecommunications Infrastructure Key: City of Cockburn GLS Services Department 0

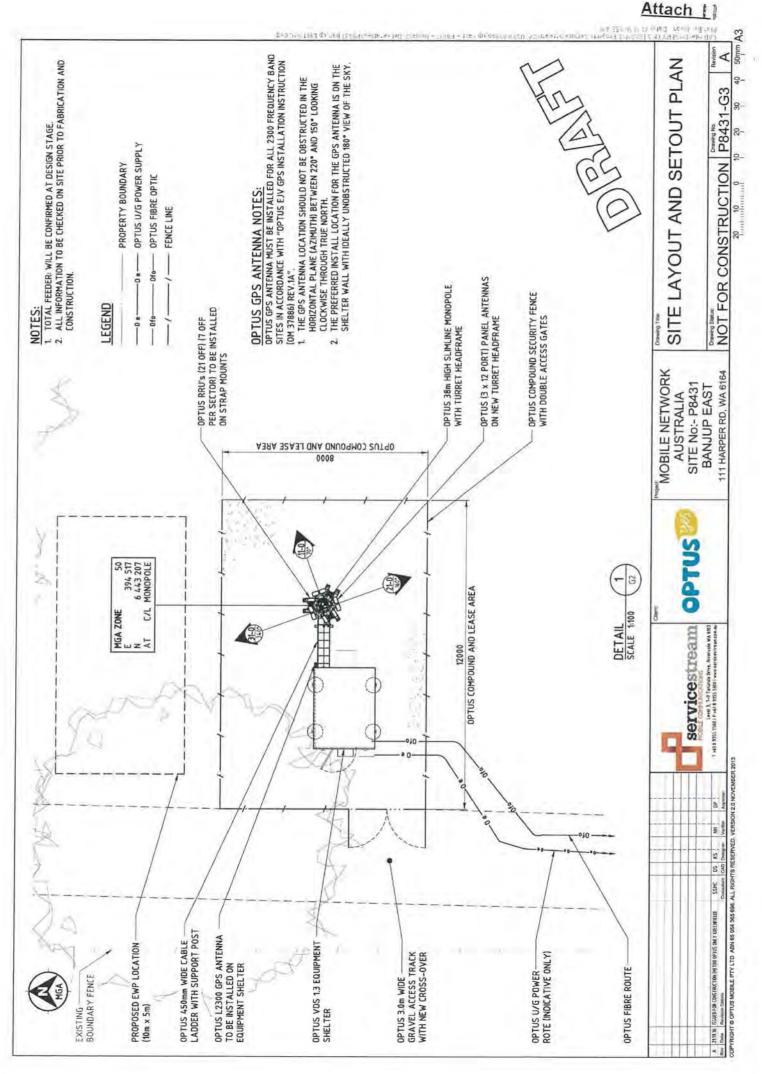
## Attach 8

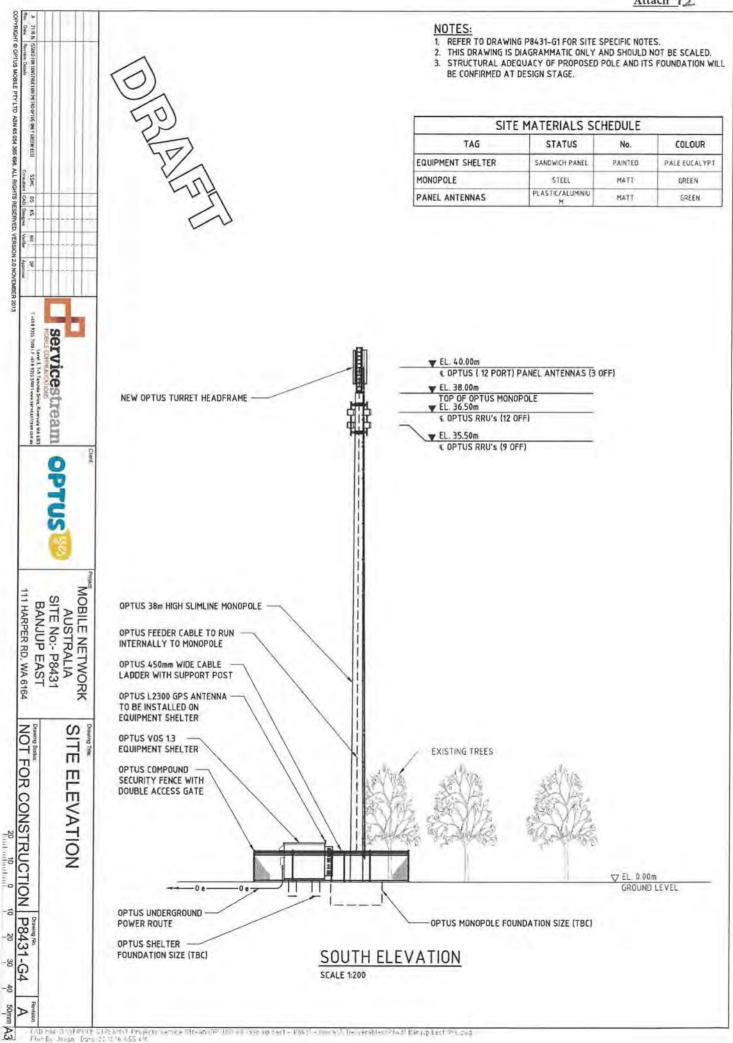


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Attach 9







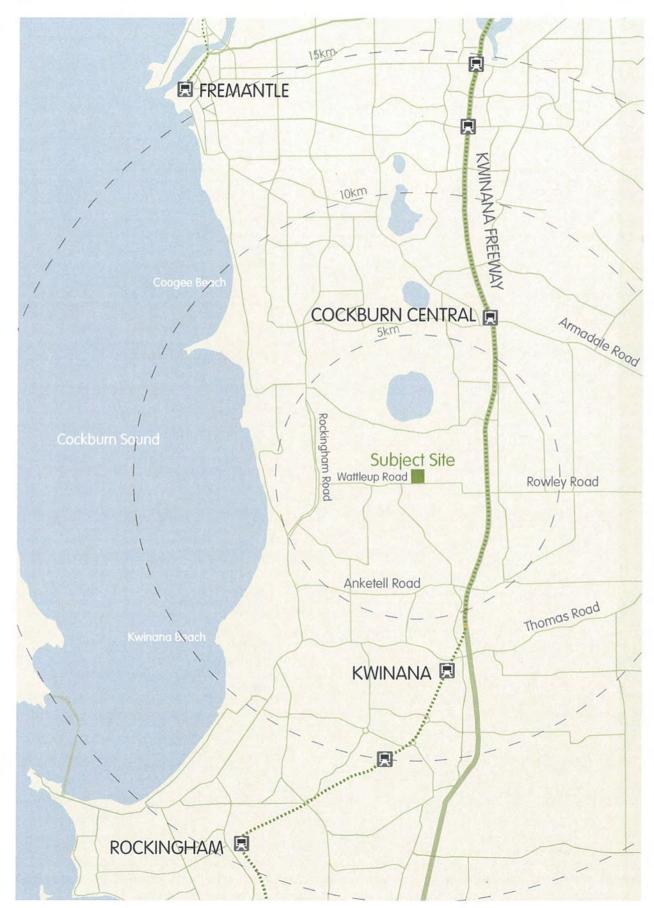


## Attach 14



## Part Two: Explanatory

Figure 1: Location Plan



18 HAMMOND GROVE WEST STRUCTURE PLAN

# Part Two: Explanatory

Figure 2:

Context Plan



## LEGEND

SUBJECT LAND HOPE

- S WATTLEUP REDEVELOPMENT AREA
- HIGH VOLTAGE POWERLINE EASEMENT
  - LOTS 111, 1 AND 810 WATTLEUP ROAD LOCAL STRUCTURE PLAN
- PARKS AND RECREATION RESERVES
- FUTURE ROAD RESERVES
- - 1000m BUFFER FROM TAILING POND
- ---- WESTERN TRADE PROTECTION AREA (2015) DRAFT
- - 1500m BUFFER FROM TAILING POND (WAPC 1.5km KWINANA AIR QUALITY BUFFER [SEP 2010])



HAMMOND GROVE WEST STRUCTURE PLAN 13

Plan 1: Structure Plan

## SCHEDULE OF SUBMISSIONS PROPOSED STRUCTURE PLAN – HAMMOND GROVE WEST – LOTS 71, 74-75 & 303-305 WATTLEUP ROAD, HAMMOND PARK

NO.	NAME/ADDRESS	SUBMISSION	Response
1	Telstra, Forecasting & Area Planning Locked Bag 2525 PERTH 6001	At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.	Noted
		Latest Telecommunications Policy	
		The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period).	
		Applications to Telstra can be made on the Telstra Smart Community website: http://www.telstra.com.au/smart- community	
		More information regarding NBN Co. can be found on their website http://www.nbnco.com.au/develop-or-plan-with-the- nbn.html	
		Please dial 1100 (Dial before You Dig) for location of existing services.	
		Federal Government Telecommunications Infrastructure in New Developments Policy May 2015 https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments	
		STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015 http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf	
		Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects http://www.commsalliance.com.au/Documents/all/guidelines/g645	
2	Wattleup Road Development Company Pty Ltd PO Box 8298 SUBIACO EAST WA 6008	Support	Noted
3	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	ATCO Gas does not operate gas mains nor infrastructure within the adjacent road reserve. ATCO Gas does not have any objection to the proposal after considering the advertised Structure Plan and maps. ATCO Gas will not be lodging a submission to the City of Cockburn regarding this proposal.	Noted
4	Franko Glavocic 17 Warragoon Crscent ATTADALE WA 6156	Support We are the owners of the property of 381 Wattleup road, Hammond Park (Lot 1000) and are supporting the proposed structure plan- Hammond Grove West	Noted
5	Landowners	Object I object to the proposed structure plan for Hammond Grove West - Lots 71, 74-75 + 303-305 Wattleup Road, Hammond Park as I own the adjoining lot, Lot 76. Under the proposed structure plan the access road on the western boundary is	Response – not supported
		situated entirely within my boundary. This will affect the potential yield for development of my lot. I oppose the plan in its current configuration. I request the road along the western boundary of my lot be relocated entirely within the boundary of Lot 75	The City met with the landowner of Lot 76 post advertising period to discuss the proposal and the landowner's concerns. As a result of this meeting and in considering the landowners submission, the City responds with the following:
			The City notes Lots 76, 107, 108 Wattleup Road are to date the only remaining lots north of Wattleup Road yet to prepare a structure plan. As a result, the proposed Hammond Grove West Structure Plan map (the subject Structure Plan) indicatively illustrates a future layout for

NO.	NAME/ADDRESS	SUBMISSION	Response
			lots 76, 107, 108 Wattleup Road including the provision of a primary school. The layout is consistent with the Southern Suburbs District Structure Plan of which identifies a primary school north of the future Wadjuk Road and sufficient space for a road to be located along the western boundary. This recognises one of the Department of Education's design requirements for school sites being the provision of roads on all sides of school sites.
			It is further noted that the proposed Hammond Grove West Structure Plan provides almost 5 North-South road reserves over the structure plan area. Lot 76 is indicatively shown to provide 1.
			The road layout is therefore considered an equitable distribution of roads across these lots.
			Furthermore it is also noted that the Planning and Development Act 2015 makes provision for such scenarios that will allow the owner of Lot 76 the opportunity to seek a contribution for the subdivisional road when constructed.
		· · · · ·	The City requires the landowners of the remaining lots to work together and encourages them to prepare a Structure Plan to resolve future planning.
			Finally it is noted some landowners/applicants in the locality have stated the Department of Education no longer require the site for a school. In response the Department of Education has confirmed with the City that this is incorrect. The site is still a requirement with an estimated delivery within 5 years subject to developments occurring within the catchment.
6	Carl & Lisa Pacey Lot 304 (356) Wattleup Road HAMMOND PARK WA 6164	Object We object to the proposal work around our lot, as looking at plans, no one has made contact with us about our views on the land. It seems like there will be no future value left on our lot with the way it has been designed. We have spoken with Qube, and thy have said they will change a few things around us but apparently it has fallen on deaf ears. We requested that on the East side of our block that a road should be there because of people moving in would complain about a 6m high shed being in their yard visual. We also asked for a cul-de-sac to be placed outside of our block. Would like our R Codes looked at.	Response – In part supported Following the advertising period the City met the owners of 304 Wattleup Road to discuss the proposed Structure Plan at which time the applicant expressed concern with:
			<ul> <li>Drainage impacts from proposed changes to lot levels surrounding his site;</li> <li>The negative impact of retaining walls with regard to the amenity of his house and lot;</li> <li>The proximity of the proposed lot to the east and the potentia conflict his 6-8m shed would have on the future landowner to the east and as a result requested a road be located to the east of Lot 304 to reduce any potential future conflict.</li> <li>Concern over options to develop Lot 304 in the future in an equitable manner and questioning the need for the earthworks battering proposed in what appears to be identified as a road reserve within the southern portion of the structure plan area, fronting Wattleup Road.</li> </ul>
			When considering these issues alongside the needs of the wide area, the following points provide clarification over these issues and make the following recommendations:
·,			<ul> <li>With regards to drainage impacts, the applicant is required to address further drainage requirements at the subdivisior stage through the provision of an Urban Water Management</li> </ul>

NO.	NAME/ADDRESS	SUBMISSION	Response
			<ul> <li>Strategy (UWMS). However the City believes sufficient scope is provided within the Local Water Management Strategy supporting the Structure Plan to address these issues in more detail within the next step - the UWMS.</li> <li>The applicant has submitted to the City a revised earthworks plan of which proposes to reduce the retaining wall height to the east of Lot 304 by 2m. This will result in a 4m retaining wall along the eastern boundary. Given the eastern side of the lot is the location of the 6-8m shed, this is considered to be an acceptable outcome, recognising that when Lot 304 comes to develop, it is likely the lot will be required to be raised at least 2m for the purposes of drainage and servicing.</li> <li>It is noted retaining walls proposed for the remaining boundaries of Lot 304 are considered minimal given Lot 304 rises to the west.</li> <li>With regard to the requested road along the eastern boundary this is not supported given the City is attempting to reduce the number of local roads having access from Wattleup Road.</li> <li>The applicant has also agreed to amend the Structure Plan map and relevant documentation to remove the unnecessary road reserve and battering along the southern boundary, within Lot 304 (future raised lot levels can be addressed by a retaining wall similar to the remaining frontage along Wattleup Road), to connect the access streets to the north of Lot 304 and remove the cul-de-sac within lot 304 and as a result of these changes provide a coding of R30 across the entirety of Lot 304.</li> </ul>
7	Main Roads WA PO Box 6202 EAST PERTH WA 6892	The abovementioned Structure Plan is not in the vicinity of a transport corridor and has a low residential zoning. Therefore, Main Roads has no comment.	Noted
8	Landowners	Support As siblings and equal part land owners of Lot 115 Wattleup Rd Hammond Park we are fully supportive of this proposal. Our land is nearby this proposed Structure Plan and it is good to see housing development being utilized in this highly elevated area of Wattleup.	Noted
9	Department of Fire and Emergency Services 20 Southport Street West Leederville WA	<ul> <li>I refer to your letter dated 2 December 2016 regarding the referral of a Bushfire Management Plan (BMP) Revision 1A prepared by Emerge Associates Pty Ltd dated July 2016 for the above local structure plan. Department of Fire and Emergency Services (DFES) provide the following comments with regard to State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas (Guidelines):</li> <li>Considerations for the Determining Authority <ol> <li>General observations</li> <li>The references to the Asset Protection Zone (APZ) throughout the BMP are inaccurate as they do not meet the definition of an APZ as defined in the Guidelines page 56 A2.1 (b) and page 59 E2.1. The APZs proposed as part of the Bushfire Mitigation Strategy (Section 5 of report) are more accurately defined as a Hazard Separation (see page 60 E2.2 of Guidelines). The terminology needs to reflect the changes introduced by SPP 3.7.</li> <li>It is essential that residents and the community, as well as emergency services, have safe access and egress from the structure plan design demonstrates compliance with the bushfire protection criteria of the Guidelines. In this regard, Element 3 - Vehicular Access is of particular importance as the structure plan design currently proposes only one vehicular access to the existing public road network.</li> </ol> </li> </ul>	Response The Bushfire Assessment requires a further referral back to the Department of Fire and Emergency Services (DFES) for final approval to respond to these issues. It is noted the applicant provides the following response to the issues raised of which the City suggests to applicant should revise. It is the City's understanding that the Guidelines are consistent with the issues stated by DFES, in particular with regard to comments on Hazard Separation Areas. The applicant is requested to amend the plan accordingly and forward through to DFES. Applicant response – References to the Asset Protection Zone

NO. NAME/ADDRESS		SUBMISSION			Response
	policy measure 6.2 applies is Guidelines: (a) (i) the results of a BHL a hazard level(s) across methodology set out i be prepared by an a (ii) where the lot layout to determine the indica subject site, in accorda Map should be prepare Practitioner; and (b) the identification of any bus assessment; and (c) clear demonstration that co in the Guidelines can be ac DFES Comments: The submitted BMP cannot be valid: compliance to this policy measure has <u>Recommendation</u>	not been demonstrated.	Given the stage of planning and the fact that the ultimate placement of future dwellings is unknown, APZs have been used to demonstrate that the minimum separation required between classified vegetation and residential lots (to ensure BAL-29 is not exceeded) is achieved. This has informed the placement of public infrastructure such as roads to provide an appropriate interface with potential bushfire hazards adjacent to the site. A future detailed BAL assessment and Local Development Plans (where applicable) will provide greater detail on APZs accommodated from the edge of the built form, which satisfies the requirement of an APZ as defined in the Guidelines, while still providing the required separation from adjacent classified vegetation. The APZ has been applied at an estate scale for this stage of planning, therefore a perimeter APZ is considered appropriate. A Hazard Separation Zone (HSZ) is not appropriate at this interface as it does not have sufficient restrictions on fuel loads to result in a low threat interface, and would therefore create bushfire hazard in proximity to future residents, resulting in a radiant heat flux exposure greater than BAL-29. By accommodating appropriate APZs through development design at this stage, dwelling specific APZs can be accommodated on ground		
	DFES advice is to seek a revised BN demonstrated application of SPP 3.7 a	MP for the proposal in line with nd the current Guidelines.	n the advice provided to the cons	sultant, including	once development has progressed and the ultimate location of dwellings within lots is known
	Advice for the Bushfire Consultant	No. WAY NOT 55 YO MICH MARK AND STREET BY AND			BHL Assessment Figures
	Level inaccurate as they do not meet Guidelines page 56 A2 1 (b) and pa Bushfire Management Measures defined as a Hazard Separation (ze same as a Hazard Separation (ze the changes introduced by SPP 37 The BHL assessment does not app the new Guidelines (Appendix 2, pa mapped as per Fayure 10, page 52 low bazard, but are within 100 met are to adopt a moderate bushfire hit or the Post development BHL (Figure	ly the appropriate methodology as set out in ge 50-51). The bushline hazard should be of the Guidelines. Areas that are assessed as as of a moderate or extreme bushfire hazard zard within that 100 metres. 12.8 13) do not comply with the Guidelines.			Figures 11-13 of the BMP do identify areas within 100 m of moderate and extreme bushfire hazards as 'subject to moderate' hazard. These figures have been presented this way to show that the hazard presented by the actual fuel load in these locations would otherwise be considered low, if it were not for the presence of moderate and extreme bushfire hazards within 100 m. It is noted that post- development BHL figures are not required however these figures are considered important in the context of future planning and management.
	and should be removed from the BMP assumes the area of BCN		8 13		Management of POS to 'low threat' standard
	Map However no evidence is provided to revegetation is considered within th	s will be maintained to low threat vegetation justify this assumption. Confirm that no ase areas.	Demonstrate how and who will maintain the POS area to also with reat vegetation state (e.g. approved landscape management plan) Provide ventication from the relevant authorities that no revegetation is proposed within the structure plan area. Alternatively, revise the BAL ratings for this bushfire hazard		POS areas will be landscaped and managed to a low threat standard by QUBE property for a period of 2 years from practical completion and then managed by the City of Cockburn thereafter. No areas of revegetation have been proposed. Landscape concept plans can be
	Bushfire Element 3 – Vohicular Access Protection The structure plan design current Criteria existing public road network with fur lots outside the control of the struct	y proposes only <u>one vehicular access</u> to the ure connections dependant on development of ure plan.	Provide justification of proposed access arrangements to demonstrate compliance to Element 3 of the Guidelinos. The BMP should coosider staging and alternative solutions for access as part of the structure plan		provided if necessary. Element 3 - Vehicular Access
		re to be avoided in bushtire prone areas, and other alternative exists, this has not been	Jurify and demonstrate compliance to Acceptable Solution 3.3		The proposed road system connects directly to the existing Wattleup Road south of the site, as well indirectly via several internal roads proposed to be connected to the adjacent future development to the east of the site. Wattleup Road connects to the east and west providing future residents with multiple access options. Following development, this will provide all residents and fire fighters with two road access options at all times. Temporary access routes can be installed until the adjacent road network is constructed in order to ensure a minimum of two access points at all times, the local and specification of which can be provided at subdivision stage.

NO.	NAME/ADDRESS	SUBMISSION	Response
			Acceptable Solution 3.3
			The BMP oullines that cul-de-sacs will be constructed to the required specifications of the Guidelines, and will therefore achieve Acceptable Solution 3.3.
10	Landowner	Support	Noted
11	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	Lots 71, 74-75 and Lot 305 abut Harry Waring Marsupial Reserve (CR 29241) which is also known as Bush Forever Site No. 392 Harry Waring Marsupial Reserve, Wattleup 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 on 13 September 2012. 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 relevant aspects of the department's earlier advice and additional comments are provided in the following information. Native vegetation and flora The information provided in the Structure Plan report shows that a flora and vegetation survey was conducted on 8	Response The applicant provides the following response to the specific issues raised by DPaW, addressing the relevant points. The City does not support the need for any further survey's and suggests the Flora and Fauna Level 1 survey is sufficient. While it is unfortunate a significant amount of vegetation is being cleared across the site, the applicant has demonstrated why this result has occurred. That being constraints relating to drainage and earthwork requirements and inherent issues within the planning system of which are unable to be addressed within this individual Structure Plan.
		<ul> <li>September 2016 (Emerge Associates 2016). The desktop analysis of threatened and priority flora only covered a 5 km radius of the project site, however Parks and Wildlife recommends a 10 km buffers as being more appropriate for analysis of the potential species occurring at the site. The department considers that from the vegetation description and photographs in the survey report there appears to be suitable habitat for Caladenia huegelii, Drakaea elastica and Drakaea micrantha. None of these were recorded at the site but five other orchid species were, including Caladenia arenicola. (The consultant's photographs of Eriochilus dilatatus and Caladenia arenicola were confirmed by the department's orchid expert). The survey may not have been conducted at the optimal time for positive identification; a follow up survey in late September would have been beneficial in minimising the risk of overlooking these Declared Rare Flora species.</li> <li>Caladenia huegelii flowers in September to October so a single survey at the beginning of September was probably to early to detect flowering. Parks and Wildlife is aware that flowering was recorded at known populations in late September 2016.</li> <li>Drakaea elastica is best surveyed July to August when the glossy green leaves are most visible. Identification should be confirmed when flowering in late September to early November.</li> </ul>	Addressed within this individual Structure Plan. Native vegetation and flora A 10km search of DPaW databases was requested for the site on 20/10/2016. When the results of the DPaW database search is combined with those from a 10 km radius search around the site using NatureMap, an additional 17 priority flora species are identified, shown Appendix A attached (see table inserted under the DPaW submission). Of these only Phlebocarya pilosissima subsp. pilosissima is considered to have had potential to occur within the site. All other species are unlikely to occur due to a lack of suitable habitat. No additional threatened flora species were identified using a 10 km
		<ul> <li>Drakaea micrantha should have been detected if present at the time of survey however it could have been missed in a single survey if not flowering.</li> <li>Parks and Wildlife recommends additional targeted flora surveys for these orchids be conducted by a suitably qualified environmental consultant, in accordance with the Environmental Protection Authority's (EPA's) Guidance Statement 51 – Terrestrial Flora and Vegetation Surveys for Environmental Impact Assessment in Western Australia. If such flora is present onsite, appropriate action should be undertaken to protect it, or to mitigate impacts. Such surveys should be carried out prior to finalising the local structure plan, as the results may directly influence this process.</li> </ul>	search area and no threatened or priority flora species were recorded or are considered likely to occur within the site due to lack of suitable habitat. Additional targeted flora surveys Emerge does not believe that additional surveys are warranted to confirm the absence of the three threatened species Caladenia
		Fauna The proponent has submitted a Fauna Assessment of Lots 71, 74-76 & 303-305 Wattleup Road prepared by Greg Harewood. The assessment, which is considered adequate for the location, concludes that the development will not significantly impact on any species, including Carnaby's cockatoo, forest red-tailed black cockatoo and quenda.	Emerge conducted the flore survey for this site on the on 8 <sup>th</sup> September 2016. This was an optimal time to conduct a flora survey in the south west of Western Australia in a year where rainfall and
		The Environmental Assessment and Management Strategy (Emerge 2016) states that a Fauna Relocation Management Plan may be required to support future subdivision and development, based on model subdivision condition EN1 (WAPC 2016) and the expectations of the City of Cockburn (page 22). Should the City of Cockburn recommend such a plan, then the proponent will need to seek the appropriate approvals from the Department of Parks and Wildlife to relocate fauna, where practicable, prior to and during subdivision – inclusive of southern brown bandicoot. Relocation effort should be supported by monitoring of animals to gauge its success.	growing conditions were also very good. In addition: • a relatively large number of flora species were recorded in this survey including five orchid species, demonstrating adequacy of the survey. If additional orchids were present they would have been identified and recorded:
		Matters of National Environmental Significance The Spring Flora and Vegetation Survey (Emerge 2016) determined that the remnant vegetation within four quadrats across Lots 74, 75 and 76 was linked to Floristic Community Type (FCT) 28 Spearwood Banksia attenuata or Banksia attenuata – Eucalyptus woodlands. FCT 28 is a subtype of the recently listed Threatened Ecological Community (TEC)	or if unidentifiable leaves or material were recorded, further survey would have been proposed.

NO. NAME/ADDRESS	SUBMISSION	Response
	"Banksia Woodlands of the Swan Coastal Plain" and also a component of the "Banksia Dominated Woodlands of the Swan Coastal Plain" Priority 3 listed ecological community in Western Australia.	• Emerge undertook a survey immediately adjacent to the current site for a different client on 28th September 2016.
	This ecological community was listed as Endangered under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) on 16 September 2016. The criteria held in the Approved Conservation Advice were applied including key diagnostic characteristics; condition thresholds, minimum patch size and context, and Emerge concluded that the remnant vegetation at this site aligns with the EPBC listed TEC. With 5.84 hectares of the TEC being in "excellent" condition (i.e. above the minimum patch size), the proponent should contact the Commonwealth Department of the Environment and Energy (DEE) to determine what responsibilities it has under the EPBC Act. Parks and Wildlife notes that page 30 of the Structure Plan report states "QUBE are committed to referring the matter to the Federal Department of the Environment and Energy", though there is no further mention of it. This advice also applies to the presence of foraging habitat for black cockatoos within the structure plan area. Page i of the Fauna Assessment of Lots 71, 74-76 & 303-305 Wattleup Road (Harewood 2016) summarises that fauna habitat values of the remaining native vegetation would appear to be relatively good despite some disturbance.	The vegetation in the adjacent site is contiguous with the current site, present in similar condition and has been subject to the same management regime. Three native orchid species were recorded in the adjacent site (Caladenia flava subsp. flava, Diuris magnifica and Microtis media subsp. media) and no threatened or priority flora species were recorded. Despite the fact that this survey was undertaken later in the year, C. huegelii, D. elastica and D. micrantha were still not recorded. If these species had been recorded in the adjacent property, further survey would have been proposed for the current site. Adjacent site survey findings and discussion can be included in the flora and vegetation report to further clarify these findings.
	It is acknowledged that there are large remnants of native vegetation in the local area; however the cumulative impacts from the reduction of Carnaby's foraging habitat on the Swan Coastal Plain has resulted in vegetation that provides a food source for Carnaby's black cockatoo being considered as significant habitat. Planning for the area should firstly make provision to retain as much of the cockatoo habitat as possible, as the continual net loss of significant habitat will result in additional pressure on the current population of Carnaby's black cockatoo. Prior to the City making a determination on the proposed structure plan, it would be appropriate for DEE to have assessed the fauna habitat values across the three lots (74, 75 and 76) in order to provide direction regarding possible biodiversity conservation initiatives.	<ul> <li>Specifically, for Caladenia huegelii:</li> <li>Dr Shane Chalwell (Principal Ecologist – Plantecology Consulting) conducted the assessment in conjunction with a botanist from Emerge. Dr Chalwell has over 13 years environmental consulting experience and has previously recorded C. huegelii. In his expert opinion the habitat present in</li> </ul>
	Public open spaces         In consideration of the flora and fauna discussion above, Parks and Wildlife recommends areas of high conservation value, such as native vegetation in very good or good condition, which contain conservation significant flora species, and comprise significant fauna habitat, be retained and incorporated into future development as public open space (POS) reserved for Conservation and Passive Recreation.         The consolidation of POS areas is recommended over small fragmented sites, to ensure the long term viability of the protected areas, to provide ecological corridors and to reduce impacts from edge effects (e.g. weed incursion).	<ul> <li>the site would not be preferable for C. huegelii.</li> <li>The recovery plan for C. huegelii. states that the flower occurs from late September to mid-November. However the orchid is actively growing from May to mid- November during which it produces a single leaf. Therefore if the species is present it is likely that the leaf would have been visible in early September. No unidentified Caladenia sp. leaves were recorded during the</li> </ul>
	Drainage In planning for future subdivision, drainage design should aim to maintain natural drainage processes (where possible). This could include the use of flush kerbs with drainage infiltration swales adjacent to the road to maximise infiltration at source. The department notes that a Local Water Management Strategy (LWMS) has been prepared for the subject land. Parks and Wildlife supports the preparation and implementation of an Urban Water Management Plan to the satisfaction of the Department of Water, as a condition of any future subdivision.	<ul> <li>survey by Emerge</li> <li>Other orchid leaves (without flowers) such as Pyrorchis nigricans were observed by Emerge and indicate the thoroughness of the survey.</li> </ul>
	Pedestrian and cyclist networks The District Structure Plan (DSP) shows a dual use path running along the southern edge of the primary school site to the east of the structure plan area. Parks and Wildlife supports the continuation of the DUP into the structure plan area as indicated with an arrow in the DSP. However, this does not appear to be shown in the structure plan proposal. Fire management	<ul> <li>Some historical records on Florabase provide evidence of the species flowering in early spring (12/09/1994, 09/09/1985, 07/09/1977). DPaW search results provide flowering records from 19-29 October in various years; approximately 2 weeks after 8th September and therefore the leaf would likely be visible</li> </ul>
	All necessary fire management requirements should be provided for within the structure plan area, in accordance with the provisions of State Planning Policy 3.7 Planning in Bushfire Prone Areas and any other relevant policies. The department does not support the clearing of native vegetation in conservation areas outside the site boundary for fire management purposes and reiterates its position that all provisions for fire management must be met within the structure plan area.	during the timing of the survey. Specifically, for Drakaea elastica:
	Parks and Wildlife notes that a Bushfire Management Plan (BMP) has been prepared by Bushfire Safety Consulting Pty Ltd and Emerge Associates (2016). For development within 100 m of classified vegetation, the BMP specifies a Bushfire Attack Level (BAL) assessment be completed as part of subdivision.	<ul> <li>The recovery plan for D. elastica refines habitat to bare patches of sand within otherwise dense vegetation. Open patches in the vegetation in the site are limited due to the dense native vegetation present.</li> </ul>
	The department's preference would be for the 3m firebreak within Harry Waring Marsupial Reserve (and within Lot 70 to the west) not to be shown on the figures in the BMP as the maintenance of the firebreak is not the developer's responsibility. Also, the BMP assessment of vegetation class should reflect current site conditions and not take into account vegetation clearing that is proposed.	<ul> <li>Although DPaW states that the best survey time for D. elastica is July – August, the leaf is visible from emerging in May until flowering begins in late September. Only once the plant flowers does the leaf start to wither (indicating it would be visible for at</li> </ul>

NO.	NAME/ADDRESS					Response			
		Beeliar Regional Park I Should development be boundary of the regional	approv	ed, there	e is to be n Il not be acc	o vegetation, earth spoil or any ommodated into Harry Waring M	other debr arsupial Re	is disposed of within the	least the start of the flowering time). Therefore, if propert, the least
		Weed and Disease Cor In order to protect the co that flora species known them spreading into th Phytophthora dieback ar	ntrol onserva to be i e adjoi	tion value nvasive c ning parl	es of the adj ir environme	t present, D. elastica would have been found during the survey.			
		I for widespread soil and/	rent po or grou nental l	entially conductor of the second s Second second se	ontaminatin contaminatio n (DER) in	g land uses (i.e. horticultural activ n within the subject land. The pr relation to contaminated soil an e subject land.	ononent is	advised to liaise with the	same time. Therefore the conditions for growth were ideal for D.
		Green Growth Plan							Specifically, for Drakaea micrantha:
		Growth Plan for 3.5 m conservation commitme	illion w nt area	hich was and requ	released f ires further	ure plan appears inconsistent wi or public comment in 2016. Pa review; this may include consid Carnaby's Cockatoo habitat for ex	rt of the p eration of c	roposal overlaps with a	<ul> <li>The Draft Survey Guidelines for Australia's Threatened Orchids</li> </ul>
		Appendix A				in the response as "Appendix A"			<ul> <li>The recording of other orchid species including low ground- hugging leaves such as P. nigricans indicates that survey effort was sufficient and the prominently veined greygreen leaves of D. micrantha would have been visible amongst other vegetation.</li> </ul>
		Table 1: Additional flora species recorded within 10 km from the site Apriles Level of significance Use strategy Habitat Flowering period UserBoood of occurrence							Fauna
			State	EPBC Act					A Fauna Relocation Management Plan can be prepared as a
		Acacia lasiocarpa var. brocteolata long peduncle variant	P1	•	P	Grey or black sand over clay in swampy areas and winter wet lowlands.	May or Aug	Unlikely – lack of həbitat	condition of subdivision, the proponent is aware of the requirement to obtain and comply with a licence to relocate fauna. This licence will be obtained by a qualified fauna specialist.
		Poronthera moorokatta	PZ		A	Sand in damplands.	Oct-Nov	Unlikely – lack of habitat	Matters of National Environmental Significance
		Thelymitra variegata	P2		PG	Sandy clay, sand, laterite.	Jun-Sep	Unlikely – lack of habitat	The Department of Parks and Wildlife have incorrectly stated the area of the site containing the "Banksia Dominated Woodlands of the
		Cyathochaeta teretifolia	P3		þ	Grey sand, sandy clay in swamps and creek edges.	Oct-Jan	Unlikely – lack of habitat	Swan Coastal Plain" in 'excellent' condition. As the Flora and Vegetation Survey was conducted over a larger area than the
		<i>Eryngium pinnatifidum</i> subsp. Palustre	P3	-	Р	Grey brown sand or clay in winter wet flats.	Sep-Nov	Unlikely – lack of habitat	Structure Plan area, DPaW have overstated this area. The site contains 3.7 ha of the federally listed TEC in 'excellent' condition, 0.4
		Hibbertia spicata subsp. leptotheca	P3	-	р	Near-coastal limestone ridges, outcrops & cliffs.	Jul-Oct	Unlikely – lack of habitat	ha in 'very good' condition and 1.1 ha in 'good' condition.
		Jacksonia gracillima	P3	-	p	Sand with limestone	Oct-Nov	Unlikely – lack of habitat	In response to the topography of the site, development works will require extensive earth working to provide suitable levels for servicing
	4	Phlebocarya pilosissima subsp. pilosissima	P3	-	P	White or grey sand, lateritic gravel.	Aug-Oct	Potential	infrastructure, roads, lots and drainage in order to suitably interface with adjoining developments. As a result, native vegetation currently occurring within lhe site will be unable to be retained.
		Pimelea calcicola	P3		P	Sand, limestone, coastal ridges	Sep-Nov	Unlikely – lack of habitat	QUBE property Group are aware of their obligations under the EPBC
		Pithocarpa corymbulasa	P3		ρ	Gravelly or sandy loam. Amongst granite	Jan-Apr	Unlikely – lack of	Act and have commissioned Emerge Associates to assess the potential impacts to Matters of National Environmental Significance as a result of the proposed development, and prepare and lodge
									referral documentation on their behalf.
									Public open spaces
									As outlined above, development works will require extensive earth working to provide suitable levels for servicing infrastructure, roads,

- 성학대학교		
NO.	NAME/ADDRESS	

#### SUBMISSION

Species	(resolution)	piliance	Life strategy	Habitst	Flowering period	Likelihood of occurrence
~~~~				outcrops,		habitat
Aponogeton hexatepalus	P4	+	P (aquatic)	Mud. Freshwater: ponds, rivers, claypans.	Jul-Oct	Unlikely – lack of habitat
Grevillea olivaceae	P4	•	P	White or grey sand. Coastal dunes, limestone rocks.	Jun-Sep	Unlikely – lack of habitat
Microtis quadrata	P4	-	PG	Sand, loam or peat in winter wet areas	Oct-Dec	Unlikely – lack of habitat
Stylidium ireneae	P4	-	P .	Sandy loam in valleys near creeklines.	Oct-Dec	Unlikely – lack of habitat
Stylidium longitubum	P4	-	A	Sandy clay, clay. Seasonal wetlands.	Oct-Dec	Unlikely – lack of habitat
Tripterrococcus sp. Brachylobus	P4	-	Р	Sand or clay in winter wet areas.	Oct-Feb	Unlikely – lack of habitat
Verticorida lindleyi subsp. lindleyi	P4		P	Sand and sandy clay in winter wet areas.	May or Nov- Jan	Unlikely – lack of habitat

#### Response

lots and drainage in addition to the interface with adjoining developments. As a result, native vegetation currently occurring within the site will be unable to be retained.

#### Drainage

The LWMS and proposed water management strategy has been prepared in consultation with the CoC and DoW. Use of swales in road verge is not supported by CoC and are therefore no longer proposed for the site. The use of infiltration pits and subsurface storage is proposed to maximise at source infiltration where possible. Future UWMPs will be prepared to support detailed design at subdivision as required by Better Urban Water Management and anticipated subdivision conditions.

#### Fire management

No clearing or development works have been proposed within any conservation areas outside of the site boundary for fire management purposes.

A bare earth firebreak of approximately 5m exists within Harry Waring Marsupial Reserve and based on a review of aerial photography, has been installed and maintained since the early 1970s. Given that the landholding is an actively managed conservation reserve, it is expected that this firebreak will be maintained in perpetuity.

Regardless, excluding this firebreak from the BMP figures and BAL contour Plan does not alter the outcome of the indicative BAL assessment, as the maximum BAL rating that lots would be exposed to as a result of vegetation within the reserve is BAL-12.5, which demonstrates compliance with the Guidelines (i.e. BAL-29 is not exceeded).

#### Beeliar Regional Park Boundary

Noted. No vegetation, earth spoil or any other debris will be disposed of within the boundary of the regional park. Batters are not proposed into Harry Waring Marsupial Reserve.

#### Weed and Disease Control

Emerge Associates are an experienced landscape architecture and environmental consultancy, and have been commissioned to design POS and other landscaped areas (including species palettes) within the site. No invasive species will be utilised in landscaping of the site and appropriate measures will be undertaken to manage imported soils to prevent the spread of disease.

#### Green Growth Plan

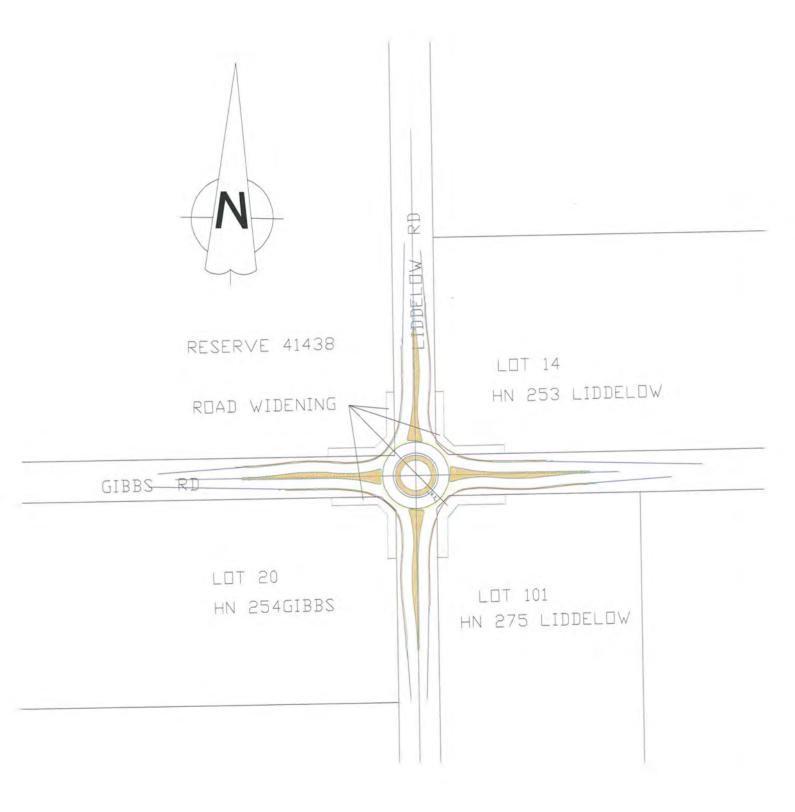
Remnant vegetation within the site has been identified as 'broad commitments' under the draft Perth and Peel Green Growth Plan for 3.5 million (GGP). The GGP identifies 'broad commitments and values' as areas which require further refinement before the mapping is finalised, and acknowledges that in some instances the commitments in the draft GGP documents will only require protection of a portion of the areas shown in the maps. This differs from 'specific commitments' which have not been identified within the site.

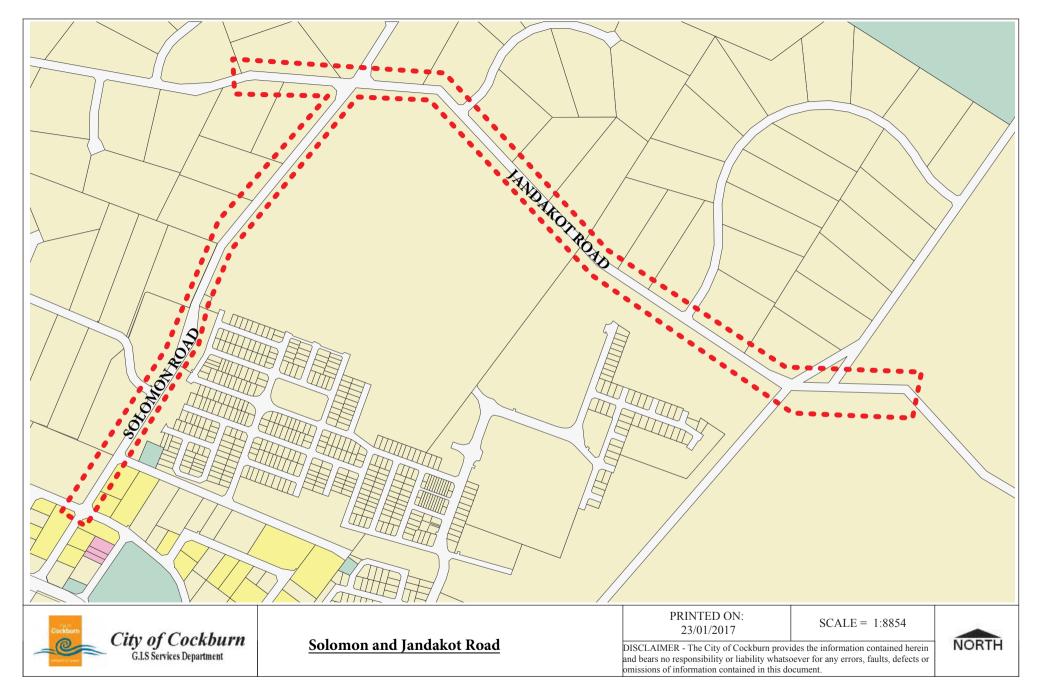
NO.	NAME/ADDRESS	SUBMISSION	Response
			The draft Perth and Peel Green Growth Plan for 3.5 million seeks to secure approval under Part 10 of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). As outlined previously, QUBE property have commissioned Emerge Associates to prepare and lodge a referral for potential impacts to Matters of National Environmental Significance. The values identified within the site will be assessed by the DEE and any necessary management/ mitigation or offset requirements will be determined through this process. QUBE Property Group have also previously lodged a submission with the Department of Premier and Cabinet regarding the draft commitments outlined within the GGP and have highlighted the lack of consideration given for existing zoning and structure planning approvals, such as the endorsed Southern Suburbs District Structure Plan (SSDSP) which the site forms a part of. The SSDSP did not identify any areas for retention within the site and QUBE property have recommended that the 'broad commitments' identified within the ger.
12	Department of Water PO Box 332	The Department of Water (DoW) has reviewed the application and provides the following advice.	Response
		Urban Water Management         Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2.9, Water Resources, the proposed Structure Plan should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the Structure Plan.         The LWMS should demonstrate how the subject area will address water use and stormwater management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources.         The DoW reviewed the supporting document, Hammond West - Local Water Management Strategy (Emerge, November 2016) and it was deemed unsatisfactory to the DoW as noted in correspondence to the City of Cockburn dated 9 December 2016. The DoW cannot support the structure plan until the department is satisfied with the LWMS. Accordingly, the proposed structure plan should not be finalised prior to the endorsement of a satisfactory LWMS by the DoW and the City of Rockingham in accordance with BUWM (WAPC, 2008).         Further information submitted referenced -       RE: - Hammond West - Local Water Management Strategy Thank you for the Hammond West - Local Water Management Strategy (LWMS) dated November 2016. The Department of Water (DoW) has reviewed the plan and provides the following comments:         Section 3.5.4: Groundwater Levels       • The three sets of on-site groundwater monitoring carried out to inform this LWMS were carried out whils the market garden on Lot 71 was operational. The Department considers that this groundwater sampling regime does not provide an accurate indication of the on-site maximum groundwater levels (MGL). The Department regional bore monitoring network indicates a historic maximum	The applicant has advised – Emerge Associates have reviewed the design and amended the document and concept landscape plans to reflect a groundwater datum of 15 m AHD across the site. The LWMS has been updated and will be re-submitted to DoW and CoC for final approval shortly. In response - The Local Water Management Strategy is to be updated to the Department of Water and the City of Cockburn's satisfaction.
		groundwater level of 15 m AHD at the location of the proposed flood storage areas. The LWMS may use 15 m AHD as the on-site MGL or alternatively, once the on-site groundwater bores are no longer in use for market garden or turf purposes, conduct further groundwater monitoring to determine the next winter maximum. It is recommended that the LWMS be revised incorporating the above points and any others recommended by the City of Cockburn. In the revised LWMS please identify where and how comments have been addressed.	

NO.	NAME/ADDRESS	SUBMISSION	Response
13	Water Corporation PO Box 100 LEEDERVILLE WA 6902	The Water Corporation offers the following comments in regard to this proposal. Water No existing reticulated water is available to the subject area. The reticulation network will require expansion to effect a service, with all reticulation works at the proponents cost and in accordance with Corporation overall planning and design standards. In addition in should be noted that a ground level of 38 AHD is the maximum the water reticulation system is capable of serving and comply with the Corporation customer charter. It should be noted that headworks assets will be required in addition to reticulation works and depending on timing for the proposal, the proponent may be required to contribute. Wastewater No existing reticulated wastewater is available to the subject area. There is no permanent pump station for the catchment the subject area falls within. This headworks infrastructure is planned to be constructed to the south of the subject land, depending on timing for the proposal the proponent may be required to contribute. Consideration must be made to the location of any proposed pump station along with land for an appropriate odour buffer that will surround the works. The extent of the buffer should be determined at the planning/design stage to ensure that only compatible land use is within the buffer. The reticulation network will require expansion to effect a service, with all reticulation works at the proponents cost and in accordance with Corporation overall planning and design standards. It should be noted that headworks assets will be required in addition to reticulation works at the proponents cost and in accordance with Corporation overall planning and design standards. It should be noted that headworks assets will be required in addition to reticulation works at the proponents cost and in accordance with Corporation overall planning and design standards. It should be noted that headworks assets will be required in addition to reticulation works and depending on timing for the proposal may require th	Noted
14	Department of Education 151 Royal Street EAST PERTH WA 6004	The Department has reviewed the proposed Structure Plan and wishes to advise that it has no objection to this proposed future residential subdivision.	Noted
15	Environmental Protection Authority Locked Bag 33, Cloisters Square PERTH WA 6850	The proposed structure plan has been prepared to guide the subdivision and development of Lots 71, 74-75 and 303-305 Wattelup Road, Hammond Park over a 15.37 hectare area. The EPA previously considered this area through the City of Cockburn Town Planning Scheme 3 Amendment 28 introducing two new Development Contribution Areas and Development Areas to the Hammond Park/Wattleup area. The EPA advised that it was not necessary to formally assess Amendment 28 pursuant to the Environmental Protection Act 1986. I note that the south-eastern corner of the structure plan area intersects the draft Western Coast Trade Protection Area (WCTPA) buffer. As the buffer has not been finalised the development of sensitive land uses within this area needs to be further considered and taken into account as part of the planning process. I support the design to incorporate the public open space within the draft buffer area. The OEPA notes that the survey conducted though the City of Cockburn identified the vegetation on Lots 74 and 75 as representing the recently listed Environment Protection and Biodiversity Conservation Act 1999 Threatened Ecological Community "Banksia Woodlands of the Swan Coastal Plain". Proposals to clear this vegetation may require referral to the Commonwealth Department of Environment and Energy.	Response The City notes the WTCPA buffer and associated Bill are drafts and have no statutory force or affect. Instead, a commitment to the protection of the rural interface and transition area should be ensured of which the Structure Plan adequately identifies through the inclusion of the linear POS buffer described above addressing market garden separation.

NO. NAME/ADDRESS	SUBMISSION	Response
16 Department of State Development Level 6, 1 Adelaide Terrace EAST PERTH WA	The Structure Plan acknowledges the Western Trade Coast Protection Area proposed by the draft Planning and Development Legislation Amendment (Western Trade Coast Protection Area) Bill. Section 4.6 of the Structure Plan refers to the 'Western Trade Protection Area Buffer depicted on Plan 1', however, the draft Western Trade Coast Protection Area is not shown on Plan 1 and this should be corrected.	See response to submission 15
6004	As noted in section 2.6.2 of the Structure Plan, the inclusion or exclusion of a portion of the Structure Plan area from the final Western Trade Coast Protection Area is yet to be determined.	
17 Department of Transport GPO Box C102 PERTH WA 6839	<ul> <li>The Department of Transport (DoT) provides the following comments:</li> <li>In Section 3.5 Movement Network there is insufficient information around how cyclists will be catered for within the SP area.</li> <li>The SP refers to a "Pedestrian Shared Path" running along the proposed neighbourhood connector. Further clarification around what this facility is required as DoT is unfamiliar with the term "Pedestrian Shared Path."</li> <li>It is unclear the proposed width of the shared path outlined in the SP. Austroads minimum recommended shared path width is 2.5m plus clearances.</li> <li>The proposed cross-section of the 22m Wattleup Road Reserve indicates a 1.5m bike lane adjacent to on-street parking which is within a 5m verge, however the width of the car parking bays is not defined and the cross-section depicts that part of the verge will also be allocated to pedestrians which is also undefined.</li> <li>There is currently no indication of a buffer between the cycle lanes and the on-street parking.</li> <li>Austroads has clear guidance on width of parallel on-street parking adjacent to on-road cycle lanes as well as buffer widths between parking bays and cycle lanes. DoT recommends that the SP area on the proposed neighbourhood connector. There are currently no cycling facilities outlined to run north-south through the SP area and should connect to the proposed parts which his insufficient. DoT recommends providing at a minimum 2 x north-south cycle links by way of shared path through the SP area and should connect to the proposes a locat conther out streat path of Wattleup Road.</li> <li>The SP document does not appear to have referenced the Western Australia Bicycle Network Plan 2014-2031 or the Perth at 3.5m Plan cycle network proposes a local connection in just to the south of Wattleup Road. This should be referenced and consideration of potential consideration of potential connections to the RSP provided on the SP area.</li> <li>The Perth at 3.5m Plan cycle network also proposes a Recreational Sha</li></ul>	<ul> <li>The City provides the following response noting the unusual comments from the DOT including not having heard the term "pedestrian shared path" despite referencing one in Austroads policy in the subsequent point.</li> <li>Not supported – Sufficient information regarding cycle facilities is provided on page 11. Noting that on road cycle facilities are not required on residential access streets.</li> <li>It is a 2.5m wide path for pedestrians and cyclists.</li> <li>As per above.</li> <li>Sufficient room is provided for the desired facilities despite not being specifically defined (this will be undertaken at the subdivision approval stage). The cross section is consistent with that shown in Liveable Neighbourhoods for a Neighbourhood Connector, noting a reduced verge of 2.9m of which is viewed as sufficient for pedestrians. Bike lanes / on road cycle lanes will be constructed in accordance with the relevant standards and City of Cockburn requirements.</li> <li>To be addressed at subdivision stage meeting CoC requirements – sufficient room in the road reserve.</li> <li>As above. Noted</li> <li>On road designated cycle lanes on low order streets in residential areas including Access Streets are not required and considered excessive.</li> <li>To be addressed at subdivision stage</li> <li>The Western Australian Bicycle Network Plan 2014 – 2031 and Perth at 3.5m Cycle Network Plan are both higher order documents which deal predominately with regional and district cycle networks based upon principle shared paths. On this basis they were not specifically mentioned in the Structure Plan report.</li> <li>As above. The City will also consider this as concept designs for the upgrade requirements of Wattleup Road</li> <li>The City has been advised by DPaW that the Bush forever site for preservation reasons should not be provided access.</li> </ul>

NO.	NAME/ADDRESS	SUBMISSION	Response
			12. Whadjuk Drive provides the necessary cycle path to the east. Any further consideration is outside the scope of this structure plan.
18	Department of Environment Regulation Locked Bag 33, Cloisters Square PERTH WA 6850	<ul> <li>DER has reviewed the available information and provides the following comments.</li> <li>The site is zoned as 'development - residential' under Town Planning Scheme No. 3. The draft Structure Plan proposes the subdivision of the above lots into several residential lots, public open space and road reserve.</li> <li>As of January 2017, Lots 71, 74, 75, and 303-305 Wattleup Road, Hammond Park have not been reported to DER as known or suspected contaminated sites under section 11 of the Contaminated Sites Act 2003. DER holds no information on the site.</li> <li>Aerial photography indicates that part of the site (Lots 71 and 305 in particular) was historically used for market gardening. Market gardening is a land use that has the potential to cause contamination, as specified in 'Assessment and management of contaminated sites' (DER 2014).</li> <li>As the site has been used as potentially contaminating activity and is proposed to be developed for a more sensitive land use, DER considers that investigation for contamination, and if necessary remediation and validation of contamination, will be required for this site prior to development to ensure the site suitable for the proposed use.</li> <li>DER expects that the Wester Australian Planning Commission (WAPC) will request advice from DER when a subdivision application is submitted for the proposed development. Based on the available information, DER will recommend that contamination condition EN9 and advice ENa2 should be applied to the approval, as published in 'Model Subdivision Conditions Schedule' (Department of Planning and WAPC, October 2012).</li> <li>As potential contamination issues can be addressed at the subdivision stage of the development, DER advises that it has no objection to the proposed Structure Plan for Lots 71, 74, 75, and 303-305 Wattleup Road, Hammond Park.</li> </ul>	Noted

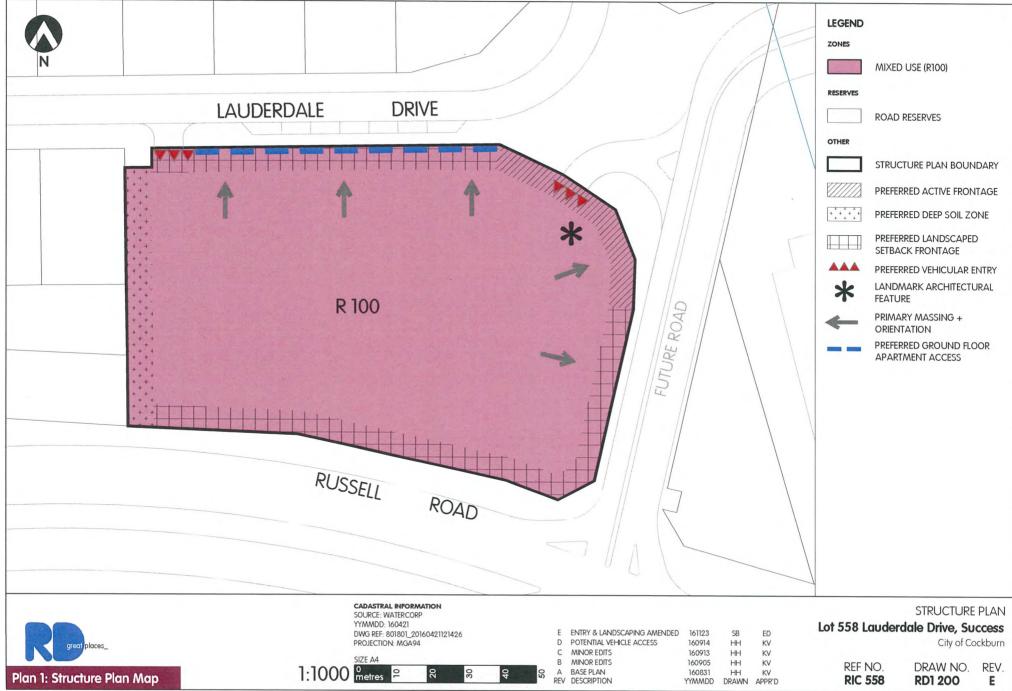


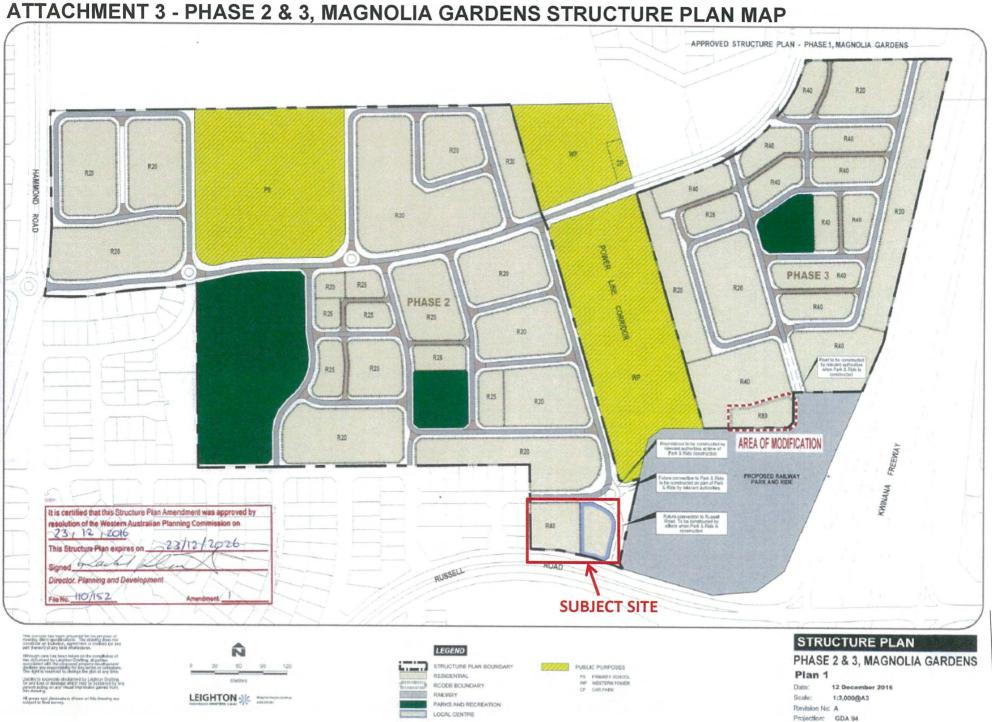






# **ATTACHMENT 2 - STRUCTURE PLAN MAP**





Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# Attach 3

## SCHEDULE OF SUBMISSIONS PROPOSED STRUCTURE PLAN – LOT 558 (19) LAUDERDALE DRIVE, SUCCESS

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	ATCO Gas has PE High Pressure (DN63PE 1.5PEHP 350kPa) gas mains and infrastructure within the Lauderdale Drive road reserve. ATCO Gas does not have any objection to lodge with the City of Cockburn after considering the advertised Structure Plan and map.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
		ATCO Gas requests ongoing consultation with the City of Cockburn, as we have had in the past, prior to any proposed construction or ground disturbance occurring.	
		Please see the attached Figure for your record. ATCO Gas will not be lodging a completed Submission Form – Proposed Structure Plan Lot 558 Wentworth Parade, Success.	
2	Western Power GPO Box L921 PERTH WA 6842	Thank you for submitting your due diligence request to Western Power in relation to your proposed work. Your proposal is being reviewed, and we will contact you directly for more information if required.	Noted. No further correspondence was received and so it is assumed there is no objection to the proposal.
		This email should not be considered to be an approval or non-objection to your works.	
3	Telstra, Forecasting & Area Planning Locked Bag 2525 PERTH 6001	Thank you for the above advice. At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
		Latest Telecommunications Policy	
		The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart	
	I	Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or	

living units) or NBN Co. (for greater than period). Applications to Telstra can be made on the http://www.telstra.com.au/smart-community	Telstra Smart Community website: an be found on their website
4       Water Corporation PO Box 100 LEEDERVILLE WA 6902       More information regarding NBN Co. of http://www.nbnco.com.au/develop-or-plan-wid Please dial 1100 (Dial before You Dig) for loc Federal Government Telecommunications In Policy May 2015 https://www.communications.gov.au/policy/p new-developments         STATE PLANNING POLICY 5.2 Telecom 2015 http://www.planning.wa.gov.au/dop_pub_pdf e.pdf         Communications Alliance - G645:2011 Fibre for Real Estate Development Projects http://www.commsalliance.com.au/Documen         Mater Corporation PO Box 100 LEEDERVILLE WA         Water corporation PO Box 100 LEEDERVILLE WA         Water and Wastewater Reticulated water and sewerage service Structure Plan area. Due to the increase in the current system may be required to affected by the proposed development.         When the proposed demands are provided another review of the proposed development Drainage	ation of existing services. frastructure in New Developments licy-listing/telecommunications- nunications Infrastructure August Telecommunications_Infrastructur Ready Pit and Pipe Specification s/all/guidelines/g645 ng comments in regard to this aware of these comments and the developer responsibilities by this attachment to the Council Report. are currently available to this development density, upgrading of revent existing customers being the Water Corporation can have

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		The subject area falls within the Bartram Road Drainage Catchment. The Water Corporations drainage system can only take predevelopment flows, So the developer will need to compensate any additional flows on their own land,	
		<u>General Comments</u> Development within this Structure Plan will require approval by our Building Services section prior to commencement of works, Infrastructure contributions and fees may be required to be paid prior to approval being issued.	
		The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays, The developer is expected to provide all water and sewerage reticulation if required, A contribution for Water, Sewerage and drainage headworks may also be required, In addition the developer may be required to fund new works or the upgrading of existing works and protection of all works, Any temporary works needed are required to be fully funded by the developer, The Water Corporation may also require land being ceded free of cost for works. <b>Map included</b>	
5	Department of Water PO Box 332 MANDURAH WA 6210	The Department of Water (DoW) has reviewed the proposal and given the infill nature of the site a Local Water Management Strategy is not required. However it is recommended that the proponent provides the relevant information demonstrating how stormwater will be managed within the structure plan layout for both quality and quantity including the strategy for the first 15mm of rainfall, 20% Annual Exceedance Probability (AEP) event and 1 % AEP event.	Noted and supported. This further information has been required as per recommendation (2)6 of the Council Report.
6	Landowner	<ul> <li>Object <ul> <li>I support the project in principle, but do have a problem with the entry/exit for vehicles opposite 22 Lauderdale Drive.</li> <li>This entry/exit is directly opposite my house. I will expect the developer to maintain my privacy by building a screening wall in front of my house or as a minimum install shutters on my main bedroom and theatre room windows.</li> </ul> </li> <li>I am concerned that this entry/exit will be used by vehicles as a shortcut to Russel Road.</li> </ul>	Noted. <u>1.Impact on Privacy</u> While the draft Strategy proposes increased densities, there are important planning policy requirements in place to ensure privacy between developments is considered at the development assessment stage. The R-Codes provides several planning controls to promote cohesive developments that consider privacy between properties. The City's Local Planning Policy 1.2 Residential Design Guidelines also addresses important design requirements of which complements and add further rigour to the R-

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<u>87 (117) (118)</u>			Codes. This LPP has progressively been developed and refined as each of the City's revitalisation strategies has been developed. 2.Entry/ Exit Access
			<ul> <li>The Russell Road entry/ exit is unlikely to be able to be used as a short-cut as:</li> <li>the developer would be likely to include a detailed design response to the potential for 'rat-running' as it is also a security issue for the apartments. For example, the developer may use gates to discourage this behaviour.</li> <li>based on the PTA's submission 19 below and recommendation (2)1, the Structure Plan will be required to be amended the direct entry/ exit access to the future station access road.</li> <li>Hence, it is unlikely that vehicles can use this as a possible to short-cut through the site.</li> </ul>
7	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	The Department of Parks and Wildlife has no comments on the application.	Noted.
8	Landowner	Support	Noted.
9	Department of Environment Regulation Locked Bag 33, Cloisters Square PERTH WA 6850	DER has no comment on this matter in reference to regulatory responsibilities under the Environmental Protection Act 1986 and the Contaminated Sites Act 2003.	Noted.
10	Main Roads WA PO Box 6202 East Perth WA 6892	<ul><li>Main Roads has no objection to the proposed structure and would like to offer the following comments:</li><li>1. Main Roads is particularly supportive of the consideration given to designing the</li></ul>	Noted and supported. The applicant has been made aware of these comments and the developer responsibilities by this attachment to the Council Report. In addition: 1.This further information has been requested as per

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		<ul> <li>site in a manner that will prevent 'rat running ' from the surrounding area if the second vehicle access is ultimately permitted.</li> <li>2. The structure plan was not supported by an acoustic noise report, instead stating that Quiet House Design will be approved at the building permit stage.</li> <li>With consideration for the proximity of surrounding road and rail corridors Main Roads is of the view that noise needs to be considered early in the planning process. Therefore, Main Roads will request the below condition be applied at subdivision or development stage when the design of the site is finalised. This is to to ensure noise is ameliorated appropriately.</li> <li>"The applicant is required to undertake a transport noise assessment in accordance with the guidelines of the WAPC State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning.</li> <li>The applicant shall be responsible for all costs in implementing all the recommendations in the report."</li> </ul>	recommendation (2)4 of the Council Report. 2.The City's Health Officer confirm that the acoustic report indicates the development can be made to comply with SPP5.4 using a 2.4m high wall, however it does not address how noise will be attenuated for development above the ground floor and/ or areas which are unscreened by the wall. The applicant may need to employ design solutions to attenuate the noise (such as placing service areas such as laundries facing the regional road and ensuring that habitable rooms are protected from the noise). Balconies and outdoor living spaces will also need to be located so that they are protected from the noise, or an alternative protected outdoor living space provided. These details will need to be addressed with a design specific Acoustic Report being provided to the City at the Development Application stage. The further information required by the City and main roads has been requested as per recommendation (2)5 of the Council Report
	Department of Transport GPO Box C102 PERTH WA 6839	The Department of Transport (DoT) has no objection to this proposal. DoT advises that the City of Cockburn consult with the Department of Planning (DoP) and Public Transport Authority (PTA) to obtain their comments in regards to Aubin Grove Station (including access to the Station Access road) and potential impact on Russell Road (a blue road in the MRS). DoT notes Main Roads' response letter to City of Cockburn (15 December 2016) and concurs with their comments.	Noted and supported. The applicant has been made aware of these comments and the developer responsibilities by this attachment to the Council Report. For comments from the PTA refer below to submission 19.
12	Alex McConville 31 St Joseph Fairway SUCCESS WA 6964	As Residences of the Magnolia Gardens Estate who reside at 31 St Joseph Fairway Success, within 200m of this proposed development, my wife, young family and myself STRONGLY object to the proposed high density, high rise development at Lot 558 (19) Lauderdale Drive, Success. We object on the following grounds:	Noted and unsupported. 1. <u>Aubin Grove Train Station</u> The Aubin Grove Train Station was always shown in the State Government Mandurah rail line proposal, it was simply not delivered in the first stage of development as

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		<ol> <li>The proposed development will further detract from the residential and suburban lifestyle local residents are familiar and accustomed too.</li> </ol>	well being shown in the Structure Plans (Magnolia Gardens Phase 2 & 3).
		As per the Roberts-Day proposal presented to council which highlights the still under construction Aubin Grove Train Station as a "major transport hub for the southwest", local residents have already seen the State Government of Western Australia (PTA) forcefully locate the new station facility and adjoining 2000 bay carpark into what is a family orientated and suburban area.	2.Impact on Privacy While the draft Strategy proposes increased densities, there are important planning policy requirements in place to ensure privacy between developments is considered at the development assessment stage. The R-Codes provides several planning controls to promote cohesive
		Residence have been severely impacted by the 18 month construction process (CCC would be aware of the many issues experienced) of this so call hub and will be further and continuously impacted by the unavoidable and documented negative sociological impacts which result from such a large public transport facility being retrospectively placed into such an unsuitable location. Further development, specifically sighting this proposal for high rise (four storey), high density development such as what is being proposed at LOT 558 (19) LAUDERDALE DRIVE, SUCCESS would further add to the damage	developments that consider privacy between properties. The City's Local Planning Policy 1.2 Residential Design Guidelines also addresses important design requirements of which complements and add further rigour to the R- Codes. This LPP has progressively been developed and refined as each of the City's revitalisation strategies has been developed.
		that has already occurred to our suburban, family orientated area and the lifestyle we have developed over the many years prior to the station development.	3. <u>Traffic Issues</u> An analysis of the surrounding residential density indicates that it has been developed at a significantly lower density than expected. The Residential Design
		I believe it would be a disservice to local residence and highly unfortunate that if as a result of the State Government and PTA recently acting to rectify past errors made in the planning and developing of the Cockburn Central Station by retrospective placing a metropolitan business district sized Public Transport Facility/Hub into a suburban environment, local residence were adversely impacted further.	Codes for the area permit a minimum lot size of 220sqm which would produce 184 lots supporting 184 dwellings and approximately 460 people. However, the actual lot size that has been developed is 378sqm which produced only 109 lots supporting 115 dwellings and approximately 287 people. This represents a shortfall of dwellings and population density to the area. The development of Lot 558 will partly reconcile this shortfall as density coding of
		The Aubin Grove Station project does not and cannot alter the fact that, as opposed to the suburb of Aubin Grove which has largely developed as a result of the Station Facility development and better suits mid - high density, the much longer established suburb of Success and the Magnolia Gardens Estate was never intended to support such a high density style of development as has been proposed to the Cockburn City Council.	R100 will create an estimated population of between 80- 160 people of which the current road infrastructure was designed to support. The Traffic Impact Statement (TIS) lodged in support of the application has been reviewed by the City, and the City is satisfied that future development as a result of the
		2. Further to the previous point, allowing development of LOT 558 (19)	rezoning of the subject land will not have a significant impact on the local road network. The TIS estimates that

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		<ul> <li>LAUDERDALE DRIVE, SUCCESS to a height of four (4) storey would have a significant impact on the existing skyline on the western side of Kwinana Freeway and negatively impact the privacy of local residence. As per section 4.5.2 of the Roberts Day proposal - Given the suburban context of the site, it is important that setbacks maintain consistency with surrounding development, ensuring that adjoining properties are not adversely impacted by overlooking or overshadowing. As this development, if allowed will be the only four storey structure between Kwinana Freeway and Hammond Road South (excluding the Gateway shopping complex area 4km north ) and due to the proposed North facing orientation planned, it would be highly unlikely that adverse negative impacts in terms of privacy and visual aesthetics would not be experienced by not only the residence directly adjacent to the proposed complex, but also surrounding streets to the north, south and west e.g. St. Joseph Fairway. If, as per 4.5.4.1 of the proposal, Height controls should be informed by decisions about solar access, residential amenity, streetscape character and in response to existing development that exists in the Magnolia Gardens Estate.</li> <li>Should this development proceed in the current form it will undoubtedly cause localised traffic issues along Lauderdale Drive (where entry exits and proposed) and adjacent suburban streets that were never intended or designed to support a high density population.</li> <li>The Executive Summary provided in the Roberts Day Structure Plan estimates that the population housed within this proposed complex to be 160 residences (which 1 believe to be conservative as it allows for only 2 persons per dwelling).</li> <li>This equates to an additional 100 – 250 additional vehicles transiting in what is already busy, well known and well transited thoroughfare streets used to bypass Kwinana Freeway congestion at Beeliar Rd and Berrigan Rd freeway onramps. Additionally the proposed fixed Use rezoning</li></ul>	the structure plan will generate peak hour (two-way) trips of 47 in the AM peak and 46 in the PM peak, of which 75% would be distributed via the Aubin Grove Station access road onto Russell Road (with the remaining 25% distributed as local trips on Lauderdale Drive). The trip generation has been reviewed by the Public Transport Authority (PTA) and appear to be reasonable estimates and is agreed as falling within the thresholds as stated within the WAPC Transport Impact Assessment (TIA) Guidelines.

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		proposed development will further compound the expected and unavoidable traffic congestion (specifically Wentworth Parade and Lauderdale Drive) which can be the only outcome of 2000++ additional vehicles in the area that will utilised the western car cark of the Aubin Grove Station.	
		Increased public transport routes specifically buses and taxis that will be utilising the Lauderdale Drive entrance to the bus port (adjacent to the proposed development's entrance/exit) in additional to the existing and new traffic volumes would create an extreme traffic environment that would be potentially hazardous to not only to the current residence (most of whom have young children) but also those living in the proposed complex and other out of area road uses.	
		The above outline some of the stronger points of objection we have to the high density, mixed used development proposed at LOT 558 (19) LAUDERDALE DRIVE, SUCCESS and fortunately the Roberts-Day proposal itself outlines and identifies reasons why such as development is unsuitable for the proposed site. I believe it is clear that benefits are far outweighed by the negative impacts to the local community that would result from the approval of this project as it is proposed and in the current form.	
		Put simply, a 4-storey, mixed used apartment complex does not belong on that site. I would like it to be noted that we are not against development of this site or the Success & Hammond Park area in generals, and in fact we are a strong advocates for further future development so long as it is executed in a way that is beneficial to the city, the residence, rate payers and considers the demographic makeup and expectations of the residents of the suburb that may have been established over many years of residence.	
13	Landowner	I would like to receive an explanation as to why site clearing works have already begun on this site with areas cleared and marked as per the site plans before any residents have had a chance to submit their opposition letters? Also there is some outstanding cleaning that Georgia have not completed, namely cleaning of glue/tape attached to my boundary fence and clearing of overgrown weeds around the green powder box next to my property. This is an inherent fire risk.	Noted and unsupported. It is not supported that the proposed development is occurring without consent. The City's Compliance Officer has viewed the site and noted that pegging of the site has occurred and no other works. This does not constitute as 'development' pursuant of <i>Schedule 2, part 7, clause 18</i> of the <i>Planning and Development (Local Planning</i> <i>Schemes) Regulations 2015.</i>

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		I also sent a request some time ago for an update to my complaint re vehicle using the crossover at Lamar court and have yet not received any update from the council.	1. <u>High Density Development</u> See response to submission 12 above.
		I would be obliged if these issues could be looked into! ASAP.	2. <u>Impact on Privacy</u> See response to submission 12 above.
		We as residents who reside at 25 Lauderdale Drive, Success, immediately adjacent of this proposed development, my Wife, daughter and Myself STRONGLY object to the proposed high density, high rise development at LOT 558 (19) LAUDERDALE DRIVE, SUCCESS.	3. <u>Mixed Use</u> This land is currently shown (in part) as a 'Local Centre/ Commercial' area. Rezoning to 'Mixed Use' changes the dynamics in a positive manner as more people may live and frequent the commercial use area at various times
		<ul> <li>We object on the following grounds-</li> <li>1. The proposed development of four (4) storeys is too high and would not fit in with the current suburban lifestyle and layout of already established housing in this area.</li> </ul>	creating better passive surveillance. The City aims to deliver upon Council's vision to "ensure that the Cockburn of the future will be the most attractive place to live, work, visit and invest in, within the Perth metropolitan area. High density, mixed use development supports this as it
		2. Allowing development of LOT 558 (19) LAUDERDALE DRIVE, SUCCESS to a height of four (4) storey would have a significant privacy issues with surrounding houses. Given the suburban context of the site, it is important that setbacks maintain consistency with surrounding development, ensuring that adjoining properties are not adversely impacted by overlooking or overshadowing. As this development, if allowed will be the only four storey structure between Kwinana Freeway	creates an inclusive community setting where all these elements can combine. Furthermore, the Structure Plan provides a 'Mixed Use' zoning over the site but does not prescribe the specific uses to be developed on site, hence it cannot be presumed that competing businesses will open at this proposed location.
		and Hammond Road South (excluding the Gateway shopping complex area 4km north).	4. <u>Increased Antisocial Behaviour</u> It is not supported that the rezoning, increase in density or
		3. This development in its current proposal shows one the bottom level provisions for shops/cafes. There is no further requirement for shops/cafes in this area as there are existing businesses less than one kilometre away consisting of food outlets, medical centre, bar and brasserie and the Hive shopping centre. These businesses are already	construction of future development at the site will result in a rise in crime or concerns over security. Any development application for the site will be required to demonstrate how the design will minimise opportunities for crime and increase passive surveillance both within and surrounding the development.
		struggling in a poor economic climate and allowing further similar businesses to be built could have an adverse effect on the future success of these already established businesses.	5. <u>Affordable Housing and Increased Crime</u> There are many examples of high quality medium and high density housing throughout Cockburn and wider
		4. With the building of shops/cafes in this area could bring a risk of increased anti-social and/or criminal activity (burglary, theft, fighting	Perth. This land is currently shown (in part) as a 'Local Centre/ Commercial' area. Rezoning to 'Mixed Use'

NO	NAME/ADDRESS	SUBMISSION
		,etc) into this area as well as increased noise from deliveries, refuse collection and other associated activities of business use. As a serving police officer who works in the Cockburn area I could provide stats that would support this showing an increase in criminal activity after the building of already established businesses as previously stated all being subject of numerous burglaries, stealing's and more seriously a ram raid and ATM explosion at the Park Hive. The residents of this area at the moment live in an environment which has little or no criminal activity. This possible risk of increased activity is unacceptable and the council have a duty of care to ensure the safety of is residents/rate payers and think of the wishes of these individuals before establishing such a risk into the area.
		<ol> <li>This development in its current proposal would have the provision for a certain number of apartments to be available as affordable housing. There are available stats that would show that the introduction of individuals from a lower social economic climate into buildings like this increase the risk of anti-social and criminal activity into the area which stats show is clearly present in the current Cockburn Central Hub with fighting, burglary, damage, domestic incidents etc, being dealt with on a daily basis by police.</li> </ol>
		<ul> <li>6. Should this development proceed in the current form it will undoubtedly cause localised traffic issues along Lauderdale Drive (where entry exits and proposed). One of these exits is situated less than five metres from a front bedroom at my residence. The position of this entry/exit was subject of a discussion in a meeting when the current land was being used by the contracted company Georgiou and was used by site traffic and when brought to the attention to the council who then saw fit to have the entry/exit closed immediately. Why then is it to be allowed as a permanent entry/exit when it was not to be used temporarily?</li> <li>8. <u>Disregard of Signage for Road Reserve</u> See response to submission 6 above. This is a separate issue irrelevant to the proposed rezoning.</li> <li>9. <u>Increased Bushfire Risk</u></li> <li>The site is within the boundary of the Bushfire Prone Area 2016 as can be seen from the image below. Hence, prior to development the site must comply with the State Planning Policy SPP 3.7 'Planning in Bushfire Prone Areas'. Additional plantings would be irrigated and maintained which is different to the risk presented by</li> </ul>
		7. The adjacent suburban streets were never intended or designed to support a high density population. The proposal plan estimates that the population housed within this proposed complex to be 160 residence (which I believe to be conservative as it allows for only 2 persons per dwelling). This equates to an additional 100 - 250 additional vehicles

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		transiting in what is already a well know and well transited thoroughfare to bypass Kwinana Freeway congestion at Beeliar Dr and Berrigan Rd freeway onramps. Additionally the proposed Mixed Use rezoning will bring a significant, but unquantifiable amount of traffic into the same streets that again, were never intended or designed to support a high density population or commercial zoning. Similarly this proposed development will further compound the expected and unavoidable traffic congestion (specifically Wentworth Parade and Lauderdale Drive) which can be the only outcome of 2000++ additional vehicles in the area that will utilised the western car cark of the Aubin Grove Station. Increased public transport routes specifically buses and taxis that will be utilising the Lauderdale Drive entrance to the bus port (adjacent to the proposed development's entrance/exit) in additional to the existing and new traffic volumes would also create an extreme traffic environment that would be potentially hazardous to not only to the current residence (most of whom have young children) but also those living in the proposed complex.	
		8. In addition to the above development's entry/exit layout showing entry/exit via Lauderdale Drive and entry/exit via new road leading to Russell Road. Since the closure of nearby Lamar Court to through traffic there are still a number of vehicles who ignore or don't see the road signs telling them that this route is closed and continue to enter Lamar Court, and as some turn back others drive across the median strip/footpath onto Russell Road with total disregard. This has been reported to the council on numerous occasions and as to date the council have done nothing to prevent this. The current proposal shows a possible new route/shortcut through the rear of this complex via Lauderdale Dr to Russell Road. When this becomes public knowledge, it would again have the potential to increase traffic flow into the area and become a new RAT RUN as a short cut to avoid already heavy congestion in the Cockburn area. The current road layout for bus only entry into the new train station differs considerably from the layout as shown on the original plans during meetings and does not alleviate the possible use of public traffic using this as an entry/exit and further increasing traffic flow into this area. As this Train Station is not yet in operation there is no idea how effective traffic flow will been and the proposal in the development plans are only a rough guesstimate of	

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		<ul> <li>what traffic flow could be.</li> <li>9. This development in its current proposal shows trees to be established along the fence line of adjacent properties. At present the residents of these properties have no bush fire risk to property. With the addition of these trees provides a new bush fire risk and or damage to foundations, walls from root structure with a possible of increased policy costs to the present residents.</li> </ul>	
		The above outline some of the stronger points of objection we have to the high density, mixed used development proposed at LOT 558 (19) LAUDERDALE DRIVE, SUCCESS. I believe it is clear that benefits are far outweighed by the negative impacts to the local community that would result from the approval of this project as it is proposed and in the current form. Put simply, a 4 storey, mixed used apartment complex <u>does not</u> belong on that site.	
		I would like it to be noted that we are not against development of this site or the Success & Hammond Park area in general, and in fact we are a strong advocates for further future development so long as it is executed in a way that is beneficial to the city, the residents rate payers and considers the demographic makeup and expectations of the residents of the suburb that may have been established over many years of residence.	
14	Department of Education 151 Royal Street East Perth WA 6004	The Department has reviewed the document and advises that it has no objection to the proposed future residential subdivision. The potential student yield will be accommodated in the nearest local primary school.	Noted.
15	Landowner	Object	Noted.
16	Landowner	Object I OBJECT to the proposal	1. <u>High Density Development</u> See response to submission 12 above.
		I support the use of this land for residential purposes, however, this proposal calls for an extremely high density residential development of R100, which is excessive. Such a high density development would be strikingly out of place in this setting. It would stick out like a sore thumb.	2. <u>Impact on Housing Prices</u> This is the last lot in the locality with the potential of being developed at a higher density whilst still contributing positively to infill dwelling targets as outlined above, will not have a negative impact on the amenity of existing landowners in the vicinity since the vast majority of dwellings are still single detached houses. Future

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		purposes at a much lower density. The proposed R100 development would have a severely negative impact on my home's amenity and property value and therefore I object to this proposal in the strongest possible terms.	development will be required to be designed in an attractive way that minimises impacts on surrounding landowners. A response on the matter of property value is not offered given this is not a planning consideration, though it is acknowledged it is a matter of interest to landowners. The responding officer is not a licensed valuer (or expected to be) and it is not a planning to the first to the set of the terms.
17	Landowner	<ul> <li>Object I am writing to Cockburn Council to express my concern of the proposed structure plan submitted to council for the development of Lot 558 Lauderdale Drive Success. I object to the current proposal received by council to rezone Lot 558 (19) Lauderdale drive to Mixed use. I would also like to object to any development of four story buildings being constructed on Lot 558 (19) Lauderdale drive site. As a resident of Success for many years I do not believe this development is in the best interest of the local residents of the Success community. Currently I believe residents already have appropriate and sufficient access to commercial sites in the local area through the development of Harvest Lakes, expansion of Cockburn Central Shopping Centre and the Hammond Park IGA area. I believe any additional medium or large commercial/residential development on this site will add additional traffic to an already congested area. Currently we will not see the additional effects of traffic congestion in the local area until the Aubin Grove Train Station has been fully commissioned. I am also concerned that Lot 558 (19) Lauderdale drive would be allowed to be developed into a building larger than 2 storeys will change the family friendly atmosphere and ruin the integrity, natural characteristic and beautify of the local Success area close to the new Aubin Grove Train Station. This would also unnecessarily change the current local area of predominantly low-density single detached residential dwellings.</li></ul>	<ul> <li>be) and it is not appropriate to comment on this concern.</li> <li>Noted and unsupported.</li> <li>1.<u>Mixed Use</u></li> <li>See response to submission 13 above.</li> <li>2.<u>High Density Development</u></li> <li>See response to submission 12 above.</li> <li>3.<u>Traffic Congestion</u></li> <li>See response to submission 12 above.</li> <li>4.<u>Impact on Housing Prices</u></li> <li>See response to submission 16 above.</li> <li>It should be clarified that Council are not the decision maker in this process. A report is simply prepared for the Western Australian Planning Commission (WAPC) to consider. They are the decision maker for structure plans.</li> </ul>
		I am also worried that if council decides to rezone and approve the	

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		development of Lot 558 (19) Lauderdale drive Success that this will become a precedent to any future land developments in my local Success area. I am also concerned by the possible effects this development could have on current and future housing prices in my local Success area. My partner and I have a young family that calls Success home and plan on raising our children in the local area which is in close proximity Schools, train stations and Cockburn Central/Harvest Lakes shopping centres	
		Currently I am investigating my legal options should council decide to approve the proposed structure plan for Lot 556 Lauderdale Drive Success.	
18	Landowner	The community will only accept up to two storey structures in this area. The station was retro fitted into our community and our needs have to be heard and acted upon, unlike they have been for the last year. We already have been left with an unfinished monstrosity that will invite criminal activity into our environment and therefore we will campaign to stop this unwanted development in its current format.	
		Regarding retail being built in this area, again there is no requirement as to the left us we have Harvest Lakes with a bevy of retail, restaurants and fast food outlets and to the right we have The Park with similar to the latter. Again we will be susceptible to a further criminal element that we will not agree to or indeed be exposed to.	3. <u>Mixed Use</u> See response to submission 13 above. 4. <u>Traffic Congestion</u> See response to submission 12 above.
		Even further traffic congestion than we already have to face from the yet to be opened station. Also there is the potential for "rat runs to be re formed". Again the residents have no intention of allowing this to happen.	See response to submission 12 above.
		I would have thought that the council ought to be behind our community whole heartedly and actually listen and ensure that if there has to be further development in our area, that it actually compliments it rather than becoming a further eyesore.	
19	Public Transport Authority PO Box 8125, Perth Business Centre PERTH WA 6849	Lot 558 Lauderdale Drive, Success is situated east of the proposed Aubin Grove station which is currently being constructed by the PTA and due to open early this year. The submission has been provided in consultation with Aubin Grove's Project Director, Ben Amrom.	Noted and supported. The applicant has been mad aware of these comments and the develope responsibilities by this attachment to the Council Report. <u>Direct Entry/ Exit Access From Subject Site to Futur</u> Station Access Road
		Background	Station Access Road

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		<ul> <li>A critical element of the station access road design is to facilitate an efficient exit with minimum lane changing for vehicles exiting from both the northern and southern car parks.</li> <li>Access to and from Lot 558 therefore should not impact on the capacity of the station access road.</li> </ul>	The Traffic Impact Statement (TIS) lodged in support of the application has been reviewed by the City, and the City is satisfied that future development as a result of the rezoning of the subject land will not have a significant impact on the local road network. The TIS estimates that the structure plan will generate peak hour (two-way) trips of 47 in the AM peak and 46 in the PM peak, of which
		<ul> <li>Key Points from Traffic Impact Statement (TIS)</li> <li>A TIS was prepared which estimates that the structure plan will generate peak hour (two-way) trips of 47 in the AM peak and 46 in the PM peak, of which 75% would be distributed via the Aubin Grove Station access road onto Russell Road (with the remaining 25% distributed as local trips on Lauderdale Drive).</li> </ul>	75% would be distributed via the Aubin Grove Station access road onto Russell Road (with the remaining 25% distributed as local trips on Lauderdale Drive). The trip generation has been reviewed by the Public Transport Authority (PTA) and appear to be reasonable estimates and is agreed as falling within the thresholds as stated within the WAPC Traffic Impact Assessment Guidelines.
		<ul> <li>The trip generation has been reviewed and appear to be reasonable estimates and is agreed as falling within the thresholds as stated within the WAPC TIA Guidelines.</li> <li>A previously developed sketch for a left in I right out access to Lot 558 is presented within the TIS, however this layout was developed for</li> </ul>	However, the PTA is unsupportive of the proposed entry/exit access road connecting to the future Station Access Road and requires further analysis to be undertaken by the Applicant.
		information only and requires to be developed further to confirm its feasibility within the current road layout and constraints.	Elements are also required to be further addressed at the Development Application stage as outlined in the Council Report recommendations requesting:
		Design Issues which would require further consideration (Should the Structure Plan be supported by the City of Cockburn and the Western Australian Planning Commission)         • It is noted that the drawing provided in the TIS showing the geometrical feasibility of the Lot 558 access connection off the Aubin Grove Station access_road was prepared during the earlier stages of design	"(2)6. Amend Part One, section 6.0 Additional Information to include the requirement for a traffic study to be prepared and submitted with any Development Application for the site to be approved by the City of Cockburn.
		development. The station_access road design does not provide, or make spatial provision, for this access_driveway. It is therefore critical to confirm, or otherwise, if the geometric_feasibility of the connection can be accommodated within the access road. If_widening is required, this would need to take place to the west of the access_road such that the station roads and car park boundaries are not affected.	(3) request the applicant advise the current or future landowner of the site to liaise with the City as early as possible during preparation of a Development Application for the site to discuss traffic generation and management, access strategies and parking in accordance with the Department of Planning's
		• The drawing indicates provision for a staged right turn for vehicles exiting the site onto the Aubin Grove Station access road southbound. The developer should confirm the width of the median at this location to	Transport Impact Assessment Guidelines"

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		ensure it safely accommodates the staged turn. It is also noted that the median thins out towards the south end to provide for a right turn pocket onto Russell Road westbound. Thus the median width available is dependent on the location of the Lot 558 access.	
		<ul> <li>Land take requirements should be identified for the proposals if amendments to the Issued for Construction (IFC) design are required. As noted above, any design proposal shall not affect or change the configuration of the station roads and car park boundaries</li> </ul>	
		<ul> <li>It is noted that the traffic modelling, carried out previously as part of the Transport Assessment for the Aubin Grove Station, indicated queuing access road extending past the proposed location of the proposed Lot 558 access. Measures would need to be taken by the developer to ensure that vehicles exiting the site and waiting to join the southbound queue do not block the northbound station entry movement.</li> </ul>	
		<ul> <li>It is recommended that a road safety audit be undertaken during the design development of the structure plan access driveway connection.</li> </ul>	
		<ul> <li>It is noted that PTA will undertake an assessment of the existing localised transport network within 6 months of Aubin Grove Station becoming operational. If this assessment identifies shortcomings or deficiencies in the network that can be attributed to the access to Lot 558, solutions shall be identified and implemented, which may include restricting the right turn exit by PTA.</li> </ul>	
		<ul> <li><u>Conclusions</u></li> <li>The feasibility, or implications, of the provision of a left in I right out access to Lot 558 based on the sketch included within the TIS has not been demonstrated within the report.</li> </ul>	
		PTA does not support any changes to its current land boundaries.	
		• Exiting vehicles from Lot 558 would effectively enter PTA Property and this would generate some difficult liability issues for PTA in case of accidents.	
		<ul> <li>Access is already provided off Lauderdale Drive, the development of Lot 558/structure planning should not rely on access via the station</li> </ul>	

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
和名称名称	Katrina & William Adams 27 Lauderdale Drive SUCCESS WA 6164	<ul> <li>access road.</li> <li>From a planning perspective, access priority should be given to the station, a significant public infrastructure for which demand will grow over time.</li> <li>PTA opposes in principle direct access being provided to and from Lot 558 from the station access road.</li> <li>Should the Structure Plan be adopted, all works would need to be at the developer's cost and to the approval of PTA as may be applicable.</li> <li><b>Object</b></li> <li>We OBJECT to the above proposal based on the arguments listed below:</li> <li>Four storey structures are too high and do not fit or compliment the character of Magnolia Gardens- It would be a monstrosity.</li> <li>A four-storey structure would invade the privacy of existing residents. There are no further requirements for Shops or Cafes in this area as existing businesses are struggling in the current economic climate.</li> <li>East Side of the Station- Harvest Lakes Shopping Centre contain Shops, Cafes a Medical Centre and much more</li> <li>Less than 1 Km away on the West Side-Resides The Hive Shopping Centre which contains The Quarie Bar &amp; Brasserie and Brushfoot Shops with Cafes, Vet, Chiropractor and various Fast Food Outlets.</li> <li>Potential increase in criminal activity i.e Burglary, Theft and Ram Raids which current businesses in the area have experienced in recent months.</li> <li>The proposal of Trees being planted along the fence line which will create a Bushfire Risk and the possible increase of Insurance Premiums.</li> <li>No entrance at Lauderdale Drive- There is a potential rat run to Russell</li> </ul>	Noted and unsupported.         1.High Density Development         See response to submission 12 above.         2.Impact on Privacy         See response to submission 12 above.         3.Mixed Use         See response to submission 13 above.         4.Increased Antisocial Behaviour and Crime         See response to submission 13 above.         5.Increased Antisocial Behaviour and Crime         See response to submission 13 above.         5.Increased Bushfire Risk         See response to submission 13 above.         6.Entry/ Exit Accesses         See response to submission 12 above.         7.Traffic Congestion         See response to submission 12 above. This is an assumption. The Traffic Impact Statement (TIS) has been reviewed by the City and is sufficient to demonstrate that the proposed rezoning will not have any significant traffic
		Road & the Kwinana Freeway. The entrance was closed to construction traffic during the Train Station development by the council as it was deemed to be a nuisance to Lauderdale Drive residents.	impact on the surrounding road network since it is unexpected to generate greater than 100 vehicles per hour.
		<ul> <li>Traffic Congestion – As the Train station is not yet in operation we have</li> </ul>	

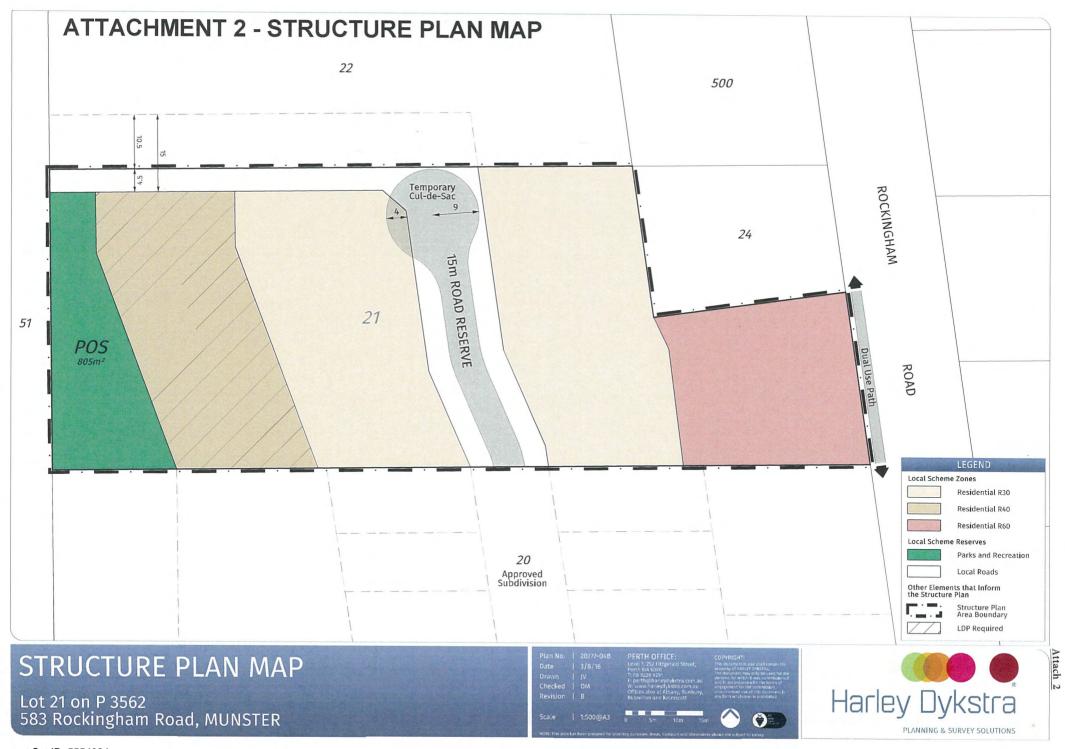
NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
<u> </u>		no idea how effective the traffic flow will be and yet you are looking to congest the area further with approximately another 500 cars.	
21	Andrea, Brian & Heather Akelis 25 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
22	Dimos Kats, Ninette & Giorgio Katsambalos 28 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
23	Angelo Sanginiti & Rachel Alford 18 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
24	Milena & Francois Basilio 24 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
25	Daniel Grabe 22 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
26	Suresh Ethiswaran 29 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
27	Natalija Radjenovic 4 Lamar Court SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
28	Kim & Noelene Langlands 20 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
29	Marco Mancini 33 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
30	Sang Hwa Lee 5 Lamar Court SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.

NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
31	Andrew O'Brien 3 Lamar Court SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
32	Andie Rubico 31 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
33	Loreisha Panther 28 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
34	Ren Lin 34 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
35	Greg Parsons 40 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
36	Shirlene Cheong 32 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
37	Pavithra Poddiwala 36 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
38	Muhammad Asif 16 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
39	Tony Almeida 24 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
40	David Raffa 32 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
41	Chloe Peacock 38 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
42	Rolando S. Mendoza 34 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
43	Nathan Franklin	Refer to submission # 20	See responses for submission 20 above.

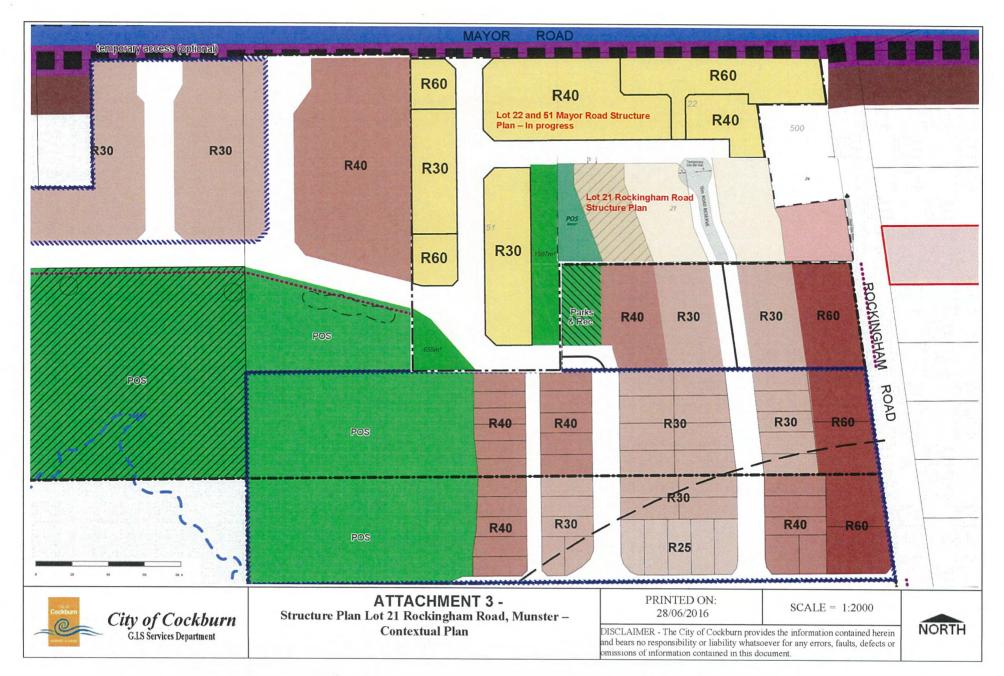
NO	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
<u>te al a di a di</u>	38 Lauderdale Drive SUCCESS WA 6164	<u>n nem 1999 de la desta de la contra de la desta de la del presenta de la desta de la desta de la desta de la de</u>	<u>이가 가려 생각한 것은 것이 있었다. 것이 있는 것이 있는 것이 가지 않는 것이 있었다. 것이 가지 않는 것이 가지 않는 것이 있다. 가지 않는 것이 있다. 것이 있다. 것이 있다. 것이 있다. 것이</u> 같은 것이 같은 것이 있는 것이 있는 것이 있는 것이 있는 것이 있다. 것이 있는 것이 있는 것이 있는 것이 있는 것이 있는 것이 있는 것이 있다. 것이 있는 것이 있는 것이 있는 것이 있는 것이 있다. 같은 것이 같은 것이 있는 것이 같은 것이 있는 것이 있다. 것이 있는 것이 있는 것이 있는 것이 있는 것
44	Grant Entwistle 26 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
45	Kumar Pillay 36 St Joseph Fairway SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
46	Ross Nicol & Emma Paulin 26 Lauderdale Drive SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
47	Alysha Tulley 1 Knoxville Way SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
48	Sheryl Collis 5 Knoxville Way SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
49	M Pavlovic 7 Crockett Way SUCCESS WA 6164	Refer to submission # 20	See responses for submission 20 above.
50	Landowner	Refer to submission # 20	See responses for submission 20 above.

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Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017



#### File No. 110/159

### ATTACHMENT 4 - SCHEDULE OF SUBMISSIONS PROPOSED STRUCTURE PLAN – LOT 21 (583) ROCKINGHAM ROAD, MUNSTER

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
1	WA Gas Networks (ATCO Australia) PO Box 3006 SUCCESS WA 6964	<ul> <li>ATCO Gas has medium pressure gas main (DN155PVC 4.2MP 70kPa) and associated gas infrastructure predominantly within the adjacent road reserve of Rockingham Road however there is also a (DN63PE 1.5MP 70kPa) medium pressure gas main within the Carine Parade road reserve.</li> <li>ATCO Gas does not have any objection to the proposed amendment of the Structure Plan.</li> <li>Please see the attached Figure for your record Georgia, ATCO Gas will not be lodging a written submission with the City of Cockburn.</li> <li>ATCO Gas recommends early consultation with the developer to ensure any proposed gas requirements from ATCO Gas can be designed and programmed.</li> </ul>	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
		(map included)	
2	Western Power GPO Box L921 PERTH WA 6842	Your proposal is being reviewed, and we will contact you directly for more information if required. This email should not be considered to be an approval or non-objection to your works.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
		General information:	
		As your proposed work is near energised electrical installations and powerlines, the person in control of the work site must ensure that no person, plant or material enters the "Danger Zone" of an overhead powerline or other electrical network assets.	
		The "Danger Zone" is set out in Western Australian Occupational Safety and Health Regulation 1996 – Specifically Reg 3.64 (Link)	
		Any information provided to you by Western Power should not be used in isolation and we recommend that you refer to the Occupational Safety and Health Act 1984	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		and Occupational Safety and Health Regulations 1996. These documents outline WorkSafe WA requirements for working near electricity.	
		For queries relating to these requirements, visit <u>WorkSafe</u> or contact WorkSafe on 1300 307 877. To help you plan your works around Western Power's infrastructure, please follow	
		the links below:	
		Working Near Electricity	
		Dial Before You Dig	
		If you require information about Western Power's infrastructure including plans, please complete a request for Digital Data attached to this acknowledgement.	
		If you require Western Power to complete work on your behalf, please complete the appropriate application form using the link below: <u>Customer applications</u>	
		Should your project involve any changes to existing ground levels around poles and structures, or you will be working underneath power lines or around underground cables, please contact Western Power on 13 10 87.	
		We are obliged to point out that any change to Western Power's network, it is the responsibility of the individual developer.	
3	Water Corporation PO Box 100 LEEDERVILLE WA 6902	The site is situated within the Water Corporation's Thompson's Gravity Water Supply Zone and within the Wattleup Sewer District. The Corporation has adopted conceptual water and wastewater planning covering the area. This planning provides a guide to developers' consulting engineers and can be varied and staged by developers in consultation with the Water Corporation. The developers of this site will need to extend gravity sewers and water reticulation mains through the site at the subdivision stage.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
4	Department of Water PO Box 332 MANDURAH WA 6210	The Department of Water has reviewed the application and provides the following advice: LWMS Urban Water Management	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		Consistent with Better Urban Water Management (BUWM) (WAPC, 2008) and policy measures outlined in State Planning Policy 2. g, Water Resources, the proposed Structure Plan should be supported by a Local Water Management Strategy (LWMS) prior to final approval of the Structure Plan. The LWMS should demonstrate how the subject area will address water use and stormwater management. It should contain a level of information that demonstrates the site constraints and the level of risk to the water resources. The DoW reviewed the supporting document, Lot 21 Rockingham Road, Munster, Local Water Management Strategy (LWMS) (Bioscience, September 2016) and it was deemed satisfactory to the DoW. Accordingly, the Department of Water has no objections to the Structure Plan proceeding. An Urban Water Management Plan (UWMP) will be required as a condition of subdivision in the future, in accordance with BUWM (WAPC, 2008), and shall describe and illustrate a greater level of information for storm water design	
5	Telstra, Forecasting & Area Planning Locked Bag 2525 PERTH 6001	At present, Telstra Corporation Limited has no objection. I have recorded this in our Development database and look forward to further correspondence in the future. Should you require any more information regarding Telstra's new infrastructure policy, please read below or contact me.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
		Latest Telecommunications Policy The Federal Government has deemed developers are now responsible for telecommunications infrastructure on all developments, i.e. conduits, pits and the cost of the cable installation by Telstra or other carrier. Telstra can provide a quote for the pit and pipe and/or cable. This is explained on the Telstra Smart Community website below. The owner/developer will have to submit an application before construction is due to start to Telstra (less than 100 lots or living units) or NBN Co. (for greater than 100 lots or living units in a 3 year period). Applications to Telstra can be made on the Telstra Smart Community website:	
		http://www.telstra.com.au/smart-community More information regarding NBN Co. can be found on their website	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		http://www.nbnco.com.au/develop-or-plan-with-the-nbn.html Please dial 1100 (Dial before You Dig) for location of existing services. Federal Government Telecommunications Infrastructure in New Developments Policy May 2015 https://www.communications.gov.au/policy/policy-listing/telecommunications-new- developments STATE PLANNING POLICY 5.2 Telecommunications Infrastructure August 2015 http://www.planning.wa.gov.au/dop_pub_pdf/Telecommunications_Infrastructure.pdf Communications Alliance - G645:2011 Fibre Ready Pit and Pipe Specification for Real Estate Development Projects http://www.commsalliance.com.au/Documents/all/guidelines/g645	
6	Department of Aboriginal Affairs PO Box 3153 EAST PERTH WA 6892	The Department of Aboriginal Affairs (DAA) has undertaken a review of the area (Lot 21) and confirms there are no reported Aboriginal heritage places mapped on the DAA heritage database that intersect this area. An analysis of the recent aerial photo for the area indicates portions of the area have been developed. It is reminded that all Aboriginal heritage sites, to which the Aboriginal Heritage Act 1972 (AHA) applies, are protected in Western Australia, including those which have not yet been reported to DAA. The DAA recommends that developers undertaking activities with in the area, are familiar with the State's Cultural Heritage Due Diligence Guidelines. These have been developed to assist proponents to identify any risks to Aboriginal heritage and to mitigate risk where heritage sites may be present. The guidelines are available at: http://www.daa.wa.gov.au/globalassets/pdf-files/ddg. If, after reviewing these guidelines, the developer has any queries regarding their responsibilities regarding the AHA, they should contact the DAA in the first instance.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
7	Main Roads WA PO Box 6202 East Perth WA 6892	The proposed Structure Plan is acceptable to Main Roads and this Office has determined that there will be no adverse impacts on the performance of the road network. Main Roads would like to note that a number of developments are being undertaken in the surrounding area which is intensifying the land use. Individually, these	The suggestion is noted and will be referred to the City's Engineering division. The City's engineering department are aware of congestion issues in the area and active in analysing and responding to the impacts of increased traffic on the surrounding road network.

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		impacts are negligible, however there needs to be consideration for the potential overall impacts. Therefore, Main Roads suggest the City undertake a transport analysis to evaluate any potential effects to the surrounding network with consideration for all the development proposed in the area.	
8	Landowner	<b>Object</b> I object to the above proposal as this would affect my property and incur costs.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
9	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	The Department of Parks and Wildlife has no comments on the application. It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
10	Ivanka Gryska 168 Mayor Road MUNSTER WA 6166	<ul> <li>Object <ol> <li>Ivanka Gryska (recent co-owner of Lot 22 Mayor Rd) Object to this structure plan for the following reasons; The northern road running east/west was intended to have a width of 15 meters evenly shared by both Lots 21 and 22.</li> <li>This means that both these lots would have given up 7.5 meters each. Lot 21's proposal is that Lot 22 sacrifices the whole 15 meters of its land for the road. This is totally unfair and the council should push to have this amended. The proposed 'Residential R40' area is entirely reliant upon vehicle access from the northernmost, east-west aligned road, as acknowledged in the structure plan report. At present the structure plan design only includes a road width of 4.5 metres on Lot 21, and therefore access to this 'Residential R40' area is totally reliant upon the balance of the road width being constructed on Lot 22.</li> </ol> </li> <li>Should no development occur on Lot 22, then this 'Residential R40' area would be effectively 'landlocked' and unable to be accessed for development. This is not considered to represent best planning practice, and consistent with the above comment, supports the proposition that the road width should be evenly apportioned between the two lots. The owners of Lot 21 were approached prior when Lot 22 structure plan was being submitted for consultation to submit the structure plan as a whole but stated that they had NO intention of doing anything with this land for some time. It wasn't until Lot 22 structure plan was submitted that the owners of Lot 21 decided to do their own LSP.</li> </ul>	Noted and unsupported. <u>1.Road Layout</u> Not supported. The proposed SP for Lot 22 Mayor Road was submitted prior to that for Lot 21 Mayor Road. As a result, the Lot 22 SP indicates that the width of Road 2 would be 10.5m. The reason for this width is this is the absolute minimum for the pavement to function independently before the adjacent lot is developed. To be consistent with this, the Lot 21 SP then indicated that the remainder of the 15m road (that of 4.5m) would be placed on their site. The Lot 22 SP has significantly progressed: • Concluded advertising period • Been considered by Council • Currently awaiting a decision by WAPC. Hence, both Structure Plans will ultimately need to be considered by the WAPC, when subdivision are considered it is likely whichever proposal proceeds first will need to accommodate the 10.5m road to be capable of having titles cleared. The Planning and Development Act 2005 has clearly addressed the issue of uneven costs

NO. NAME/ADDRESS	SUBMISSION	RECOMMENDATION
	3. Also the proposed POS that is planned between residential dwellings is inappropriate as it will lead to undesirable behaviour young people and possible property damage and break-in's etc. This would only lead to numerous complaints to the police and council from new land owners. Santich Park which is huge in size and only an extremely short distance from the area.	<ul> <li>associated with road construction and the relevant sections are referred to below:</li> <li>Subdivision and development control Part 10 – Division 4</li> <li>"s.159 Subdivider may recover portion of road costs from later subdivider.</li> <li>(1) Where – <ul> <li>(a) A person (in this section called the later subdivider) has subdivided land in which</li> <li>(i) A lot or lots has or have a common boundary with; or</li> <li>(ii) A road joins, an existing road to which there is access from the subdivider) who previously subdivided land that also has a common boundary with that existing road, in connection with that subdivision, contributed to or bore solely the cost of providing or upgrading the existing road; and</li> </ul> </li> <li>(c) The latter subdivider may, in accordance with this Division, recover from the later subdivider a sum representing one-half of so much of the reasonable costs as was borne by the original subdivider of providing or upgrading the later subdivider a sum representing one-half of so much of the reasonable costs as was borne by the original subdivider of providing or upgrading the later subdivider a sum representing one-half of so much of the reasonable costs as was borne by the original subdivider of providing or upgrading the lot or lots, or is joined by a subdivisional road, as referred to in paragraph (a)</li> </ul>

amount payable under section 159 may be overed by the original subdivider in a court of solution as a debt due to the original divider by the later subdivider; but no ceedings for recovery of the debt are to be immenced after the expiration of 6 years from date of the later subdivision." <u>andlocked 'Residential R40' area</u> supported. The applicant of the Lot 21 SP been made aware of the possibility that the
supported. The applicant of the Lot 21 SP
22 SP development may not be implemented. s, in order to represent best planning otice, the applicant of the Lot 21 SP may ide to apply a 'Balance of Title' over the most hern block on the site (refer to Appendix 5 – ncept Subdivision Plan) which would act as an y/ exit access way to development of the said sidential R40' area - LDP site.
OS and Crime supported. The State's document 'Liveable ghbourhoods' advocates for the best possible S in terms of useability and passive reillance. The City's aligns its plans for the tion and layout of POS with that of the State's lelines.
ocal Development Plan (LDP) is required to prepared for the lot adjoining the proposed S. The LDP will ensure that the site will ress the POS allowing habitable rooms or loor areas to overlook the POS by providing meable fencing at the POS interface. This will ificantly increase the opportunities for sive surveillance of the POS thus decreasing issue of unseen and unreported criminal aviour.
ichicysi (2) 98 with c.p.S.r.derits

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			development which does have road frontage to the POS. The design of the POS is being considered across a number of landholdings and there are further opportunities in future developments to increase road frontage. As an example, the plan to the north provides for this (albiet there are two designs for consideration; the applicant's and the City's alternative design).
11	Landowner	Object The POS that will be trapped between residential dwellings, which will lead to undesirable activities, i.e. drinking, drugs, etc. and possible break-ins. This will lead to unwanted problems for the City with regards to complaints from the new landowners. Also think about what the people want as to block size more diversity please.	Not supported. <u>1.POS and Crime</u> Not supported. See response to submission 10(3) above. <u>2.Block Diversity</u> All residential coding's proposed by the Structure Plan are consistent with the minimum and average lot sizes under the R-Codes. The planning framework, and in particular the Department of Planning's strategic land use planning document <i>Perth and Peel @3.5million</i> , advocates for increased housing density and diversity to accommodate a growing population and diverse range of needs. Looking at this locality specifically, there are at least five differing residential densities (and possible lot size ranges) within less than 200m of the site. In addition, the City's Housing Affordability and Diversity Strategy recognises that not all households within the City of Cockburn require large homes and many households may not be in a position financially to purchase a large home. Thus, provision of a diversity of housing sizes ie. smaller homes is important to cater for smaller households. This is particularly relevant within the City of Cockburn with population forecasts

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
			and couple only households will be the dominant household type within the City of Cockburn by 2031.
12	Landowner	<ul> <li>Object</li> <li>The northernmost, east-west aligned road is ultimately intended to have a width of 15.0 metres. As this road straddles the common boundary of Lot 21, and Lot 22 to the north (subject of a separate proposed structure plan), it is considered appropriate that the road width is evenly apportioned between the two lots, ie. 7.5 metres on Lot 22 and 7.5 metres on Lot 21.</li> <li>The proposed 'Residential R40' area is entirely reliant upon vehicle access from the northernmost, east-west aligned road, as acknowledged in the structure plan report. At present the structure plan design only includes a road width of 4.5 metres on Lot 21, and therefore access to this 'Residential R40' area is totally reliant upon the balance of the road width being constructed on Lot 22. Should no development occur on Lot 22, then this 'Residential R40' area would be effectively 'landlocked' and unable to be accessed for development. This is not considered to represent best planning practice, and consistent with the above comment, supports the proposition that the road width should be evenly apportioned between the two lots.</li> </ul>	Not supported. <u>Road Layout</u> Not supported. See response to submission 10(1) above. <u>Landlocked Block</u> Not supported. See response to submission 10(2) above.
13	Department of Education 151 Royal Street EAST PERTH WA 6004	The Department has reviewed the document and advises that it has no objection to the proposal. The anticipated student yield will be accommodated in the nearest local primary school.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
14	TPG + Place Match PO Box 7375 Cloisters Square PERTH WA 6850	<ul> <li>TPG + Place Match (TPG) on behalf of the owners of Lots 22 and 51 Mayor Road, Munster is pleased to provide the following submission on the proposed Local Structure Plan for Lot 21 Rockingham Road, Munster.</li> <li><u>Alignment of Proposed Northern Road</u></li> <li>The northernmost, east-west aligned road is ultimately intended to have a width of 15.0 metres. As this road straddles the common boundary of Lot 22, and Lot 21 to the north (subject of a separate proposed structure plan), it is considered appropriate that the road width is evenly apportioned between the two lots, ie. 7.5.</li> <li>It is noted that the proposed 'Residential R40' cell is entirely reliant upon vehicle access from this northernmost, east-west aligned road, as acknowledged in the</li> </ul>	Not supported. <u>Alignment of Proposed Northern Road</u> Not supported. See response to submission 10(1) and 10(2) above. <u>Alignment of Proposed 15m Road Reserve</u> Not supported. The realignment of proposed Road 2 on the common boundary between Lots 21 Rockingham Road and Lot 22 Mayor Road is not necessary as the road reserve can be designed and embellished to incorporate the

width of 4.5 metres on Lot 21, and therefore access to this 'Residential R40' cell is with reliant upon the balance of the road width being constructed on the neighbouring Lot 22. Should no development, or delayed development, occur on the neighbouring	
and unable to be accessed for development. This is not considered to represent best planning practice, and consistent with the above comment, supports the proposition that the road width should be evenly apportioned between the two lots.Not for com instAlignment of Proposed 15m Road Reserve This concern relates to the alignment of the proposed 15m road reserve, which runs north-south, and specifically its connection point into the adjoining Lot 22 to the adjoining Lot 20 to the south, however rather than continue this road alignment in a parallel manner, the Lot 21 LSP design includes a 'kink' in the alignment, thereby taking the northern connection point into the adjoining Lot 22 further to the west. This results in a misalignment of approximately 10 metres between Lot 21 and Lot 22 at this connection point.Fur NotThere is no apparent need for the introduction of the 'kink' in the road alignment on Lot 21, and noting that the Lot 20 LSP has already been approved, and that the planPO	additional road reserve over Lot 22 appropriately vithout any need for either proposed roads to be ealigned. Public Open Space Not supported. In order to provide in perpetuity or the benefit of the current and future community, the City applies the 10% POS instead of 'cash-in-lieu'. Generally, 'cash-in-lieu' vill only be preferred when the area of the proposed SP is small in size and 10% of the area vould not provide for any usable sized POS. Whereas, in the said location, each SP lodged by applicants from the surrounding area has, or will be required to, provide 10% POS. This has led to best practise planning of providing a significantly sized POS for current and future generations of esidents. Furthermore, the State's document 'Liveable Neighbourhoods' advocates the best possible POS in terms of its useability and City's aligns its plans for the location and layout of POS with that of the State's guidelines.

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NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		(POS) has resulted in difficulties co-locating this between separate LSP areas, and sub-optimal POS interfaces, where it has extensive boundaries with residential lots rather than public roads. This is evident in the proposed LSP for Lot 21, which has a proposed Residential R40 area along its eastern boundary. In this regard, consideration should be given to applying cash in lieu of actual POS. Such an approach is considered desirable so as to recognize the extensive amount of existing POS within the immediate surrounds, including the 5.6 hectare Santich Park to the north-east, and the approved POS on the areas currently being developed immediately to the south-west.	
		It is noted that the City has accepted this approach of cash in lieu of actual POS for the development cell to the east of Rockingham Road, which has a similarly fragmented land ownership to the cell surrounding Lot 21. This approach would enable the provision of additional residential dwellings, rather than POS with limited functionality, so as to assist in achieving population targets as set out in the Department of Planning's Perth and Peel @ 3.5 Million document.	
15	Landowners	<b>Object</b> The Public Open Space between dwellings will tend to promote to antisocial behaviour, such as juvenile drinking parties and drug use and possible break-ins. This is all based on lot 22 being done as well, This has been sent on our behalf by Fran Silich as we do not have email access. Please feel free to ring and verify.	Not supported. See response to submission 10(3) above.
16	Department of Environment Regulation Locked Bag 33, Cloisters Square PERTH WA 6850	<ul> <li>DER understands that the site is zoned as 'development' under the City of Cockburn Town Planning Scheme No. 3. The proposed structure plan is to facilitate the subdivision of Lot 21 Mayor Road, Munster for residential purposes, public open space and road reserve.</li> <li>As of November 2016, Lot 21 Rockingham Road has not been reported to DER as a known or suspected contaminated site under s11 of the Contaminated Sites Act 2003, and DER holds no information on the site.</li> <li>DER understands that based on historical aerial photography, market gardening was a previous land use at Lot 21 Rockingham Road. Market gardening is a land use that has the potential to cause contamination, as specified in 'Assessment and</li> </ul>	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.
		management of contaminated sites' (DER 2014). As the site has been used for a potentially contaminating activity and is proposed to be developed for a more sensitive land use, DER .considers that investigation for contamination, and if necessary remediation and validation of contamination, will be	

NO.	NAME/ADDRESS	SUBMISSION	RECOMMENDATION
		required for this site prior to development to ensure the site suitable for the proposed residential use.	
		DER requires that the Western Australian Planning Commission (WAPC) to request advice from DER when a subdivision application is submitted for the proposed development.	
		Based on the available information, DER will recommend that contamination condition EN9 and advice ENa2 should be applied to the approval, as published in 'Model Subdivision Conditions Schedule' (Department of Planning and WAPC, October 2012). As potential contamination issues can be addressed at the subdivision stage of the development,	
		DER advises that it has no objection to the structure plan for Lot 21 Rockingham Road Munster.	
17	Department of Transport GPO Box C102 PERTH WA 6839	I refer to your letter dated 4 November 2016 regarding the above proposal and advise that the Department of Transport (DoT) has no comments to provide for the proposed Structure Plan.	Noted. The applicant has been made aware of these comments via this attachment to the Council Report.

# OCM 9/2/2017 - Item 16.1

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098701	26647	MULTIPLEX CONSTRUCTIONS PTY LTD	4/11/2016	2,834,864.31
		BLDG-CONSTR. PROJECT 11425 COCK. RPAEC		
EF098702	10152	AUST SERVICES UNION	7/11/2016	1,520.65
		PAYROLL DEDUCTIONS		
EF098703	10154	AUSTRALIAN TAXATION OFFICE	7/11/2016	368,094.00
EF098704	10244	PAYROLL DEDUCTIONS		
EF090/04	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	7/11/2016	80,312.62
EF098705	10305	CHILD SUPPORT AGENCY	7/11/2016	3,614.68
LI 090700	10000	PAYROLL DEDUCTIONS	//11/2010	3,014.08
EF098706	10733	HOSPITAL BENEFIT FUND	7/11/2016	295.05
		PAYROLL DEDUCTIONS	.,,	2,0.00
EF098707	10888	LJ CATERERS	7/11/2016	1,469.31
		CATERING SERVICES	, ,	,
EF098708	11001	LOCAL GOVERNMENT RACING & CEMETERIES EM	7/11/2016	328.00
		PAYROLL DEDUCTIONS		
EF098709	11857	CHAMPAGNE SOCIAL CLUB	7/11/2016	602.80
		PAYROLL DEDUCTIONS		
EF098710	11860	45S CLUB	7/11/2016	20.00
		PAYROLL DEDUCTIONS		
EF098711	18553	SELECTUS PTY LTD	7/11/2016	9,227.87
<b>FF000710</b>		PAYROLL DEDUCTIONS		
EF098712		HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	7/11/2016	1,239.50
EF098713		AUSSIE EARTHWORKS PTY LTD	7/11/2016	2,464.00
LI 0907 10		EARTHWORKS	7/11/2010	2,404.00
EF098714		BUILDING SERVIC	7/11/2016	84,846.19
		BUILDING SERVICES LEVIES	//11/2010	01,010.19
EF098715	25121	IMAGESOURCE DIGITAL SOLUTIONS	7/11/2016	506.00
		BILLBOARDS	1 1	
EF098716	25987	TOYOTA FLEET MANAGEMENT	7/11/2016	567.62
		PAYROLL DEDUCTIONS - NOVATED LEASE		
EF098717	26696	CHAMONIX TERBLANCHE	7/11/2016	1,035.00
	1	TRAVEL REIMBUR. FOR SMART CITIES FORUM		
EF098718	1	GUNDI CONSULTING	7/11/2016	1,650.00
	1	CULTURAL COMPETENCY AND TRAINING		
EF098719	1	COLES GROUP LIMITED	7/11/2016	15,000.00
DE000700		GIFT VOUCHERS		
EF098720	1	CLICKSUPER	8/11/2016	477,692.81
EF098726		PAYROLL DEDUCTIONS AUST SERVICES UNION	01/11/0016	1 500 65
LI 098720		PAYROLL DEDUCTIONS	21/11/2016	1,520.65
EF098727		AUSTRALIAN TAXATION OFFICE	21/11/2016	370,282.00
		PAYROLL DEDUCTIONS	21/11/2010	510,262.00
EF098728		CHILD SUPPORT AGENCY	21/11/2016	3,633.66
	1	PAYROLL DEDUCTIONS		0,000.00
EF098729		HOSPITAL BENEFIT FUND	21/11/2016	295.05
		PAYROLL DEDUCTIONS		-

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098730	11001	LOCAL GOVERNMENT RACING & CEMETERIES EM PAYROLL DEDUCTIONS	21/11/2016	328.00
EF098731	11857	CHAMPAGNE SOCIAL CLUB	21/11/2016	612.00
D1050701	11007	PAYROLL DEDUCTIONS	21/11/2010	612.00
EF098732	11860	45S CLUB	21/11/2016	20.00
1.090702	11000	PAYROLL DEDUCTIONS		20.00
EF098733	18553	SELECTUS PTY LTD	21/11/2016	9,227.87
	10000	PAYROLL DEDUCTIONS		9,221.01
EF098734	19558	COMPLETE FIRE DESIGN	21/11/2016	20,387.95
	•	FIRE CONSULTANCY SERVICES - PROJECT 1404293	21, 11, 2010	20,007.90
EF098735	19726	HEALTH INSURANCE FUND OF WA	21/11/2016	1,239.50
		PAYROLL DEDUCTIONS		
EF098736	25987	TOYOTA FLEET MANAGEMENT	21/11/2016	567.62
		PAYROLL DEDUCTIONS - NOVATED LEASE		
EF098737		PRD NATIONWIDE PTY LTD PROPERTY REFUND	21/11/2016	359.00
EF098738		PRD NATIONWIDE PTY LTD	21/11/2016	1,000.00
		PROPERTY REFUND	21, 11, 2010	1,000.00
EF098739	99997	CLARE TANCABEL	21/11/2016	2,000.00
		SPONSORSHIP	, ,	,
EF098740	99997	ANDREA MORGAN	21/11/2016	400.00
		SPONSORSHIP		
EF098741	99997	YASMIN TAYLOR	21/11/2016	400.00
		SPONSORSHIP		
EF098742	99997	LEE TARRANT	21/11/2016	400.00
		SPONSORSHIP		
EF098743	99997	CITIZENS ADVICE BUREAU	21/11/2016	5,000.00
		DONATION		
EF098744	99997	ST VINCENT DE PAUL SOCIETY INC	21/11/2016	5,000.00
		DONATION		
EF098745		COCKBURN VOLUNTEER SEA SEARCH AND RESCU	21/11/2016	8,500.00
		DONATION		
EF098746		ASSISTING YOUR LIFE TO ACHIEVE (AYLA)	21/11/2016	5,000.00
		DONATION		
EF098747		CONSTABLE CARE CHILD SAFETY FOUNDATION	21/11/2016	12,000.00
		DONATION		
EF098748		COCKBURN COMMUNITY AND CULTURAL COUNCIL	21/11/2016	9,000.00
EE009740		DONATION	01/11/00/16	
EF098749	1	RETURNED AND SERVICES LEAGUE COCKBURN	21/11/2016	10,000.00
EF098750		DONATION	01/11/0016	10,000,00
EF096750	1	MEERILINGA YOUNG CHILDRENS SERVICES DONATION	21/11/2016	10,000.00
EF098751	1	COCKBURN TOY LIBRARY	01/11/0016	6 000 00
		DONATION	21/11/2016	6,000.00
EF098752	1	YANGEBUP FAMILY CENTRE INC	21/11/2016	12,000.00
		DONATION	21/11/2010	12,000.00
	1			

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098753	99997	THE CHURCHES COMMISSION ON EDUCATION	21/11/2016	20,000.00
EF098754	99997	DONATION SOUTHERN LIONS RUGBY UNION FOOTBALL CLUB	01/11/0016	10,000,00
E1090704	19991	DONATION	21/11/2016	10,000.00
EF098755	99997	YANGEBUP PROGRESS ASSOCIATION	21/11/2016	2,000.00
EF098756	99997	DONATION COOLBELLUP COMMUNITY ASSOCIATION	21/11/2016	4,000.00
		DONATION		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
EF098757	99997	HAMILTON HILL COMMUNITY GROUP DONATION	21/11/2016	2,000.00
EF098758	99997	THE BUMP WA	28/11/2016	20,000.00
		DONATION		
EF098759		COCKBURN MASTERS SWIMMING CLUB DONATION	28/11/2016	12,000.00
EF098760	99997	COCKBURN ICE ARENA DONATION	28/11/2016	4,500.00
EF098761	99997	CENTREPOINT CHURCH DONATION	28/11/2016	2,200.00
EF098762	99997	HARVEST LAKES RESIDENTS ASSOCIATION	28/11/2016	2,000.00
EF098763	99997	DONATION GATEWAY COMMUNITY CHURCH	28/11/2016	1,000.00
EF098764	10009	DONATION AAA PRODUCTION SERVICES	30/11/2016	2,504.12
EF098765		AUDIO EQUIPMENT HIRE ADVENTURE WORLD WA PTY LTD	30/11/2016	1,862.00
	1	ENTERTAINMENT SERVICES	00/11/2010	1,002.00
EF098766		ALSCO PTY LTD	30/11/2016	3,684.91
EF098767		HYGIENE SERVICES/SUPPLIES ARTEIL WA PTY LTD	30/11/2016	665.50
EF098768		ERGONOMIC CHAIRS ASLAB PTY LTD	20/11/0016	5 356 70
E1 090700		ASLAB FIT LTD ASPHALTING SERVICES/SUPPLIES	30/11/2016	5,356.78
EF098769		AUSTRALIA POST	30/11/2016	47,138.29
EF098770	10160	POSTAGE CHARGES DORMA AUSTRALIA PTY LTD	30/11/2016	451.00
EF098771	10184	AUTOMATIC DOOR SERVICES BENARA NURSERIES	30/11/2016	3,433.32
EF098772		PLANTS BOB COOPER OUTBACK SURVIVAL PTY LTD	30/11/2016	571.95
EF098773		REPAIRS/MAINTENANCE SERVICES BOC GASES	30/11/2016	1,992.59
		GAS SUPPLIES	50/11/2010	1,992.09
EF098774	· ·	BOSS BOLLARDS	30/11/2016	104.50
EF098775	1	SECURITY PRODUCTS BP AUSTRALIA LIMITED	30/11/2016	24,523.17
		DIESEL/PETROL SUPPLIES		_ ,
EF098776		BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	30/11/2016	30,208.00

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098777	10239	<b>BUDGET RENT A CAR - PERTH</b> MOTOR VEHICLE HIRE	30/11/2016	174.01
EF098778	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	30/11/2016	3,669.46
EF098779	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	30/11/2016	262.73
EF098780	10279	<b>CASTROL AUSTRALIA PTY LTD</b> GREASE/LUBRICANTS	30/11/2016	4,115.46
EF098781	10287	CENTRELINE MARKINGS LINEMARKING SERVICES	30/11/2016	1,320.00
EF098782	10333	<b>CJD EQUIPMENT PTY LTD</b> HARDWARE SUPPLIES	30/11/2016	424.00
EF098783	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	30/11/2016	520.37
EF098784	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	30/11/2016	934.90
EF098785		<b>COCKBURN COMMUNITY AND CULTURAL COUNCIL</b> POSTER BOARDS	30/11/2016	970.00
EF098786		COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	30/11/2016	
EF098787		COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	30/11/2016	
EF098788		COCKBURN PARTY HIRE HIRE OF PARTY EQUIPMENT	30/11/2016	
EF098789		VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	30/11/2016	12,014.92
EF098790		PROGILITY PTY LTD COMMUNICATION SERVICES	30/11/2016	36,907.92
EF098791		COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	30/11/2016	4,462.02
EF098792		LANDGATE MAPPING/LAND TITLE SEARCHES	30/11/2016	
EF098793		<b>DOMUS NURSERY</b> VARIOUS PLANTS	30/11/2016	2,231.08
EF098794		E & MJ ROSHER PTY LTD MOWER PARTS	30/11/2016	3,498.60
EF098795		WORKPOWER INCORPORATED EMPLOYMENT SERVICES - PLANTING	30/11/2016	19,037.82
EF098796		EDUCATIONAL ART SUPPLIES CO ART/CRAFT SUPPLIES	30/11/2016	205.70
EF098797		FC COURIERS COURIER SERVICES	30/11/2016	3,494.30
EF098798		FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	30/11/2016	3,074.00
EF098799		DEPARTMENT OF FIRE AND EMERGENCY SERVICE ESL LEVY & RELATED COSTS	, ,	6,417.31
EF098800	1	FLEXI STAFF PTY LTD EMPLOYMENT SERVICES	30/11/2016	92,380.55

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098801	10609	FORESTVALE TREES P/L	30/11/2016	9,592.00
		PLANTS - TREES/SHRUBS		
EF098802	10611	FORPARK AUSTRALIA	30/11/2016	349,053.10
		PLAYGROUND EQUIP PROJ. No. 67787 & 67797		
EF098803	10636	FUJI XEROX AUSTRALIA PTY LTD	30/11/2016	5,792.49
<b>EE00000</b> 4	10641	PHOTOCOPY CHARGES		
EF098804	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	30/11/2016	24.75
EF098805	10655	GHD PTY LTD	30/11/2016	8 000 43
EL090000	10033	CONSULTANCY SERVICES	30/11/2010	8,909.43
EF098806	10679	GRASSTREES AUSTRALIA	30/11/2016	16,594.60
10,0000	10079	PLANTS & PLANTING SERVICES	00/11/2010	10,094.00
EF098807	10700	HARTAC SIGNS & SAFETY SOLUTIONS	30/11/2016	1,265.00
		ROAD SUPPLIES		1,200.00
EF098808	10709	HECS FIRE	30/11/2016	29,914.71
		FIRE SYSTEM MAINTENANCE	, ,	ŕ
EF098809	10726	HOLTON CONNOR ARCHITECTS & PLANNERS	30/11/2016	26,851.00
		ARCHITECTURAL SERVICES - PROJECT 1121-1B		
EF098810	10740	HYDRO-DYNAMIC MINING SERVICES PTY LTD	30/11/2016	1,545.50
		REPAIRS/MAINTENANCE SERVICES		
EF098811	10779	J F COVICH & CO PTY LTD	30/11/2016	26,439.85
		ELECTRICAL SERVICES		
EF098812	10783	JANDAKOT METAL INDUSTRIES	30/11/2016	2,954.60
		METAL SUPPLIES		
EF098813		JANDAKOT ACCIDENT REPAIR CENTRE	30/11/2016	2,894.64
FF000014		PANEL BEATING SERVICES	20/11/0016	
EF098814	10794	JASON SIGNMAKERS SIGNS	30/11/2016	70,875.75
EF098815		JR & A HERSEY PTY LTD	30/11/2016	5,214.44
LI'050010		SAFETY CLOTHING SUPPLIES	50/11/2010	5,214.44
EF098816		LES MILLS AEROBICS	30/11/2016	1,131.73
		INSTRUCTION/TRAINING SERVICES	00/11/2010	1,101.10
EF098817		LIFTRITE HIRE & SALES	30/11/2016	594.00
		LIFTING SERVICES	1 1	
EF098818	10884	WSP BUILDINGS PTY LTD	30/11/2016	74,539.65
		CONSULT. SERV. PROJ. PER1320200 - 2302369A		
EF098819	10888	LJ CATERERS	30/11/2016	7,677.47
		CATERING SERVICES		
EF098820	1	AUSTRALIAN PLANT WHOLESALERS	30/11/2016	88.00
	1	VARIOUS PLANTS		
EF098821		BUCHER MUNICIPAL PTY LTD	30/11/2016	6,125.35
-		PURCHASE OF NEW PLANT / REPAIR SERVICES		
EF098822		MAIN ROADS WA	30/11/2016	174,426.65
FEOORO		REPAIRS/MAINTENANCE SERVICES	00/11/0015	10.00
EF098823		MAJOR MOTORS PTY LTD	30/11/2016	1,017.06
EF098824		REPAIRS/MAINTENANCE SERVICES MARLBROH BINGO ENTERPRISES	20/11/2016	
EF090024		MARLEROH BINGO EN LERPRISES BINGO EQUIPMENT	30/11/2016	222.00
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Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098825	10939	LINFOX ARMAGUARD	30/11/2016	1,820.45
		BANKING SECURITY SERVICES		
EF098826	10944	MCLEODS	30/11/2016	58,072.11
		LEGAL SERVICES		
EF098827	10991	BEACON EQUIPMENT	30/11/2016	3,940.20
EEOOOOOO	11004	MOWING EQUIPMENT	00/11/00/6	
EF098828	11004	MURDOCH UNIVERSITY OFFICE OF FINANCE, PLAN ANALYSING SERVICES	30/11/2016	2,876.50
EF098829	11026	NESTLE FOOD SERVICES	30/11/2016	412.80
L1050025	11020	CATERING SUPPLIES	50/11/2010	412.00
EF098830	11028	NEVERFAIL SPRINGWATER LTD	30/11/2016	1,149.80
		BOTTLED WATER SUPPLIES		1,11,100
EF098831	11036	NORTHLAKE ELECTRICAL	30/11/2016	112,916.04
		ELECTRICAL SERVICES		
EF098832	11039	NOVUS AUTO GLASS	30/11/2016	71.50
		WINDSCREEN REPAIR SERVICES		
EF098833	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD	30/11/2016	668.80
		PAGING SERVICES		
EF098834	11090	PARCHEM CONSTRUCTION SUPPLIES PTY LTD	30/11/2016	2,981.00
FFOOD	11000	CONCRETE PRODUCTS	00/11/0016	
EF098835	11093	PARKLAND MAZDA	30/11/2016	18,874.90
EF098836	11182	REPAIRS/MAINTENANCE SERVICES PREMIUM BRAKE & CLUTCH SERVICE	20/11/0016	9 9 1 2 00
EL039920		BRAKE SERVICES	30/11/2016	8,813.09
EF098837	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD	30/11/2016	52,160.66
		TRAFFIC CONTROL SERVICES	00/11/2010	02,100.00
EF098838	11208	QUICK CORPORATE AUSTRALIA PTY LTD	30/11/2016	9,839.85
		STATIONERY/CONSUMABLES		,
EF098839	11235	REINFORCED CONCRETE PIPES PTY LTD	30/11/2016	320.10
		CONCRETE PIPE SUPPLIES		
EF098840		RESEARCH SOLUTIONS PTY LTD	30/11/2016	12,347.38
	1	RESEARCH SERVICES		
EF098841		SATELLITE SECURITY SERVICES PTY LTD	30/11/2016	4,263.03
FF000040		SECURITY SERVICES	00/11/0016	6 9 11 9 9
EF098842		SBA SUPPLIES HARDWARE SUPPLIES	30/11/2016	6,341.23
EF098843	]	SHELFORD CONSTRUCTIONS PTY LTD	30/11/2016	3,704.78
121-0900-0		CONSTRUCTION SERVICES	30/11/2010	3,704.70
EF098844	1	SHERIDANS FOR BADGES	30/11/2016	253.61
		NAME BADGES & ENGRAVING	00/11/2010	200.01
EF098845	1	SIGMA CHEMICALS PTY LTD	30/11/2016	3,824.67
		CHEMICAL SUPPLIES	, ,	,
EF098846	11373	SKIPPER TRUCK PARTS	30/11/2016	3,007.73
		SPARE PARTS & MAINTENANCE SERVICES		
EF098847	1	SLATER-GARTRELL SPORTS	30/11/2016	35,068.00
		SPORT SUPPLIES		
EF098848		BIBRA LAKE SOILS	30/11/2016	3,130.00
		SOIL & LIMESTONE SUPPLIES		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098849	11441	SPARE PARTS PUPPET THEATRE	30/11/2016	2,420.00
		ENTERTAINMENT SERVICES		
EF098850	11469	SPORTS TURF TECHNOLOGY	30/11/2016	3,894.00
	11470	TURF CONSULTANCY SERVICES		
EF098851	11470	SPORTSWORLD OF WA	30/11/2016	1,426.15
EF098852	11483	SPORT SUPPLIES ST JOHN AMBULANCE AUST WA OPERATIONS	20/11/0016	0.070.00
EF090002	11703	FIRST AID COURSES	30/11/2016	8,078.90
EF098853	11502	STATE LAW PUBLISHER	30/11/2016	2,739.15
21 090000	11002	ADVERTISING SERVICES		2,739.13
EF098854	11546	T FAULKNER & CO	30/11/2016	4,350.50
		INSTALLATIONS/SUPPLY OF HAND RAILS		1,000.00
EF098855	11594	MEN OF THE TREES	30/11/2016	355.40
		SUPPLY OF PLANTS		000110
EF098856	11609	THOMSON REUTERS (PROFESSIONAL) AUSTRALIA	30/11/2016	500.01
		SOFTWARE SUPPORT/LICENCE FEES		
EF098857	11625	TOTAL EDEN PTY LTD	30/11/2016	82,980.54
		RETICULATION SUPPLIES		
EF098858	11642	TRAILER PARTS PTY LTD	30/11/2016	327.61
		TRAILER PARTS		
EF098859	11651	TREE WATERING SERVICES	30/11/2016	31,792.00
		TREE WATERING SERVICES		
EF098860		TRISLEYS HYDRAULIC SERVICES PTY LTD	30/11/2016	935.49
		POOL EQUIPMENT/REPAIRS		
EF098861		TRUCKLINE PARTS CENTRES	30/11/2016	1,586.48
FFOOD		AUTOMOTIVE SPARE PARTS		
EF098862		TUNNEL VISION	30/11/2016	1,375.00
EF098863		PLUMBING SERVICES TURFMASTER FACILITY MANAGEMENT	20/11/2016	40.075.10
EL030002		TURFING SERVICES	30/11/2016	43,875.10
EF098864		VAT MAN-FAT FILTERING SYSTEMS	30/11/2016	420.90
	1	FILTER CLEANING SERVICES	30/11/2010	420.90
EF098865		VERNON DESIGN GROUP	30/11/2016	6,776.00
	1	ARCHITECTURAL SERVICES	00/11/2010	0,770.00
EF098866		VIBRA INDUSTRIA	30/11/2016	961.40
		FILTER SUPPLIES	, ,	
EF098867	11708	VITAL PACKAGING PTY LTD	30/11/2016	4,043.60
		PACKAGING SUPPLIES		
EF098868	11715	WA BLUEMETAL	30/11/2016	8,003.60
		ROADBASE SUPPLIES		
EF098869	11722	WA HINO SALES & SERVICE	30/11/2016	1,065,843.71
		PURCHASE OF NEW TRUCKS / MAINTENANCE		
EF098870		WA LIMESTONE	30/11/2016	5,259.36
		LIMESTONE SUPPLIES		
EF098871		WARRENS EARTHMOVING CONTRACTORS	30/11/2016	7,480.00
	1	EARTHMOVING SERVICES		
EF098872		WESFARMERS LANDMARK LIMITED	30/11/2016	22,423.28
		CHEMICAL SUPPLIES		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098873	11787	DEPT OF TRANSPORT	30/11/2016	5 201.95
		VEHICLE SEARCH FEES		
EF098874	11789	WALGA	30/11/2016	198.00
		ADVERTISING/TRAINING SERVICES		
EF098875	11793	WESTERN IRRIGATION PTY LTD	30/11/2016	94,984.07
		IRRIGATION SERVICES/SUPPLIES		
EF098876	11795	WESTERN POWER	30/11/2016	19,947.00
55000077	11000	ELECTRICAL SERVICES		
EF098877	11806	WESTRAC PTY LTD	30/11/2016	27.94
FF000070	11010	REPAIRS/MTNCE - EARTHMOVING EQUIPMENT		
EF098878	11810	ABAXA PREVIOUSLY WH LOCATIONS LOCATING SERVICES	30/11/2016	6,975.50
EF098879	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR	30/11/2016	8 000 55
E1090079	11020	PRINTING SERVICES	30/11/2010	8,220.55
EF098880	11835	WURTH AUSTRALIA PTY LTD	30/11/2016	1,856.79
		HARDWARE SUPPLIES		,
EF098881	11841	YANGEBUP FAMILY CENTRE INC	30/11/2016	2,402.00
		VENUE HIRE / GRANTS & DONATIONS		
EF098882	11854	ZIPFORM	30/11/2016	3,847.58
		PRINTING SERVICES		
EF098883	11972	COBEY MAINTENANCE SERVICES	30/11/2016	5,500.00
		TURF MANAGEMENT		
EF098884		TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LT	30/11/2016	3,494.42
		EXCAVATING/EARTHMOVING EQUIPMENT		
EF098885		O'CONNOR LAWNMOWER & CHAINSAW CENTRE	30/11/2016	399.00
DDaaaaaa		MOWING EQUIPMENT/PARTS/SERVICES		
EF098886			30/11/2016	1,087.36
EF098887	1	ANIMAL DISPOSAL SERVICES	20/11/2016	5 055 01
EF090007		HAYS PERSONNEL SERVICES PTY LTD EMPLOYMENT SERVICES	30/11/2016	5,955.81
EF098888		CIVICA PTY LTD	30/11/2016	1,302.75
		SOFTWARE SUPPORT/LICENCE FEES	00/11/2010	1,002.70
EF098889		MP ROGERS & ASSOCIATES PTY LTD	30/11/2016	12,070.96
		CONSULTANCY SERVICES - MARINE	- / /	
EF098890	12415	FACE PAINTING FUN AND GAMES	30/11/2016	570.00
		ENTERTAINMENT SERVICES		
EF098891	12497	TROPHY CHOICE	30/11/2016	246.30
		TROPHY SUPPLIES		
EF098892	12499	PLAYMASTER PTY LTD	30/11/2016	49,500.00
		PLAYGROUND EQUIPMENT		
EF098893	1	SEALIN GARLETT	30/11/2016	800.00
		CEREMONIAL SERVICES		
EF098894		AUSTSWIM LTD	30/11/2016	4,045.00
		TRAINING SERVICES		
EF098895	1	AUSTRALIAN INSTITUTE OF MANAGEMENT	30/11/2016	10,754.00
FFOODOC	1	TRAINING SERVICES	00/11/0011	
EF098896		SPECIALISED LIFTING SERVICE	30/11/2016	806.19
		LIFTING EQUIPMENT & SERVICES		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098897	12796	ISENTIA PTY LIMITED	30/11/2016	703.72
		MEDIA MONITORING SERVICES		
EF098898	13000	BORAL ASPHALT WA	30/11/2016	229,073.20
		SUPPLY OF ASPHALT		
EF098899	13056	CLEANDUSTRIAL SERVICES PTY LTD	30/11/2016	70,883.21
		CLEANING SERVICES		
EF098900	13102	MICHAEL PAGE INTERNATIONAL	30/11/2016	4,307.02
EE000001	10111	EMPLOYMENT SERVICES	00/11/0016	
EF098901	13111	OCE-AUSTRALIA LIMITED	30/11/2016	552.86
EF098902	13325	COPIERS/PRINTERS MARTINS ENVIRONMENTAL SERVICES	20/11/0016	6 004 50
EL090902	15525	WEED SPRAYING SERVICES	30/11/2016	6,924.50
EF098903	13393	SOUTH WEST GROUP	30/11/2016	550.00
EI 090900	10090	CONTRIBUTIONS	50/11/2010	550.00
EF098904	13563	GREEN SKILLS INC	30/11/2016	19,125.15
		EMPLOYMENT SERVICES		19,120.10
EF098905		HISCO PTY LTD	30/11/2016	896.61
		HOSPITALITY SUPPLIES		
EF098906	13671	STAPLES AUSTRALIA PTY LTD	30/11/2016	191.54
		OFFICE/STATIONERY SUPPLIES		
EF098907	13767	ELLIOTTS IRRIGATION PTY LTD	30/11/2016	2,970.00
		IRRIGATION SERVICES		
EF098908	13825	JACKSON MCDONALD	30/11/2016	11,000.00
		LEGAL SERVICES		
EF098909		KRS CONTRACTING	30/11/2016	4,265.80
		WASTE COLLECTION SERVICES		
EF098910		COCKBURN SES	30/11/2016	880.00
DD000011		TRAFFIC MANAGEMENT SERVICES		
EF098911		AIR & POWER PTY LTD	30/11/2016	349.43
EF098912	1	MECHANICAL PARTS WARP GROUP PTY LTD	20/11/2016	2 70 9 06
LF090912		ROAD CONSTRUCTION MATERIALS	30/11/2016	3,708.06
EF098913	1	BBC ENTERTAINMENT	30/11/2016	2,255.00
10,000,10	1	ENTERTAINMENT SERVICES	50/11/2010	2,200.00
EF098914		BAILEYS FERTILISERS	30/11/2016	24,157.65
	1	FERTILISER SUPPLIES		,
EF098915	14459	BIDVEST (WA)	30/11/2016	359.99
		FOOD/CATERING SUPPLIES		
EF098916	14593	AUSTREND INTERNATIONAL PTY LTD	30/11/2016	5,855.74
		ALUMINIUM SUPPLIES		
EF098917	14667	APPEALING SIGNS	30/11/2016	845.90
		SIGNS		
EF098918		KINGMAN SIGNS & GRAPHICS	30/11/2016	11,454.23
		SIGNWRITING/SIGNMAKING		
EF098919		CARDILE INTERNATIONAL FIREWORKS	30/11/2016	6,600.00
	1	FIREWORKS SERVICES		
EF098920		REPEAT PLASTICS (WA)	30/11/2016	8,755.56
		PLASTIC PRODUCTS		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098921	15271	PLE COMPUTERS PTY LTD PLE CORPORATE IT COMPUTER HARDWARE	30/11/2016	8,544.00
EF098922	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	30/11/2016	2,812.63
EF098923	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	30/11/2016	128.80
EF098924	15571	ADASOUND PUBLIC ADDRESS PA REPAIRS	30/11/2016	7,581.50
EF098925	15588	NATURAL AREA HOLDINGS PTY LTD WEED SPRAYING	30/11/2016	8,571.20
EF098926	15609	CATALYSE PTY LTD CONSULTANCY SERVICES	30/11/2016	16,885.00
EF098927	15678	A2Z PEST CONTROL THE TRUSTEE FOR CALDOW 7 PEST CONTROL	30/11/2016	1,916.00
EF098928		WESTERN AUSTRALIA POLICE SERVICE POLICE CLEARANCES	30/11/2016	29.80
EF098929	15850	ECOSCAPE ENVIRONMENTAL CONSULTANCY	30/11/2016	9,784.50
EF098930	15868	CARDNO (WA) PTY LTD CONSULTANCY SERVICES - ENGINEERING	30/11/2016	4,336.20
EF098931		CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	30/11/2016	14,490.51
EF098932		WREN OIL WASTE DISPOSAL SERVICES	30/11/2016	159.50
EF098933		ALTIFORM PTY LTD OUTDOOR FURNITURE	30/11/2016	
EF098934		MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	30/11/2016	
EF098935		TOTAL PACKAGING PACKAGING	30/11/2016	463.38
EF098936		JONATHON DE HADLEIGH ENTERTAINMENT SERVICES	30/11/2016	
EF098937		ACCIDENTAL FIRST AID SUPPLIES - PERTH SOUTH MEDICAL SUPPLIES	, ,	
EF098938		WA PREMIX CONCRETE SUPPLIES	30/11/2016	
EF098939		VALUE TISSUE PAPER PRODUCTS	30/11/2016	512.60
EF098940		THE CLEAN UP COMPANY WASTE DISPOSAL SERVICES	30/11/2016	1,056.00
EF098941		AUSSIE COOL SHADES SHADE SAILS & AWNINGS NOEL MORRISON	30/11/2016	36,235.00
EF098942		NOEL MORRISON ARTIST FIRST AID SERVICES WA	30/11/2016	400.00
EF098943 EF098944		FIRST AID SERVICES WA TRAINING SERVICES PIRTEK (FREMANTLE) PTY LTD	30/11/2016 30/11/2016	552.00 938.68
		HOSES & FITTINGS	50/11/2010	200.00

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098945	17481	ADS AUTOMATION PTY LTD	30/11/2016	412.50
		DOOR/GATE REPAIRS		
EF098946	17555	ALLEASING PTY LTD	30/11/2016	19,500.75
		LEASE REPAYMENTS		
EF098947	17600	ERECTIONS (WA)	30/11/2016	3,643.75
		GUARD RAILS		
EF098948	17608	NU-TRAC RURAL CONTRACTING	30/11/2016	4,450.00
EE000040	17604	BEACH CLEANING/FIREBREAK CONSTRUCTION		1 (00 00
EF098949	17624	ALLSPORTS LINEMARKING	30/11/2016	1,683.00
EF098950	17790	LINEMARKING SERVICES CPA AUSTRALIA LTD	20/11/0016	4 0 1 7 5 0
FL039320	17790	CONFERENCES & SEMINARS	30/11/2016	4,217.50
EF098951	17798	WESTERN DIAGNOSTIC PATHOLOGY	30/11/2016	2,749.07
E1000001	17790	ANALYTICAL SERVICES	50/11/2010	2,749.07
EF098952	17887	RED SAND SUPPLIES PTY LTD	30/11/2016	3,564.00
	1.001	MACHINERY HIRE		0,001.00
EF098953	17942	MRS MAC'S	30/11/2016	282.65
		FOOD SUPPLIES		
EF098954	18008	MANDURAH SAFETY & TRAINING SERV PTY LTD	30/11/2016	1,815.00
		TRAINING SERVICES		
EF098955	18126	DELL AUSTRALIA PTY LTD	30/11/2016	7,613.32
		COMPUTER HARDWARE		
EF098956	18147	AURECON AUSTRALASIA PTY LTD	30/11/2016	6,318.74
		CONSULTANCY - CIVIL ENGINEERING		
EF098957		NATSYNC ENVIRONMENTAL	30/11/2016	1,710.00
		PEST CONTROL		
EF098958		AUSTRACLEAR LIMITED	30/11/2016	45.49
<b>DDOODOCO</b>		INVESTMENT SERVICES		600.00
EF098959		DEPARTMENT OF PARKS & WILDLIFE LICENCE RENEWAL	30/11/2016	680.00
EF098960		JOHN TURNER	30/11/2016	5,181.60
Erojojoo		BRICK LAYING SERVICES	30/11/2010	3,181.00
EF098961		FRIENDS OF THE COMMUNITY INC.	30/11/2016	4,918.00
		DONATION		1,510.00
EF098962		LORRAINE'S PARTY PONIES	30/11/2016	520.00
		PARTY HIRE	, ,	
EF098963	18621	PLANNING INSTITUTE AUSTRALIA	30/11/2016	30.00
		REGISTRATION		
EF098964	18628	UNILEVER AUSTRALIA LTD	30/11/2016	97.39
		BEVERAGES		
EF098965	18695	MYAREE CRANE HIRE	30/11/2016	1,089.00
		CRANE HIRE		
EF098966	1	CLARE STACE	30/11/2016	5,676.00
		STORYTELLING/ENTERTAINMENT SERVICES		
EF098967		P & R EDWARDS	30/11/2016	110.00
FEOORCO		ENTERTAINMENT SERVICES	20/11/2015	000.001
EF098968		LOCAL COMMUNITY INSURANCE SERVICES	30/11/2016	220.00
		COMMUNITY INSURANCE POLICIES		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098969	18799	DOWN TO EARTH TRAINING & ASSESSING TRAINING SERVICES	30/11/2016	4,280.00
EF098970	18941	ALLSTAMPS STATIONERY	30/11/2016	30.12
EF098971	18962	SEALANES (1985) P/L CATERING SUPPLIES	30/11/2016	2,958.49
EF098972	19107	FOREVER SHINING MONUMENT	30/11/2016	35,033.77
EF098973	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONI AIR CONDITIONING SERVICES	30/11/2016	504.82
EF098974	19502	WORLEYPARSONS SERVICES PTY LTD ENGINEERING CONSULTANCY SERVICES	30/11/2016	8,192.25
EF098975	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	30/11/2016	600.00
EF098976	19533	WOOLWORTHS LTD GROCERIES	30/11/2016	3,218.49
EF098977	19541	<b>TURF CARE WA PTY LTD</b> TURF SERVICES	30/11/2016	528.00
EF098978		THE BIG PICTURE FACTORY PRINTING SERVICES	30/11/2016	1,425.60
EF098979	19657	BIGMATE MONITORING SERVICES PTY LTD COMPUTER HARDWARE/SOFTWARE	30/11/2016	992.21
EF098980		SIFTING SANDS CLEANING SERVICES - SAND	30/11/2016	1,726.05
EF098981		IPDAT COMMUNICATIONS CONSULTATION CONSULTANCY SERVICES - COMMUNICATIONS	30/11/2016	66,275.00
EF098982	19776	JOSH BYRNE & ASSOCIATES ENVIRONMENTAL CONSULTANT	30/11/2016	19,685.71
EF098983		PFD FOOD SERVICES PTY LTD CATERING SERVICES	30/11/2016	2,534.80
EF098984	1	WESTERN TREE RECYCLERS SHREDDING SERVICES	30/11/2016	40,306.27
EF098985		ECHELON AUSTRALIA PTY LTD INSURANCE SERVICES	30/11/2016	960.30
EF098986	1	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	30/11/2016	23,827.68
EF098987	1	LOUNGE BACKLINE MUSICAL INSTRUMENTS	30/11/2016	461.00
EF098988		POWERVAC CLEANING EQUIPMENT	30/11/2016	15,935.70
EF098989		RIVERJET P/L EDUCTING-CLEANING SERVICES	30/11/2016	18,628.50
EF098990	1	WILHELMINA MARIA HOUWEN GARDENING SERVICES	30/11/2016	3,045.00
EF098991		HOME-GROWN THEATRE DRAMA CLASSES	30/11/2016	2,310.00
EF098992		A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	30/11/2016	990.00

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF098993	20693	RENTOKIL INITIAL PTY LTD	30/11/2016	638.55
		PEST CONTROL SERVICES		
EF098994	20786	THE BUTCHER SHOP	30/11/2016	1,114.40
		ARTISTIC SUPPLIES		
EF098995	21004	WESTERN WILDLIFE	30/11/2016	3,560.92
		FAUNA MANAGEMENT		
EF098996	21005	BRAIN TEASERS OZ PTY LTD	30/11/2016	66.00
EE00000	01100	EDUCATIONAL PRODUCTS		6 000 00
EF098997	21120	SHOREWATER MARINE PTY LTD	30/11/2016	6,290.00
EF098998	21127	MARINE CONSTRUCTION SERVICES JOANNA AYCKBOURN (VOICES IN SINC)	20/11/0016	600.00
EL090990	21127	INSTRUCTION - SINGING	30/11/2016	600.00
EF098999	21139	AUSTRAFFIC WA PTY LTD	30/11/2016	9,394.00
Er0909999	21139	TRAFFIC SURVEYS	50/11/2010	9,394.00
EF099000	21193	SPM CONSULTANTS PTY LTD	30/11/2016	2,050.29
21055000	21190	CONSULTANCY SERVICES	00/11/2010	2,000.29
EF099001	21294	CAT HAVEN	30/11/2016	810.00
		ANIMAL SERVICES		
EF099002	21371	LD TOTAL SANPOINT PTY LTD	30/11/2016	25,955.30
		LANDSCAPING WORKS/SERVICES	. ,	·
EF099003	21463	CAPITAL FINANCE AUSTRALIA LTD	30/11/2016	15,731.09
		FINANCIAL SERVICES - LEASE FINANCES		
EF099004	21529	BRAND SUCCESS	30/11/2016	1,980.00
		PROMOTIONAL PRODUCTS		
EF099005	21589	SMALL TREE FARM	30/11/2016	8,086.76
		SPECIALTY TREES		
EF099006	21627	MANHEIM PTY LTD	30/11/2016	206.80
<b>DDDDDDDDDDDDD</b>		IMPOUNDED VEHICLES		
EF099007		MMJ REAL ESTATE (WA) PTY LTD	30/11/2016	4,792.75
EF099008		PROPERTY MANAGEMENT SERVICES	20/11/0016	0.070.00
EF099008	21078	IANNELLO DESIGNS GRAPHIC DESIGN	30/11/2016	2,970.00
EF099009	21697	ICT EXPRESS PTY LTD	30/11/2016	3,006.85
	21051	CONSULTANCY SERVICES - IT	50/11/2010	3,000.85
EF099010	21782	WEST COAST TIMBER FLOORING	30/11/2016	20,570.00
		FLOORING SUPPLIES	00,11,2010	20,070.00
EF099011		RYAN'S QUALITY MEATS	30/11/2016	1,524.14
		MEAT SUPPLIES	, ,	,
EF099012	22012	ELEGANT GLOVES EVENTS AND SERVICES	30/11/2016	2,499.00
		CATERING SERVICES		
EF099013	22106	INTELIFE GROUP	30/11/2016	3,828.88
		SERVICES - DAIP		
EF099014	22182	K-LINE FENCING GROUP	30/11/2016	3,077.80
	1	FENCING SERVICES		
EF099015		ASPHALT SURFACES PTY LTD	30/11/2016	13,019.23
		ASPHALTING SERVICES		
EF099016		BCI SALES PTY LTD	30/11/2016	210.93
		BUS SALES, REPAIRS, MAINTENANCE		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099017	22448	CAKES WEST PTY LTD	30/11/2016	118.81
EF099018	22511	CATERING JOHNNY'S TILING	30/11/2016	900.00
EF099019	22553	TILING SERVICES BROWNES FOOD OPERATIONS	30/11/2016	1,922.96
EF099020	22569	CATERING SUPPLIES SONIC HEALTH PLUS PTY LTD	30/11/2016	3,707.00
EF099021	22589	MEDICAL SERVICES JB HI FI - COCKBURN	30/11/2016	313.00
EF099022	22623	ELECTRICAL EQUIPMENT LANDMARK PRODUCTS LIMITED LANDSCAPE INFRASTRUCTURE	30/11/2016	146,668.86
EF099023	22624	AUSSIE EARTHWORKS PTY LTD EARTHWORKS	30/11/2016	45,965.53
EF099024	22639	SHATISH CHAUHAN TRAINING SERVICES - YOGA	30/11/2016	1,445.00
EF099025	22681	ABBEY BLINDS PTY LTD BLINDS	30/11/2016	27.50
EF099026		BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	30/11/2016	62,492.32
EF099027	22749	PEOPLE SOLUTIONS AUSTRALASIA PTY LTD CONSULTANCY SERVICES - HR	30/11/2016	1,276.00
EF099028		<b>COVS PARTS PTY LTD</b> MOTOR PARTS	30/11/2016	1,042.51
EF099029	1	<b>PUMA ENERGY (AUSTRALIA) FUELS PTY LTD</b> FUEL SUPPLIES	30/11/2016	89,412.06
EF099030		<b>LGISWA</b> INSURANCE PREMIUMS	30/11/2016	1,708.99
EF099031		TOP OF THE LADDER GUTTER CLEANING GUTTER CLEANING SERVICES	30/11/2016	4,257.00
EF099032		REMIDA PERTH INC ARTISTIC SERVICES	30/11/2016	1,666.50
EF099033		UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	30/11/2016	435.20
EF099034		AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	30/11/2016	1,574.35
EF099035	1	BLUECHIP TIMING PTY LTD COMPUTER SOFTWARE	30/11/2016	8,889.38
EF099036		SPOTLESS FACILITY SERVICES PTY LTD (LAUNDRY LAUNDRY SERVICES	30/11/2016	245.34
EF099037		KOTT GUNNING LEGAL SERVICES	30/11/2016	2,410.22
EF099038		ARIANE ROEMMELE AMUSEMENT - CHILDREN'S ACTIVITIES	30/11/2016	1,815.00
EF099039		THERAPY FOCUS ENTERTAINMENT SERVICES	30/11/2016	200.00
EF099040		WRIGHTS HEAVY RECOVERY TOWING SERVICES	30/11/2016	198.00

#### MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099041	23348	ZUMBA WITH HONEY	30/11/2016	2,200.00
		FITNESS CLASSES		
EF099042	23351	COCKBURN GP SUPER CLINIC LIMITED T/A COCKE	30/11/2016	1,512.63
	00155	LEASING FEES		
EF099043	23457	TOTALLY WORK WEAR FREMANTLE	30/11/2016	6,351.64
EE000044	02511	CLOTHING - UNIFORMS	20/11/0016	2,200,00
EF099044	23511	TWIST ENGINEERING IRRIGATION DESIGN & SPECIFICATIONS	30/11/2016	3,300.00
EF099045	23549	WEST OZ WILDLIFE	30/11/2016	401.50
LI 055010	20017	AMUSEMENT PARK ENTRY FEES	50/11/2010	401.50
EF099046	23570	A PROUD LANDMARK PTY LTD	30/11/2016	88,755.27
21 0 5 5 0 10	20010	LANDSCAPE CONTRUCTION SERVICES	00/11/2010	00,700.27
EF099047	23579	DAIMLER TRUCKS PERTH	30/11/2016	18,137.15
		PURCHASE OF NEW TRUCK	- , - ,	,
EF099048	23685	ASTRO SYNTHETIC TURF PTY LTD	30/11/2016	13,747.80
		SITE INSPECTIONS		
EF099049	23694	TIGER FITNESS (WA) PTY LTD	30/11/2016	961.07
		GYM EQUIPMENT/SERVICE		
EF099050	23750	ALLIED PUMPS PTY LTD	30/11/2016	1,760.00
		PUMP SUPPLIES/SERVICES		
EF099051	23842	ELECTRICAL DISTRIBUTORS OF WA PTY LTD	30/11/2016	275.00
		ELECTRICAL COMPONENTS		
EF099052		IDEAL SYSTEMS (WA) PTY LTD	30/11/2016	620.40
DDOOOCCO		LIFTING EQUIPMENT		
EF099053		JCB CONSTRUCTION EQUIPMENT AUSTRALIA	30/11/2016	34,190.60
EF099054		PLANT/MACHINERY FRATELLE GROUP PTY LTD	30/11/2016	101 200 50
E1099004		ARCHITECTUAL SERVICES	30/11/2010	101,392.50
EF099055		SPECIALISED SECURITY SHREDDING	30/11/2016	30.36
		DOCUMENT DESTRUCTION SERVICES	00/11/2010	00.00
EF099056		FIND WISE LOCATION SERVICES	30/11/2016	7,073.00
		LOCATING SERVICES - UNDERGROUND	, ,	, -
EF099057	24131	GLASSRENU WA	30/11/2016	4,760.00
		GLASS CLEANING		
EF099058	24183	WELLARD GLASS	30/11/2016	495.00
		GLASS REPAIR SERVICES		
EF099059	1	AVANTGARDE TECHNOLOGIES PTY LTD	30/11/2016	2,310.00
	1	CONSULTANCY SERVICES		
EF099060		PAYNE'S WINDOW CLEANING AND SERVICES	30/11/2016	6,652.25
	1	WINDOW CLEANING SERVICES	00/11/0016	1.000.00
EF099061	1	RICOCHET CIRCUS ENTERTAINMENT SERVICES	30/11/2016	1,969.00
EF099062		TANKS FOR HIRE	30/11/2016	1,148.40
L1099002	1	EQUIPMENT HIRE	50/11/2010	1,140.40
EF099063		BLUE PRINT SCREEN ART	30/11/2016	412.50
		PRINTING SERVICES		112.00
EF099064		AMARANTI'S PERSONAL TRAINING	30/11/2016	300.00
		PERSONAL TRAINING SERVICES	, ,	

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Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099065	24508	REBECCA FLANAGAN	30/11/2016	400.00
		EDUCATIONAL MUSICAL LESSONS		
EF099066	24524	CALO HEALTH	30/11/2016	3,945.00
		HEARTMOVE CLASSES		
EF099067	24594	THE GREEN ROOM CREATIVE PTY LTD	30/11/2016	66.00
<b>FF0000C0</b>	04505	GRAPHIC DESIGN SERVICES		
EF099068	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD	30/11/2016	3,608.00
EF099069	24599	PHOTOGRAPHY SERVICES POOLWERX SPEARWOOD	20/11/0016	1.956.00
E1099009	24099	ANALYTICAL SERVICES	30/11/2016	1,856.90
EF099070	24655	AUTOMASTERS SPEARWOOD	30/11/2016	2,287.00
1000010	21000	VEHICLE SERVICING	00/11/2010	2,207.00
EF099071	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICE	30/11/2016	15,137.09
		ELECTRICAL SERVICES	00,11,2010	10,107.05
EF099072	24886	A NATURAL SELF	30/11/2016	384.00
		ENTERTAINMENT SUPPLIES	, ,	
EF099073	24945	NS PROJECTS PTY LTD	30/11/2016	30,126.25
		PROJECT MANAGEMENT SERVICES		
EF099074	24946	WT PARTNERSHIP	30/11/2016	4,950.00
		QUANTITY SURVEYING SERVICES		
EF099075		BITUMEN SURFACING THE TRUSTEE FOR COMPLE	30/11/2016	1,483.35
		BITUMEN SUPPLIES		
EF099076		PERTH TEMPORARY AIRBRUSH TATTOOS	30/11/2016	600.00
55000077		ENTERTAINMENT SERVICES		
EF099077		SCOTT PRINT PRINTING SERVICES	30/11/2016	16,137.22
EF099078		SNAP PRINTING - COCKBURN CENTRAL	20/11/0016	164.00
EF099078	1	PRINTING SERVICES	30/11/2016	164.20
EF099079		DFP RECRUTIMENT SERVICES	30/11/2016	17,412.28
		EMPLOYMENT SERVICES	,,	
EF099080	25063	SUPERIOR PAK PTY LTD	30/11/2016	962.35
		VEHICLE MAINTENANCE		
EF099081	25102	FREMANTLE MOBILE WELDING	30/11/2016	2,827.00
		WELDING SERVICES		
EF099082		FIIG	30/11/2016	2,750.00
		INVESTMENT MANAGEMENT SERVICES		
EF099083		IMAGESOURCE DIGITAL SOLUTIONS	30/11/2016	6,818.84
		BILLBOARDS		
EF099084		HORIZON WEST LANDSCAPE & IRRIGATION P/L	30/11/2016	2,032.35
EF099085		LANDSCAPING SERVICES <b>MPIRE SECURITY</b>	20/11/2016	0.010.00
61.033000	I	SECURITY SERVICES	30/11/2016	9,019.99
EF099086	1	CURNOW GROUP PTY LTD	30/11/2016	88,582.78
		ASPHALTING SERVICES	50,11,2010	00,002.70
EF099087		SANDOVER PINDER ARCHITECTS	30/11/2016	52,813.58
		ARCHITECTURAL SERVICES	,, _0, 10	
EF099088	1	ACURIX NETWORKS PTY LTD	30/11/2016	1,615.90
	,	WIFI ACCESS SERVICE		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099089	25291	STARWEST PARTY HIRE	30/11/2016	280.00
		PARTY HIRE		
EF099090	25332	INTERGRAPH CORP	30/11/2016	3,088.80
<b>DE000001</b>	05000	MAPPING SERVICES		1 7 60 00
EF099091	25333	INTELLIGENZ SOLUTIONS COMPUTER SOFTWARE	30/11/2016	1,760.00
EF099092	25376	DRAINAGE SERVICES WA	30/11/2016	8,745.00
121.039092	20070	DRAINAGE SERVICES	30/11/2010	8,745.00
EF099093	25540	JOHN MASSEY GROUP PTY LTD	30/11/2016	2,970.00
		BUILDING SURVEYING SERVICES	00,11,2010	2,210.00
EF099094	25644	DYMOCKS GARDEN CITY	30/11/2016	1,001.36
		PURCHASE OF BOOKS		
EF099095	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC	30/11/2016	400.00
		WELCOME TO THE COUNTRY PERFORMANCES		
EF099096	25713	DISCUS ON DEMAND THE TRUSTEE FOR DISCUS O PRINTING SERVICES	30/11/2016	6,311.17
EF099097	25733	MIRACLE RECREATION EQUIPMENT	30/11/2016	23,285.90
		PLAYGROUND INSTALLATION / REPAIRS	, ,	
EF099098	25795	DEPARTMENT OF LANDS	30/11/2016	2,300.80
		TRANSFER OF LAND - LOT 2718 BENEDICK RD		
EF099099	25813	LGCONNECT PTY LTD	30/11/2016	11,880.00
		DEVELOPMENT CONSULTANCY		
EF099100	25822	FIT2WORK.COM.AU MERCURY SEARCH AND SELE	30/11/2016	38.39
		EMPLOYEE CHECK		
EF099101	25832	EXTERIA	30/11/2016	84,025.70
EF099102		ENGINEERING & DESIGN SERVICES BRIGHTSKY AUSTRALIA	20/11/2016	1 6 1 2 0 2
EF099102		HEALTHCARE PRODUCTS	30/11/2016	1,613.03
EF099103		LEAF BEAN MACHINE	30/11/2016	2,400.00
1.055100	20910	COFFEE BEAN SUPPLY	00/11/2010	2,100.00
EF099104	25962	ALL LINES	30/11/2016	990.00
		LINEMARKING SERVICES	, ,	
EF099105	26067	SPRAYKING WA PTY LTD	30/11/2016	22,836.00
		CHEMICAL WEED CONTROL SERVICES		
EF099106		FREMANTLE MILK DISTRIBUTORS	30/11/2016	413.60
	(	MILK DISTRIBUTORS		
EF099107	1	DASH CIVIL CONTRACTING	30/11/2016	20,953.08
EE000100		CONCRETING SERVICES	20/11/2016	1 0 1 7 0 0
EF099108	]	CAMPBELLS CASH AND CARRY CATERING SUPPLIES	30/11/2016	1,017.22
EF099109		PLAY CHECK	30/11/2016	2,640.00
Er099109	i	CONSULTING SERVICES	30/11/2010	2,040.00
EF099110	1	AMCOM PTY LTD	30/11/2016	20,886.02
	1	INTERNET/DATA SERVICES	20, 11, 2010	20,000.02
EF099111		PAPERBARK TECHNOLOGIES	30/11/2016	5,061.10
		ARBORICULTURAL CONSULTANCY SERVICES	,,0	-,
EF099112	1	LEARNING SEAT	30/11/2016	24,266.00
		TRAINING SERVICES	. ,	

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099113	26303	GECKO CONTRACTING TURF & LANDSCAPE MAINT	30/11/2016	64,885.43
		TURF & LANDSCAPE MAINTENANCE		
EF099114	26314	CPE GROUP	30/11/2016	739.63
		TEMPORARY EMPLOYMENT SERVICES		
EF099115	26330	KENNARDS HIRE - BIBRA LAKE	30/11/2016	4,357.60
		EQUIPMENT HIRE		
EF099116	26354	ELECTROFEN	30/11/2016	214.50
		REPAIR SERIVCES - SECURITY FENCES		
EF099117	26359	WILSON SECURITY	30/11/2016	196,677.11
		SECURITY SERVICES		
EF099118	26386	AIRMASTER AUSTRALIA PTY LTD	30/11/2016	5,733.79
55000110	0.6000	AIRCONDITIONING MAINTENANCE SERVICES		
EF099119	26399	PAPERSCOUT THE TRUSTEE FOR PETERS MORRIS	30/11/2016	4,114.00
DD000100	06400	GRAPHIC DESIGN SERVICES		
EF099120	26403	CHES POWER GROUP	30/11/2016	641.70
DD000101	06410	ENGINEERING SOLUTIONS / BACK UP GENERATO	00/11/0016	0.150.00
EF099121	26418	INTEGRANET TECHNOLOGY GROUP PTY LTD	30/11/2016	9,152.00
EE000100	26419	ICT CONSULTANCY SERVICES	20/11/0016	540.00
EF099122	26419	CORPORATE SCORECARD PTY LTD CREDIT REFERENCE CHECKS	30/11/2016	548.90
EF099123	26442	BULLANT SECURITY PTY LTD KEY WEST LOCK SEE	20/11/0016	4 1 1 0 0 7
EF099123	20442	LOCKSMITH & SECRUITY SERVICES	30/11/2016	4,118.87
EF099124	26461	777 MAINTENANCE PTY LTD	30/11/2016	10,296.00
1099124	20401	MAINTENANCE SERVICES	50/11/2010	10,290.00
EF099125	26470	SCP CONSERVATION AND LAND MANAGEMENT	30/11/2016	20,149.45
LI 099120	20170	FENCING SERVICES	50/11/2010	20,179.70
EF099126	26486	BIBRA LAKE FABRICATORS PTY LTD	30/11/2016	3,630.00
21099120	20100	FABRICATION SERVICES	50/11/2010	0,000.00
EF099127	26536	SKYLINE LANDSCAPE SERVICES (WA)	30/11/2016	53,634.18
		LANDSCAPING SERVICES		
EF099128		PUBLIC OUTDOOR PTY LTD	30/11/2016	4,785.00
		OUTDOOR PING PONG TABLE		,
EF099129	26567	THE HANGOUT INDOOR CLIMBING CENTRE	30/11/2016	426.40
		ROCK CLIMBING		
EF099130	26568	UNITED DIAMOND TOOLS	30/11/2016	2,370.00
		DIAMOND CUTTING TOOLS		
EF099131	26574	EVA BELLYDANCE	30/11/2016	300.00
		ENTERTAINMENT - BELLY DANCING		
EF099132	26582	ROAD SPECIALIST AUSTRALIA	30/11/2016	308.44
		HYDRAULIC REPAIRS		
EF099133		WA TEMPORARY FENCING SUPPLIES	30/11/2016	264.00
	1	FENCING - TEMPORARY	00/01/07	
EF099134	1	SOURCE SEPARATION SYSTEMS P/L	30/11/2016	920.28
		PROVIDING WASTE AND RECYCLING BINS	00/11/10/00	
EF099135	1	QUANTUM BUILDING SERVICES PLEASE REFER TO	30/11/2016	6,275.50
EE00010C	1	BUILDING MAINTENANCE	20/11/2015	10 075 00
EF099136		WEST COAST SHADE PTY LTD	30/11/2016	12,375.00
		SHADE STRUCTURES		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099137	26603	3E CONSULTING ENGINEERS PTY LTD	30/11/2016	880.00
		ELECTRICAL CONSULTANCY SERVICES		
EF099138	26604	SERLING CONSULTING (AUSTRALIA) PTY LTD	30/11/2016	7,155.50
		CIVIL ENGINEERING CONSULTANCY		
EF099139	26606	ENVIRO INFRASTRUCTURE PTY LTD	30/11/2016	31,156.77
		CONSTRUCTION& FABRICATION		
EF099140	26610	TRACC CIVIL PTY LTD	30/11/2016	613,381.18
		CIVIL CONSTRUCTION		
EF099141	26613	AVE BIN AND BBQ CLEANING PTY LTD	30/11/2016	1,814.75
55000140	06614	CLENAING SERVICES (BBQ - BINS)		
EF099142	26614	MARKETFORCE PTY LTD	30/11/2016	2,312.83
EF099143	26619	ADVERTISING	20/11/2016	0.00.01
EF099143		SPEARWOOD NEWS DELIVERY NEWSPAPER DELIVERY	30/11/2016	963.31
EF099144	26625	ANDOVER DETAILERS	30/11/2016	2 040 70
151.033144	20025	CAR DETAILING SERVICES	30/11/2010	3,240.79
EF099145	26639	SAFEGUARD INDUSTRIES	30/11/2016	400.00
1055110	20005	SECURITY DOORS, SCREENS & ROLLER SHUTT	50/11/2010	400.00
EF099146	26645	PROFESSIONAL TRAPPING SUPPLIES	30/11/2016	9.80
		ANIMAL TRAPPING PROD./WILDLIFE/SECURI	00/11/2010	5.00
EF099147		MULTIPLEX CONSTRUCTIONS PTY LTD	30/11/2016	5,913,579.19
		BLDG CONSTR PROJECR 11425 COCK. RPAEC		-,,
EF099148		KUBED MEDIA	30/11/2016	1,452.00
		HIRE OF ADVERTISING LED SCREENS		_,
EF099149		CARNIVAL AMUSEMENTS	30/11/2016	5,035.00
		RIDES AND AMUSEMENTS	, ,	,
EF099150		WORLDWIDE PRINTING SOLUTIONS EAST PERTH PRINTING SERVICES	30/11/2016	4,947.00
EF099151		PERTH KIDS PARTY HIRE	30/11/2016	745.00
1099101	1	CHILDRENS PARTY HIRE	30/11/2010	743.00
EF099152		PROJECT 3 PTY LTD	30/11/2016	10,780.00
		EVENT AND MARKETING AGENCY	00/11/2010	10,700.00
EF099153	1	AUSTRALIA AND NEW ZEALAND RECYCLING PLATE	30/11/2016	2,259.29
		NOT- FOR-PROFIT MEMBER SERVICES BODY	, ,	,
EF099154	26700	H2ORB	30/11/2016	698.00
		AMUSEMENT SERVICES	. ,	
EF099155	26709	TALIS CONSULTANTS PTY LTD	30/11/2016	885.50
		WASTE CONSULTANCY		
EF099156	26721	QUAD SERVICES PTY LTD	30/11/2016	17,567.49
		CLEANING SERVICES		
EF099157	26732	AMARE SAFETY	30/11/2016	480.57
		CLOTHING UNIFORMS		
EF099158		COPYRIGHT AGENCY LTD	30/11/2016	12,156.14
		COPYRIGHT LICENSING		
EF099159	1	SHANE MCMASTER SURVEYS	30/11/2016	8,415.00
		SURVEY SERVICES		_
EF099160	1	BUBBLE SOCCER PERTH	30/11/2016	650.00
		SOCCER		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099161	26739	KERB DOCTOR	30/11/2016	5,464.80
		KERB MAINTENANCE		
EF099162	26743	STATEWIDE TURF SERVICES	30/11/2016	11,698.02
EF099163	06745	TURF RENOVATION	20/11/0010	654.50
EF099103	26745	EMBROIDME MYAREE EMBROIDERY	30/11/2016	654.50
EF099164	26746	MOWER CITY	30/11/2016	2,547.00
		LAWN MAINTENANCE		_,
EF099165	26747	BELL-VISTA FRUIT & VEG	30/11/2016	1,701.54
		FRUIT AND VEGETABLES		
EF099166	26748	TENDERLINK.COM	30/11/2016	330.00
		ONLINE TENDER SUBSCRIPTION		
EF099167	26749	BOOMERS PLUMBING AND GAS PTY LTD PLUMBING SERVICES	30/11/2016	736.26
EF099168	26750	KLEENIT PTY LTD	30/11/2016	44,944.60
		CLEANING		
EF099169	26752	MG GROUP WA	30/11/2016	145,028.93
		CONSTRUCTION - CONTRACT CN100296		
EF099170	26754	INSIGHT CALL CENTRE SERVICES	30/11/2016	10,060.60
55000451		CALL CENTRE SERVICES		
EF099171		INCREDIBLE CREATURES MOBILE FARM	30/11/2016	1,605.00
EF099172		BRINGING ANINALS TO SHOWS FOR PUBLIC INT ESPLANADE HOTEL FREMANTLE BY RYDGES	20/11/2016	
EF099172		VENUE HIRE	30/11/2016	28,082.50
EF099173		LAKESIDE MOWERS & MOTORCYCLES	30/11/2016	108.40
		REPAIRS/MAINTENANCE SERVICES		
EF099174	26771	INSTANT PRODUCTS HIRE	30/11/2016	3,887.40
		PORTABLE TOILET HIRE		
EF099175		DEVELOPING SKILLS	30/11/2016	429.00
DD000176		TRAINING SERVICES		
EF099176		LASER CORPS COMBAT ADVENTRUES ENTRY FEES	30/11/2016	1,990.00
EF099177		METROPOLITAN OMNIBUS COMPANY	30/11/2016	737.00
	1	BUS HIRE		
EF099178	1	NUTURF	30/11/2016	649.00
EE000170		HERBICIDE PRODUCTS	00/11/0016	1 100 00
EF099179		<b>RAECO</b> SUPPLIER OF LIBRARY SHELVING AND FURNITU	30/11/2016	1,188.33
EF099180	1	JACOBS GROUP (AUSTRALIA) PTY LTD	30/11/2016	18,396.84
100000000		CONSULTANCY - ENGINEERING	50/11/2010	18,390.84
EF099181	1	TRANSAIR TWO WAY RADIO	30/11/2016	2,063.91
		EQUIPMENT REPAIRS & MAINTENANCE SERVICES		
EF099182		JANDAKOT EARTHMOVING & RURAL CONTRACTO	30/11/2016	9,530.00
	1	HIRE SERVICES - EARTHMOVING EQUIPMENT		
EF099183		THE FREEDOM FAIRIES	30/11/2016	4,510.00
FF000104		AMUSEMENT	20/11/0010	10 707 10
EF099184		WEB KEY IT PTY LTD WEBSITE CONSULTANCY	30/11/2016	19,727.13

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099185	26826	PINDAN CONTRACTING PTY LTD BLDG. CONSTR. SERV CONTRACT C100297	30/11/2016	1,151,331.36
EF099186	26829	<b>PARAQUAD INDUSTRIES</b> GENERAL PACKAGING, INDUSTRIAL CLOTH CUTT	30/11/2016	4,539.25
EF099187	26830	ECO EATS CATERING CATERING	30/11/2016	710.90
EF099188	26836	<b>GREY MEANS WELL</b> CATERING - COFFEE - MOBILE	30/11/2016	120.00
EF099189	26841	<b>BLUE ZOO</b> MANAGEMENT CONSULTING	30/11/2016	902.00
EF099190	26843	ERGOLINK ERGONOMIC OFFICE FURNITURE	30/11/2016	693.66
EF099191		IFAP TRAINING	30/11/2016	4,005.00
EF099192		PRODUCTS AND THINGS PTY LTD FOUNTAINS - DESIGN	30/11/2016	
EF099193		<b>GTA CONSULTANTS</b> TRANSPORT PLANNING	30/11/2016	24,687.89
EF099194		<b>MEDIA ENGINE</b> GRAPHIC DESIGN, MARKETING, VIDEO PRODUCT	30/11/2016	
EF099195		FORESTRY TOOLS GARDENING TOOLS	30/11/2016	
EF099196		ALYKA PTY LTD DIGITAL CONSULTANCY AND WEB DEVELOPMENT	30/11/2016	
EF099197 EF099198		<b>KEOGH BAY TRAINING PTY LTD</b> CULTURAL AND TEAM LEADERSHIP TRAINING PR <b>GREEN SERVICES</b>	30/11/2016	
EF099198		SUSTAINABILITY EDUCATION FOR HOUSEHOLDS	30/11/2016 30/11/2016	
EF099200		ROAD PLANING COLD SERVICES NATURE CALLS PORTABLE TOILETS	30/11/2016	ŕ
EF099201		SUPPLY OF PORTABLE TOILETS FOCUSED VISION CONSULTING PTY LTD	30/11/2016	
EF099202		CONSULTING CIRRUS NETWORKS PTY LTD	30/11/2016	
EF099203	26919	IT SERVICES HALE GROUP INTERNATIONAL PTY LTD	30/11/2016	3,179.00
EF099204	26921	ENTERTAINMENT JULIET COGHLAN - PHOTOGRAPHER	30/11/2016	1,280.00
EF099205	26923	PHOTOGRAPHY SERVCIES <b>WOODLANDS DISTRIBUTORS &amp; AGENCIES PTY LTI</b> RUBBISH COLLECTION EQUIPMENT	30/11/2016	9,821.90
EF099206	26925	DESIGN SERVICES - GOLF COURSES	30/11/2016	1,007.20
EF099207	26926	OZGREEN ENERGY PTY LTD WIRELESS EQUIPMENT SUPPLY	30/11/2016	4,290.00
EF099208	26927	MIXED MEDIA MULTIMEDIA PRODUCTION	30/11/2016	9,460.00

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099209	26928	PATHTECH PTY LTD	30/11/2016	7,969.50
EF099210	26929	SCIENTIFIC & DRUG TESTING EQUIPMENT ELAN ENERGY MATRIX PTY LTD RECYCLING SERVICES	30/11/2016	i 1,949.94
EF099211	26931	PROGRESSIVE DIAGNOSTICS PTY LTD TRAINING AND INSTRUCTION SERVICES	30/11/2016	3,904.12
EF099212	26933	RL & SONS TRANSPORT BINS	30/11/2016	9,581.60
EF099213	26934	VULTURE CULTURE EVENTS MANAGEMENT	30/11/2016	13,750.00
EF099214	26935	IRRIGATION WA PTY LTD IRRAGATION SERVICES	30/11/2016	2,969.51
EF099215	26938	MAJESTIC PLUMBING PLUMBING	30/11/2016	12,763.30
EF099216	26939	<b>UDLA PTY LTD</b> LANDSCAPE ARCHITECTURE AND URBAN DESIGN	30/11/2016	937.70
EF099217		FLOORWEST FLOOR COVERINGS	30/11/2016	1,210.00
EF099218	26957	<b>JBS &amp; G AUSTRALIA PTY LTD</b> CONSULTANCY - ENVIROMENTAL	30/11/2016	14,837.35
EF099219		DESERT SHADOW PTY LTD ARTISTIC	30/11/2016	950.00
EF099220		LOGIKAL PROJECTS PTY LTD PROJECT MANAGEMENT	30/11/2016	1,300.00
EF099221	1	SOUTH METROPOLITAN TAFE EDUCATION	30/11/2016	6,279.53
EF099222	1	<b>BUSHFIRE PRONE PLANNING</b> BUSHFIRE MANAGEMENT	30/11/2016	14,080.00
EF099223		THE DISTRIBUTORS PERTH CONFECTIONARY WHOLESALER	30/11/2016	448.10
EF099224		FARHANAAZ CLEAK SPEECH WRITING	30/11/2016	480.00
EF099225		<b>LES MILLS ASIA PACIFIC INDUSTRIES</b> EXCERSISE EQUIPMENT	30/11/2016	12,902.40
EF099226		CAFE2U COOFFEE VENDOR	30/11/2016	3,740.00
EF099227		<b>PTE GROUP PTY LTD</b> TRAILER - PARTS	30/11/2016	2,750.00
EF099228		<b>KARLA HART ENTERPRISES PTY LTD</b> ENTERTAINMENT	30/11/2016	1,650.00
EF099229		<b>BLADON WA PTY LTD</b> PROMOTIONAL PRODUCTS	30/11/2016	4,884.00
EF099230		P & M AUTOMOTIVE EQUIPMENT SERVICE & MAINTENANCE MECHANICAL	30/11/2016	114.40
EF099231		OUT OF THE BOX COMMUNITY EVENTS PTY LTD AMUSEMENT	30/11/2016	4,037.10
EF099232		FORM DESIGNS AUSTRALIA PTY LTD INDUSTRIAL DESIGN	30/11/2016	5,390.00

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099233	26993	HARVEY NORMAN BEDDING O'CONNOR	30/11/2016	4,247.00
FEODOOOA	06004	FURNITURE - BEDDING		770.00
EF099234	26994		30/11/2016	770.00
EF099235	26999	DJ & MC SERVICES	20/11/0016	07.000.05
EF099235	20999	<b>DUNCAN NISSAN</b> CAR SALES	30/11/2016	27,803.65
EF099236	27002	COCKBURN PARTY HIRE	30/11/2016	6,191.00
11099200	21002	HIRE SERVICES	00/11/2010	0,191.00
EF099237	27007	LADY LATTE	30/11/2016	137.00
		COFFEE VENDOR		101.00
EF099238	27009	DENMAC INDUSTRIES	30/11/2016	9,337.33
		SHEET METAL FABRICATION		
EF099239	27010	QUANTUM BUILDING SERVICES PTY LTD	30/11/2016	26,660.15
		BUILDING MAINTENANCE		
EF099240	27017	MIL-TEK WASTE SOLUTIONS (WA)	30/11/2016	42,900.00
		WASTE & RECYCLING EQUIPMENT		
EF099241	27022	NGALA COMMUNITY SERVICES	30/11/2016	300.00
		EARLY PARENTING/CHILDHOOD SERVICES		
EF099242	11867	KEVIN JOHN ALLEN	30/11/2016	2,613.67
		MONTHLY COUNCILLOR ALLOWANCE		
EF099243		MAYOR LOGAN HOWLETT	30/11/2016	11,325.83
		MONTHLY COUNCILLOR ALLOWANCE		
EF099244		CAROL REEVE-FOWKES	30/11/2016	4,465.00
		MONTHLY COUNCILLOR ALLOWANCE		
EF099245		LEE-ANNE SMITH	30/11/2016	2,613.67
<b>DDDDDDDDDDDDD</b>		MONTHLY COUNCILLOR ALLOWANCE	00/11/0016	
EF099246		BART HOUWEN	30/11/2016	2,613.67
EF099247		MONTHLY COUNCILLOR ALLOWANCE STEVE PORTELLI	20/11/0016	0 6 1 2 6 7
LF099247		MONTHLY COUNCILLOR ALLOWANCE	30/11/2016	2,613.67
EF099248		STEPHEN PRATT	30/11/2016	2,748.18
LI 0772 10		MONTHLY COUNCILLOR ALLOWANCE	50/11/2010	2,740.10
EF099249	1	LYNDSEY SWEETMAN	30/11/2016	2,613.67
		MONTHLY COUNCILLOR ALLOWANCE		_,
EF099250	25353	PHILIP EVA	30/11/2016	2,613.67
		MONTHLY COUNCILLOR ALLOWANCE	, ,	,
EF099251	26696	CHAMONIX TERBLANCHE	30/11/2016	2,918.51
		MONTHLY COUNCILLOR ALLOWANCE & MILEAGE		
EF099252	99996	AVIVO LIVE LIFE	30/11/2016	295.00
		RATES REFUND		
EF099253	99996	INVESTSOUTH ONE PTY LTD	30/11/2016	1,152.00
		RATES REFUND		
EF099254		TOMOMI HOHN	30/11/2016	99.00
	1	RATES REFUND		
EF099255	1	KENNETH M BECKETT AND DOROTHY A BECKETT	30/11/2016	147.00
		RATES REFUND	00/11/1	
EF099256	1	WILLIAM DITCHAM AND MOIRA DESPORT	30/11/2016	42.50
		RATES REFUND		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099257	99996	CHICO BERNARDO	30/11/2016	80.00
		RATES REFUND		
EF099258	99996	VL AND AJ READER	30/11/2016	294.04
		RATES REFUND		
EF099259	99996	JOSEPH COXON	30/11/2016	297.58
		RATES REFUND		
EF099260	99996	CE TROWBRIDGE	30/11/2016	334.00
		RATES REFUND		
EF099261	99996	LJ HOOKER COCKBURN CITY	30/11/2016	385.00
<b>DDOOOCO</b>	00000	RATES REFUND		
EF099262	99996	JA FITZGERALD	30/11/2016	700.00
EF099263	99996	RATES REFUND	20/11/0016	445.17
EF099203	99990	MALLISON REAL ESTATE RATES REFUND	30/11/2016	445.17
EF099264	99996	BUNNINGS PROPERTY MANAGEMENT	30/11/2016	8,007.69
121.099204		RATES REFUND	30/11/2010	0,007.09
EF099265		DRILL-MAC PTY LTD	30/11/2016	1,099.80
21055200		RATES REFUND	00/11/2010	1,009.00
EF099266		GUISEPPE MICELI	30/11/2016	1,145.10
		RATES REFUND		1,110.10
EF099267	99996	HARCOURTS REALTY PLUS	30/11/2016	1,146.29
		RATES REFUND		,
EF099268	99996	EASTCOURT PROPERTY GROUP	30/11/2016	37,661.07
		RATES REFUND		
EF099269	99996	ONE AGENCY SOUTH	30/11/2016	1,774.56
		RATES REFUND		
EF099270	99996	JESSICA BURCH	30/11/2016	50.00
	1	RATES REFUND		
EF099271		LEANNE MACIEL	30/11/2016	21.25
		RATES REFUND		
EF099272	1	BLUEPRINT HOMES (WA) PTY LTD	30/11/2016	727.27
EF099273		RATES REFUND LORELEE JOHNSTONE	20/11/0016	100.00
EF099273		RATES REFUND	30/11/2016	120.00
EF099274		GLEN AND KYM McMILLAN	30/11/2016	275.00
		RATES REFUND	30/11/2010	275.00
EF099275	1	ALINTA ENERGY	30/11/2016	23,721.87
		NATURAL GAS & ELECTRCITY SUPPLY	30/11/2010	20,721.07
EF099276		SYNERGY	30/11/2016	271,376.28
		ELECTRICITY USAGE/SUPPLIES	00/11/2010	211,010.20
EF099277		TELSTRA CORPORATION	30/11/2016	15,054.03
		COMMUNICATIONS SERVICES	, ,	,
EF099278	23250	DEPARTMENT OF PLANNING	30/11/2016	150.00
		DAP APPLICATIONS & DAP FEES	. ,	
EF099279	88888	RACHEL SMITH	30/11/2016	2,046.00
		PRESENTATION		
EF099280	88888	PORT CATHERINE DEVELOPMENTS	30/11/2016	2,500.00
		MSB MARINA OFFICE FURNITURE		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099281	88888	MICHELLE FEENAN	30/11/2016	144.25
		STICKY WALLS FOR WORKSHOP		
EF099282	99997	SOUTHWELL PRIMARY SCHOOL	30/11/2016	100.00
		STUDENT GRADUATION AWARD		
EF099283	99997	SPEARWOOD ALTERNATIVE SCHOOL	30/11/2016	50.00
		STUDENT GRADUATION AWARD		
EF099284	99997	COOGEE BEACH SLSC	30/11/2016	880.00
		KIDSPORT		
EF099285	99997	MARK ROYER	30/11/2016	50.00
		COMPOST BIN REBATE		
EF099286	99997	ANNE TODD	30/11/2016	50.00
DDOOOOT	00007	COMPOST BIN REBATE		
EF099287	99997	COCKBURN BASKETBALL ASSOCIATION KIDSPORT	30/11/2016	1,760.00
EF099288	99997	HARMONY PRIMARY SCHOOL	30/11/2016	50.00
		STUDENT GRADUATION AWARD		
EF099289	99997	RD BEAVITT AND AJ ROBINSON	30/11/2016	50.00
		COMPOST BIN REBATE		
EF099290	99997	PHOENIX PARK LITTLE ATHLETICS CLUB	30/11/2016	200.00
		KIDSPORT		
EF099291	99997	COOGEE BEACH SLSC	30/11/2016	110.00
		KIDSPORT		
EF099292	99997	COCKBURN BASKETBALL ASSOCIATION	30/11/2016	220.00
		KIDSPORT		
EF099293	99997	GREGORY SIEGERT	30/11/2016	267.00
	00007	SAFETY PRESCRIPTION GLASSES		
EF099294		PARDEEP CHOUHAN	30/11/2016	350.00
FFOOOOF		STUDY CONTRIBUTION	20/11/0016	000.00
EF099295	1	PHOENIX PARK LITTLE ATHLETICS CLUB KIDSPORT	30/11/2016	200.00
EF099296		PHOENIX PARK LITTLE ATHLETICS CLUB	30/11/2016	200.00
		KIDSPORT	00,11,2010	200.00
EF099297	1	COCKBURN LITTLE ATHLETICS	30/11/2016	860.00
		KIDSPORT	/ - / · · -	
EF099298	99997	FRANK FONTANA	30/11/2016	753.64
		TRAVEL REIMBURSEMENT		
EF099299	99997	SPEARWOOD PRIMARY SCHOOL	30/11/2016	240.00
		BUS TRIP TO SANTICH PARK		
EF099300	99997	NEWTON PRIMARY SCHOOL	30/11/2016	264.00
		BUS TRIP TO SANTICH PARK		
EF099301	99997	COCBURN ATHLETIC CLUB	30/11/2016	200.00
		KIDSPORT		
EF099302	99997	JERVOISE BAY SEA SCOUT GROUP	30/11/2016	400.00
		KIDSPORT		
EF099303		PHOENIX PRIMARY SCHOOL	30/11/2016	240.00
		BUS TRIP TO SANTICH PARK		
EF099304		COOLBELLUP COMMUNITY SCHOOL	30/11/2016	242.00
		BUS TRIP TO SANTICH PARK		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099305	99997	SOUTH COOGEE	30/11/2016	264.00
		BUS TRIP TO SANTICH PARK		
EF099306	99997	JANDAKOT BUSHFIRE BRIGADE	30/11/2016	125.00
		EXPENSES REIMBURSEMENT		
EF099307	99997	JANDAKOT BUSHFIRE BRIGADE	30/11/2016	3,327.50
		EXPENSES REIMBURSEMENT		
EF099308	99997	COOGEE PRIMARY SCHOOL	30/11/2016	242.00
DDOOOOOO	00007	BUS TRIP TO SANTICH PARK		
EF099309	99997	BIBRA LAKE PRIMARY SCHOOL	30/11/2016	253.00
FF000210	99997	BUS TRIP TO SANTICH PARK	00/11/0016	<b>COO 00</b>
EF099310	99997	COOGEE BASKETBALL CLUB KIDSPORT	30/11/2016	600.00
EF099311	99997	FREMANTLE PCYC	30/11/2016	440.00
L1099011	10001	KIDSPORT	30/11/2010	440.00
EF099312	99997	BING LI	30/11/2016	49.20
		COMPOST BIN REBATE	00/11/2010	19.20
EF099313	99997	LECHUN ZHANG	30/11/2016	49.20
		COMPOST BIN REBATE	-, -,	
EF099314	99997	PHILIP OKELY	30/11/2016	50.00
		COMPOST BIN REBATE		
EF099315	99997	BRAZA GINGA	30/11/2016	400.00
		KIDSPORT		
EF099316	99997	LIFE BUSINESS INTERNATIONAL	30/11/2016	352.00
		LEADER COACHING KIT		
EF099317		DEBORAH BERRIDGE	30/11/2016	329.11
		REIMB. OF MED. TREATEMENT - WILLIS CENTRE		
EF099318	1	COCKBURN LITTLE ATHLETICS	30/11/2016	860.00
FF000210		KIDSPORT		
EF099319	1	COCKBURN MASTER SWIMMING SPORTS EQUIPMENT GRANT	30/11/2016	1,000.00
EF099320		MAKAYLA CHAPPLE	20/11/0016	100.00
E1099520		BIBRA LAKE FUN RUN	30/11/2016	100.00
EF099321		CLARISSA HERBST	30/11/2016	150.00
	1	BIBRA LAKE FUN RUN		100.00
EF099322		JUNE WARD	30/11/2016	150.00
		BIBRA LAKE FUN RUN	, ,	
EF099323	99997	MONIQUE KENNY	30/11/2016	100.00
		BIBRA LAKE FUN RUN		
EF099324	99997	CLOE KENNY	30/11/2016	100.00
		BIBRA LAKE FUN RUN		
EF099325	99997	ALEX MARTIN	30/11/2016	100.00
		BIBRA LAKE FUN RUN		
EF099326		AIDEN STREET	30/11/2016	50.00
		BIBRA LAKE FUN RUN		
EF099327		CHRIS GORE	30/11/2016	150.00
EEOOOOOO		BIBRA LAKE FUN RUN		
EF099328		CHRISTOPHER DALE	30/11/2016	200.00
		BIBRA LAKE FUN RUN		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099329	99997	NORELLE CHITTY	30/11/2016	50.00
		BIBRA LAKE FUN RUN		
EF099330	99997	LUKE BATES	30/11/2016	100.00
		BIBRA LAKE FUN RUN		
EF099331	99997	TARINAH NAZAROFF	30/11/2016	300.00
		BIBRA LAKE FUN RUN		
EF099332	99997	EDWARD ASTILL	30/11/2016	150.00
		BIBRA LAKE FUN RUN		
EF099333	99997	LEE HUANG LIM	30/11/2016	100.00
		BIBRA LAKE FUN RUN		
EF099334	99997	KERRIE TOMLINSON	30/11/2016	50.00
		BIBRA LAKE FUN RUN		
EF099335	99997	GISELLE ALLIEX	30/11/2016	200.00
		BIBRA LAKE FUN RUN		
EF099336		LUKE GRAVES	30/11/2016	150.00
		BIBRA LAKE FUN RUN		
EF099337		MEGAN BELL	30/11/2016	150.00
55000000		BIBRA LAKE FUN RUN		
EF099338	ļ	MATTHEW RAMSDEN	30/11/2016	300.00
FF000220		BIBRA LAKE FUN RUN		
EF099339		EDWARD PURSER	30/11/2016	100.00
EF099340		BIBRA LAKE FUN RUN	20/11/0016	100.00
EF099340		MIKE PETERS BIBRA LAKE FUN RUN	30/11/2016	100.00
EF099341		MJ JANSEN VAN RENSBURG	20/11/0016	50.00
E1099041		BIBRA LAKE FUN RUN	30/11/2016	50.00
EF099342		DALE WESLEY	30/11/2016	50.00
LI 055012		BIBRA LAKE FUN RUN	50/11/2010	30.00
EF099343	1	JASMIN PUGH	30/11/2016	50.00
		BIBRA LAKE FUN RUN	00/11/2010	00.00
EF099344	1	ROBERTA BUNCE	30/11/2016	68.25
		VOLUNTEER LUNCH REIMBURSEMENT	00,11,2010	00.20
EF099345		JANDAKOT BUSHFIRE BRIGADE	30/11/2016	40.00
×		EXPENSES REIMBURSEMENT	, , , –	
EF099346	99997	COCKBURN VOLUNTEER SES	30/11/2016	1,612.60
		EXPENSES REIMBURSEMENT		
EF099347	99997	CATHERINE WAU GEN TING	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099348	99997	CATHERINE WAU GEN TING	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099349	99997	JEAN WARNER	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099350	99997	NOBUHLE P SIBANDA	30/11/2016	300.00
	1	CROSSOVER CONTRIBUTION		
EF099351		KRYPTON PTY LTD	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099352		ANUBHAN JAIN	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099353	99997	VVD SANAGAPALLI	30/11/2016	5 300.00
		CROSSOVER CONTRIBUTION		
EF099354	99997	JA AND SR COOK	30/11/2016	5 300.00
		CROSSOVER CONTRIBUTION		
EF099355	99997	NIDISH SHANMUGHAN	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099356	99997	WILLIAM JAMES WILLIAMS	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099357	99997	MELINDA AND ANTHONY SUMICH	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099358	99997	MD AND M COLE	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099359	99997	JIE XIA	30/11/2016	300.00
55000000		CROSSOVER CONTRIBUTION		
EF099360	99997	STACEY OAKLEY AMD ANDREW MOURITZ	30/11/2016	300.00
	00007	CROSSOVER CONTRIBUTION		
EF099361	99997	A AND L McPHERSON	30/11/2016	300.00
FFOOD	00007	CROSSOVER CONTRIBUTION		
EF099362	99997	TIM AND MICHELLE AINSLIE	30/11/2016	300.00
FFOODSCS	99997	CROSSOVER CONTRIBUTION	00/11/0016	000.00
EF099363	99997	MARRUKH AHMED	30/11/2016	300.00
EF099364	99997	CROSSOVER CONTRIBUTION KARDINYA RED SOX BALL CLUB	20/11/0016	000.00
EL033204		KIDSPORT	30/11/2016	220.00
EF099365		GAIL BOWMAN	30/11/2016	4,004.36
EF099505		STUDY CONTRIBUTION	30/11/2010	4,004.30
EF099366		PETER FARMER	30/11/2016	550.00
1077000	1000	ARTIST FEE FOR COCKBURN ARC	30/11/2010	330.00
EF099367	99997	PAULA HART	30/11/2016	550.00
		ARTIST FEE FOR COCKBURN ARC	00/11/2010	
EF099368		ROBIN YAKINTHOU	30/11/2016	550.00
	1	ARTIST FEE FOR COCKBURN ARC	00/11/2010	
EF099369		DAMIAN DENYER	30/11/2016	50.00
		COMPOST BIN REBATE	,,	
EF099370	99997	JOHN COOMBE	30/11/2016	240.00
		SWIMMING POOL REFUND		
EF099371	99997	COCKBURN BMX STADIUM	30/11/2016	4,000.00
		MIROR CAPITAL WORKS GRANT		
EF099372	99997	COCKBURN COUGARS SOFTBALL AND SPORTING	30/11/2016	600.00
		KIDSPORT		
EF099373		SOUTHERN DISTRICTS BMX RACEWAYS INC KIDSPORT	30/11/2016	200.00
EF099374	99997	COCKBURN MASTERS SWIMMING CLUB	30/11/2016	1,000.00
EF099375		SPORTING EQUIPMENT GRANT	20/11/2015	F
EL0333/2		ISOBEL CHAMBERLIN	30/11/2016	500.00
EF099376	1	YOUTH ART SCHOLARSHIP CATHERINE KELLY	20/11/0016	450.00
ET099370		YOUTH ART SCHOLARSHIP	30/11/2016	450.00
		IOUIN AKI SCHULAKSHIP		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF099377	99997	NINA DAKIN	30/11/2016	450.00
		YOUTH ART SCHOLARSHIP		
EF099378	99997	LYRA SENKEDAM	30/11/2016	500.00
		YOUTH ART SCHOLARSHIP		
EF099379	99997	ROSALIE BEVERIDGE	30/11/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099380	99997	KATHLEEN McCORMACK	30/11/2016	50.00
		CAT STERILSATION SUBSIDY		
EF099381	99997	KATHLEEN McCORMACK	30/11/2016	50.00
		CAT STERILSATION SUBSIDY		
EF099382	99997	GEORGIE ADEANE	30/11/2016	120.00
		GARAGE SALE TRAIL EVENT		
EF099383	99997	ST MICHAELS CHURCH	30/11/2016	1,342.00
DD00000		CULTURAL GRANT		
EF099384	99997	PERTH INDIAN CULTURAL COMMUNITY	30/11/2016	3,000.00
EF099385	99997	CULTURAL GRANT	20/11/0016	1 100 00
EL033202	99997	SPEARWOOD ALTERNATIVE SCHOOL CULTURAL GRANT	30/11/2016	4,400.00
EF099386	99997	JAMES EGAN	20/11/0016	000.00
Er099300	55551	LIFE WITHOUT BARRIERS	30/11/2016	200.00
EF099387	99997	SHARON EGAN	30/11/2016	200.00
LIUJJUUI	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	LIFE WITHOUT BARRIERS	30/11/2010	200.00
026831	13932	ARMAGUARD	3/11/2016	2,570.80
		BANKING SERVICES	0,11,2010	2,070.00
026832	13932	ARMAGUARD	9/11/2016	1,805.00
		BANKING SERVICES	>/11/2010	1,000.00
026833	26987	CTI RISK MANAGEMENT	17/11/2016	2,586.70
		SECURITY - CASH COLLECTION		.,
026834	11760	WATER CORPORATION	21/11/2016	5,066.50
		SEWER EASEMENT		
026835	26987	CTI RISK MANAGEMENT	24/11/2016	2,098.15
		SECURITY - CASH COLLECTION		
026836	99999	MALCOLM D REES	30/11/2016	2,000.00
		BOND REFUND		
026837		FRANCIS LOGAN	30/11/2016	500.00
		BOND REFUND		
026838		MR AND MRS MIHALJ	30/11/2016	3,139.63
	1	BOND REFUND		
026839	1	D AND J BARHAM PROPERTY PTY LTD	30/11/2016	4,932.00
006040		BOND REFUND		
026840	1	MILLER PTY LTD	30/11/2016	50,000.00
006841		BOND REFUND	20/11/2015	
026841		SURELAND DEVELOPMENTS PTY LTD	30/11/2016	50,000.00
026842		BOND REFUND SOLARIS CORPORATION PTY LTD	20/11/0016	02 750 00
520042		BOND REFUND	30/11/2016	23,750.00
026843		URBAN CAPITAL GROUP PTY LTD	30/11/0016	10 100 00
20010		BOND REFUND	30/11/2016	18,102.20
	l			

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026844	99999	AIGLE ROYAL DEVELOPMENTS PTY LTD BOND REFUND	30/11/2016	345,644.00
026845	99999	GEOFF WHITBY BOND REFUND	30/11/2016	500.00
026846	99999	R AND M GARBIN C/O ROWE GROUP BOND REFUND	30/11/2016	72,131.95
026847	99999	BOND REFUND RAINSTONE HOLDINGS C/O ROWE GROUP BOND REFUND	30/11/2016	72,131.95
026848	99995	OFFICE OF STATE REVENUE REFUND	30/11/2016	60.95
026849	99995	OFFICE OF STATE REVENUE REFUND	30/11/2016	29.95
026850	99995	OFFICE OF STATE REVENUE REFUND	30/11/2016	109.79
026851	99995	FAYE GATTI REFUND	30/11/2016	240.00
026852	99995	OFFICE OF STATE REVENUE REFUND	30/11/2016	109.50
026853	99995	CATHERINE M TRELOAR REFUND	30/11/2016	222.00
026854	99995	ARASI CONSTRUCTIONS PTY LTD REFUND	30/11/2016	1,262.28
026855	99995	HOUSING AUTHORITY REFUND	30/11/2016	1,158.93
026856	99995	CELEBRATION NOMINEES PTY LTD REFUND	30/11/2016	770.05
026857	10747	IINET LIMITED INTERNET SERVICES	30/11/2016	1,794.43
026858	16940	RAC SECURITY SERVICES SECURITY SERVICES	30/11/2016	200.00
026859	11758	WATER CORP UTILITY ACCOUNT ONLY - PLEASE R WATER USAGE / SUNDRY CHARGES	30/11/2016	38,427.85
		ADD RETENTION HELD NIL		-
EF098282 EF098283		LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS SOUTH WELL PRIMARY SCHOOL SPEARWOOD ALTERNATIVE SCHOOL		-100.00 -50.00 <b>19,988,181.76</b>
		PAYMENT LIST TOTAL		19,988,181.76
	,	TOTAL AS PER AP SOURCE 16GLACT9991000		

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		ADDITIONAL DIRECT PAYMENTS		14,199.07
		BANK FEES		2,963.59
		MERCHANT FEES COC		147.60
		MERCHANT FEES SLLC		5,953.92
		MERCHANT FEES VARIOUS OUT CENTRES		17.00
		NATIONAL BPAY CHARGE		3,259.98
		RTGS/ACLR FEE		
		NAB TRANSACT FEE		26,541.16
		MERCHANDISE / OTHER FEES		
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		78,629.65
		FAMILY DAY CARE AND IN HOME CARE PAYMENTS		185,683.40
		IHC PAYMENTS		264,313.05
		PAYROLL TRANSACTIONS		
	2/11/2016	COC-01/11/16 PYMT-ID 87471471 City of Cockburn		1175725.91
	2/11/2016	COC-21/10/16 PYMT-ID 87420976 City of Cockburn		1373.26
	10/11/2016	COC-02/11/16 PYMT-ID 87870123 City of Cockburn		3356.47
		COC-15/11/16 PYMT-ID 88178249 City of Cockburn		1182885.50
		COC-24/11/16 PYMT-ID 88825234 City of Cockburn		22466.80
		COC-29/11/16 PYMT-ID 88892047 City of Cockburn		1195952.37
				3,581,760.31
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		93,230.20
		TOTAL PAYMENTS FOR SEPTEMBER		00.054.006.40
		IOTAL FAIMENTS FOR SEPTEMBER		23,954,026.48

# PAYMENT SUMMARY

## **CHEQUE PAYMENTS**

026831 - 026859

# ELECTRONIC FUNDS TRANSFER PAYMENT

EF098701 – EF099387

## **CANCELLED PAYMENTS**

EF098282; EF098283

Cheque/	Accou	Account/Payee	Date	Value
EF099388	10152	AUST SERVICES UNION	5/12/2016	1,514.86
		PAYROLL DEDUCTIONS		
EF099389	10154	AUSTRALIAN TAXATION OFFICE	5/12/2016	387,682.00
EF099390	10305	PAYROLL DEDUCTIONS CHILD SUPPORT AGENCY	5/12/2016	3,633.66
E1.099090	10303	PAYROLL DEDUCTIONS	3/12/2010	3,033.00
EF099391	10733	HOSPITAL BENEFIT FUND	5/12/2016	295.05
		PAYROLL DEDUCTIONS		
EF099392	10888	LJ CATERERS	5/12/2016	1,540.00
EF099393	11001	CATERING SERVICES LOCAL GOVERNMENT RACING & CEMETERIES	5/12/2016	328.00
		PAYROLL DEDUCTIONS	0/12/2010	528.00
EF099394	11425	SOUTHERN METROPOLITAN REGIONAL COUNC	5/12/2016	739,063.08
		WASTE DISPOSAL GATE FEES		
EF099395	11857	CHAMPAGNE SOCIAL CLUB	5/12/2016	608.00
EF099396	11860	PAYROLL DEDUCTIONS 45S CLUB	5/12/2016	20.00
Erossoso	11000	PAYROLL DEDUCTIONS	5/12/2010	20.00
EF099397	18553	SELECTUS PTY LTD	5/12/2016	9,227.87
		PAYROLL DEDUCTIONS		
EF099398	19726	HEALTH INSURANCE FUND OF WA	5/12/2016	1,255.65
EF099399	25645	PAYROLL DEDUCTIONS YELAKITJ MOORT NYUNGAR ASSOCIATION ING	5/10/0016	400.00
FL033233	23043	WELCOME TO THE COUNTRY PERFORMANCES	5/12/2016	400.00
EF099400	25987	TOYOTA FLEET MANAGEMENT	5/12/2016	567.62
		PAYROLL DEDUCTIONS - NOVATED LEASE		
EF099401	26761	THE SAND CARD COMPANY	5/12/2016	1,289.50
EF099402	11741	ENTERTAINMENT SERVICES WESTERN AUSTRALIAN TREASURY CORPORAT	6/12/2016	62,015.81
1099402		LOAN REPAYMENTS	0/12/2010	02,013.81
EF099403	99997	SOUTHWELL PRIMARY SCHOOL	6/12/2016	100.00
	1 1	STUDENT GRADUATION AWARD		
EF099404		WESTERN AUSTRALIAN TREASURY CORPORAT	28/12/2016	1,620,000.00
EF099405	i I	LOAN REPAYMENTS BUILDING & CONST INDUSTRY TRAINING FUNI	9/12/2016	98,873.48
11099100	1 1	LEVY PAYMENT	9/12/2010	90,070.40
EF099406	10779	J F COVICH & CO PTY LTD	9/12/2016	22,561.64
	1 1	ELECTRICAL SERVICES		
EF099407		BUILDING SERVIC BUILDING SERVICES LEVIES	9/12/2016	87,870.23
EF099408	1 1	THE OWNERS OF VICINITY APARTMENTS	9/12/2016	7,450.30
	1 1	STRATA COMPANY	5,12,2010	7,100.00
EF099409		FRANK FONTANA	9/12/2016	753.64
55000410	1 1	TRAVEL REIMBURSEMENT		
EF099410	1 1	VIVEKANANDA RANJIT TRAVEL REIMBURSEMENT	9/12/2016	257.61
EF099411	1 1	CLICKSUPER	9/12/2016	720,242.88
	1 1	PAYROLL DEDUCTIONS	2,12,2010	120,21200
EF099412	1 1	FINES ENFORCEMENT REGISTRY	19/12/2016	2,894.00
FF000410	1 1	FINES ENFORCEMENT FEES	10/10/0016	
EF099413	1 1	AUST SERVICES UNION PAYROLL DEDUCTIONS	19/12/2016	1,576.55
EF099414	1 1	AUSTRALIAN TAXATION OFFICE	19/12/2016	389,224.00
	1 1	PAYROLL DEDUCTIONS	, 12, 2010	
EF099415		CHILD SUPPORT AGENCY	19/12/2016	3,633.66
		PAYROLL DEDUCTIONS	10/10/001	
EF099416		HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	19/12/2016	295.05
		פווסורסטקים קסאוידיו		

Cheque/	Accou	Account/Payee	Date	Value
EF099417	11001	LOCAL GOVERNMENT RACING & CEMETERIES	19/12/2016	328.00
		PAYROLL DEDUCTIONS	,,	
EF099418	11795	WESTERN POWER	19/12/2016	4,585.00
EF099419	11857	ELECTRICAL SERVICES CHAMPAGNE SOCIAL CLUB	10/10/0016	C1C 00
Er099419	11057	PAYROLL DEDUCTIONS	19/12/2016	616.00
EF099420	11860	45S CLUB	19/12/2016	20.00
		PAYROLL DEDUCTIONS	, ,	
EF099421	18553	SELECTUS PTY LTD	19/12/2016	12,558.38
EF099422	19726	PAYROLL DEDUCTIONS HEALTH INSURANCE FUND OF WA	19/12/2016	1,255.65
LI 099 122	19720	PAYROLL DEDUCTIONS	19/12/2010	1,200.00
EF099423	23338	STEVE PORTELLI	19/12/2016	3,388.92
		MONTHLY COUNCILLOR ALLOWANCE		
EF099424	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	19/12/2016	567.62
EF099425	26696		19/12/2016	3,333.67
		CHILD CARE REIMBURSEMENT AND MONTHLY	19/12/2010	0,000.07
EF099426	26838		19/12/2016	1,650.00
<b>EE000407</b>	00007	CULTURAL COMPETENCY AND TRAINING	10/10/0016	
EF099427	99997	<b>VANDA MARTELLI</b> INSURANCE CLAIM 0759 - EX GRATIA PAYMENT	19/12/2016	880.00
EF099428	99997	JULIANA PRIMO	19/12/2016	4,654.00
		IN HOME CARE EDUCATOR WE 04/12/16 AND	17, 12, 2010	1,00 1100
EF099429	10006	A D COOTE & CO	23/12/2016	4,415.40
EF099430	10000	FLAGPOLES AAA PRODUCTION SERVICES	02/10/0016	10 005 07
Er099430	10009	AUDIO EQUIPMENT HIRE	23/12/2016	10,605.27
EF099431	10032		23/12/2016	46,732.90
		CONTROLLERS AND SIGNS		
EF099432			23/12/2016	3,637.79
EF099433		HYGIENE SERVICES/SUPPLIES ASLAB PTY LTD	23/12/2016	4,179.65
1000	1 1	ASPHALTING SERVICES/SUPPLIES	20/12/2010	1,175.00
EF099434	1 1	AUSTRALIA POST	23/12/2016	34,176.88
55000405	1 1	POSTAGE CHARGES		
EF099435		DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	23/12/2016	6,159.12
EF099436		BANANAS THE CLOWN	23/12/2016	480.00
	1 1	JUGGLING LESSONS		
EF099437	1 1	MACRI PARTNERS	23/12/2016	18,304.00
EF099438		AUDITING SERVICES BENARA NURSERIES	02/10/0016	110.00
EF099430		PLANTS	23/12/2016	110.00
EF099439	1	BIG W DISCOUNT STORES	23/12/2016	84.00
		VARIOUS SUPPLIES		
EF099440	1 1	BOC GASES	23/12/2016	132.46
EF099441		GAS SUPPLIES BOYA EQUIPMENT	23/12/2016	243.65
	1 1	EQUIPMENT SUPPLIES	23/12/2010	2+3.00
EF099442		BP AUSTRALIA LIMITED	23/12/2016	27,173.29
		DIESEL/PETROL SUPPLIES	00/10/10/10	
EF099443	1 1	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	23/12/2016	21,577.21
EF099444		BUNNINGS BUILDING SUPPLIES PTY LTD	23/12/2016	2,313.51
	1 1	HARDWARE SUPPLIES	_0, 12,2010	2,010.01
EF099445		BUNZL AUSTRALIA LTD	23/12/2016	2,733.03
		PAPER/PLASTIC/CLEANING SUPPLIES		

Cheque/	Accou	Account/Payee	Date	Value
EF099446	10277	CARRAMAR COASTAL NURSERY	23/12/2016	2,821.50
		PLANTS		
EF099447	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	23/12/2016	3,445.70
EF099448	10292	CHADSON ENGINEERING PTY LTD	23/12/2016	56.65
		MEDICAL SUPPLIES	, ,	
EF099449	10333	CJD EQUIPMENT PTY LTD	23/12/2016	8,313.60
EF099450	10346	HARDWARE SUPPLIES COATES HIRE OPERATIONS PTY LTD	23/12/2016	4,088.14
		EQUIPMENT HIRING SERVICES	20, 12, 2010	
EF099451	10348	COCA COLA AMATIL	23/12/2016	4,212.65
EF099452	10353	SOFT DRINK SUPPLIES COCKBURN CEMENT LTD	23/12/2016	1,033.56
		RATES REFUND	20/12/2010	1,000.00
EF099453	10359	COCKBURN PAINTING SERVICE	23/12/2016	2,695.00
EF099454	10360	PAINTING SUPPLIES/SERVICES COCKBURN PARTY HIRE	23/12/2016	251.50
E1099404	10300	HIRE OF PARTY EQUIPMENT	23/12/2010	231.30
EF099455	10386	COMMUNITY NEWSPAPER GROUP	23/12/2016	28,121.65
EF099456	10492	ADVERTISING SERVICES LANDGATE	02/10/0016	7 506 00
EF099430	10465	MAPPING/LAND TITLE SEARCHES	23/12/2016	7,506.92
EF099457	10526	E & MJ ROSHER PTY LTD	23/12/2016	5,146.95
EF099458	10590	MOWER PARTS FC COURIERS	00/10/0016	0.000.00
EF099438	10280	COURIERS COURIER SERVICES	23/12/2016	2,388.92
EF099459	10589	FINES ENFORCEMENT REGISTRY	23/12/2016	986.00
<b>EE000460</b>	10500	FINES ENFORCEMENT FEES	00/10/0016	1 112 001 001
EF099460	10590	DEPARTMENT OF FIRE AND EMERGENCY SER ESL LEVY & RELATED COSTS	23/12/2016	4,443,904.82
EF099461	10597	FLEXI STAFF PTY LTD	23/12/2016	31,057.17
55000460	10000	EMPLOYMENT SERVICES		
EF099462	10608	FORESHORE REHABILITATION & LANDSCAPIN FENCING/LANDSCAPING SERVICES	23/12/2016	2,926.00
EF099463	10611	FORPARK AUSTRALIA	23/12/2016	76,126.60
		PLAYGROUND EQUIPMENT		
EF099464		FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	23/12/2016	4,646.75
EF099465	1 1	COCKBURN GATEWAY SHOPPING CITY	23/12/2016	2,000.00
	1 1	PURCHASE OF GIFT VOUCHERS		
EF099466	1 1	GHD PTY LTD CONSULTANCY SERVICES	23/12/2016	19,102.11
EF099467		HEAVY AUTOMATICS PTY LTD	23/12/2016	1,699.50
		EQUIPMENT MAINTENANCE SERVICES		
EF099468		HECS FIRE FIRE SYSTEM MAINTENANCE	23/12/2016	27,925.37
EF099469		HOLTON CONNOR ARCHITECTS & PLANNERS	23/12/2016	23,379.40
		ARCHITECTURAL SERVICES		
EF099470		HORIZONS WEST BUS & COACHLINES	23/12/2016	1,105.50
EF099471	1	TRANSPORTATION SERVICES INST OF PUBLIC WORKS ENG AUST - WA	23/12/2016	990.00
	1 1	MEMBERSHIP FEES	20, 12, 2010	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
EF099472	1 1	IWF FENCING	23/12/2016	1,287.12
EF099473	1 1	FENCING REPAIRS/MAINTENANCE J F COVICH & CO PTY LTD	23/12/2016	88,530.77
	1 1	ELECTRICAL SERVICES	20/12/2010	00,000.77
EF099474	3 1	JANDAKOT ACCIDENT REPAIR CENTRE	23/12/2016	8,000.00
		PANEL BEATING SERVICES		

Cheque/	Accou	Account/Payee	Date	Value
EF099475	10791	JASMAN ENTERPRISES PTY LTD	23/12/2016	281.77
		HIGH PRESSURE CLEANING		
EF099476	10794	JASON SIGNMAKERS SIGNS	23/12/2016	310.20
EF099477	10814	JR & A HERSEY PTY LTD	23/12/2016	3,255.38
		SAFETY CLOTHING SUPPLIES	20/12/2010	0,200.00
EF099478	10878	ABNOTE AUSTRALASIA PTY LTD	23/12/2016	847.00
		PRINTING SERVICES		
EF099479	10879	LES MILLS AEROBICS	23/12/2016	1,160.02
EF099480	10883	INSTRUCTION/TRAINING SERVICES	02/10/0016	504.00
EF099480	10003	LIFTING SERVICES	23/12/2016	594.00
EF099481	10884		23/12/2016	25,476.41
		CONSULTANCY SERVICES	,,	,
EF099482	10888		23/12/2016	10,222.82
55000400		CATERING SERVICES		
EF099483	10913	BUCHER MUNICIPAL PTY LTD PURCHASE OF NEW PLANT / REPAIR SERVICES	23/12/2016	9,252.79
EF099484	10939	LINFOX ARMAGUARD	23/12/2016	807.71
	10,00	BANKING SECURITY SERVICES	20/12/2010	007.71
EF099485	10942	MCGEES PROPERTY	23/12/2016	2,200.00
		PROPERTY CONSULTANCY SERVICES		
EF099486	10944	MCLEODS	23/12/2016	34,836.45
EF099487	10073	LEGAL SERVICES <b>MIRCO BROS PTY LTD</b>	02/10/0016	84.00
Eroyytor	10975	FERTILISER SUPPLIES	23/12/2016	84.00
EF099488	10991	BEACON EQUIPMENT	23/12/2016	8,959.30
		MOWING EQUIPMENT		
EF099489	11026	NESTLE FOOD SERVICES	23/12/2016	412.80
<b>EE000400</b>	11000	CATERING SUPPLIES	00/10/00/0	
EF099490		NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	23/12/2016	1,518.35
EF099491		NEWCASTLE WEIGHING SERVICES PTY LTD	23/12/2016	19,829.15
		SOFTWARE SUPPORT	20/12/2010	19,029.10
EF099492	1 1	NORTHLAKE ELECTRICAL	23/12/2016	76,496.19
55000 400	1	ELECTRICAL SERVICES		
EF099493	1 1	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	23/12/2016	600.00
EF099494	1 1	VODAFONE HUTCHISON AUSTRALIA PTY LTD	23/12/2016	1,334.30
		PAGING SERVICES	20/12/2010	1,004.00
EF099495	11077	P & G BODY BUILDERS PTY LTD	23/12/2016	10,447.25
		PLANT BODY BUILDING SERVICES		
EF099496	1 3	FULTON HOGAN INDUSTRIES PTY LTD	23/12/2016	4,100.80
EF099497	1 .1	ROAD MAINTENANCE PMP PRINT PTY LTD	23/12/2016	3,380.61
		PRINTING SERVICES	23/12/2010	3,360.01
EF099498	1 1	ERIK POSTMUS	23/12/2016	1,100.00
		CONSULTANCY SERVICES - QUANTITY SURVEY	. ,	,
EF099499	4 1	PREMIUM BRAKE & CLUTCH SERVICE	23/12/2016	7,376.93
EF099500	1 1	BRAKE SERVICES	00/10/0016	11.000.07
EL033200		QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	23/12/2016	44,069.07
EF099501		QUICK CORPORATE AUSTRALIA PTY LTD	23/12/2016	7,727.74
	1 1	STATIONERY/CONSUMABLES	,, _010	.,
EF099502	11235	REINFORCED CONCRETE PIPES PTY LTD	23/12/2016	2,678.50
		CONCRETE PIPE SUPPLIES		
EF099503	1 1	RESEARCH SOLUTIONS PTY LTD	23/12/2016	8,060.10
		RESEARCH SERVICES		

Cheque/	Accou	Account/Payee	Date	Value
EF099504	11274	ROTTNEST EXPRESS	23/12/2016	1,078.50
		ENTERTAINMENT SERVICES		
EF099505	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA	23/12/2016	1,049.00
EF099506	11307	TRAINING SERVICES SATELLITE SECURITY SERVICES PTY LTD	23/12/2016	6,140.87
		SECURITY SERVICES	20,12,2010	0,110.07
EF099507	11308	SBA SUPPLIES	23/12/2016	2,473.01
EF099508	11311	HARDWARE SUPPLIES SCITECH DISCOVERY CENTRE	23/12/2016	345.00
LIUUUUU	11011	ENTERTAINMENT SERVICES	23/12/2010	343.00
EF099509	11331	SHAWMAC PTY LTD	23/12/2016	9,058.50
EF099510	11332	CONSULTANCY SERVICES - CIVIL	02/10/0016	150.00
EF033210	11332	SHEET METAL FABRICATORS SPEARWOOD METAL FABRICATION	23/12/2016	150.00
EF099511	11337	SHERIDANS FOR BADGES	23/12/2016	2,347.95
55000510		NAME BADGES & ENGRAVING		
EF099512	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	23/12/2016	1,445.94
EF099513	11373	SKIPPER TRUCK PARTS	23/12/2016	2,017.68
		SPARE PARTS & MAINTENANCE SERVICES		
EF099514	11375	SLATER-GARTRELL SPORTS SPORT SUPPLIES	23/12/2016	540.10
EF099515	11387	BIBRA LAKE SOILS	23/12/2016	9,511.00
		SOIL & LIMESTONE SUPPLIES		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
EF099516	11425	SOUTHERN METROPOLITAN REGIONAL COUNC	23/12/2016	839,113.57
EF099517	11459	WASTE DISPOSAL GATE FEES SPEARWOOD VETERINARY HOSPITAL	23/12/2016	2,110.00
	11105	VETERINARY SERVICES	20/12/2010	2,110.00
EF099518	11463	SPECTRUM CABINETS	23/12/2016	6,281.00
EF099519	11460	CABINET SUPPLIES SPORTS TURF TECHNOLOGY	02/10/0016	6 171 00
EI 099019	11409	TURF CONSULTANCY SERVICES	23/12/2016	6,171.00
EF099520		SPORTSWORLD OF WA	23/12/2016	937.20
EF099521		SPORT SUPPLIES	00/10/0016	1 005 20
EF099521		<b>ST JOHN AMBULANCE AUST WA OPERATIONS</b> FIRST AID COURSES	23/12/2016	1,095.30
EF099522		SUNNY INDUSTRIAL BRUSHWARE PTY LTD	23/12/2016	1,790.80
DD000500		BRUSH/ROAD BROOM SUPPLIES		
EF099523		T FAULKNER & CO INSTALLATIONS/SUPPLY OF HAND RAILS	23/12/2016	5,104.00
EF099524		THE WESTERN AUST DEAF SOCIETY INC	23/12/2016	1,425.60
		INTERPRETING SERVICES		
EF099525		TOTAL EDEN PTY LTD RETICULATION SUPPLIES	23/12/2016	64,723.62
EF099526		TRAILER PARTS PTY LTD	23/12/2016	78.76
		TRAILER PARTS		
EF099527	1	TREE WATERING SERVICES	23/12/2016	53,552.00
EF099528		TREE WATERING SERVICES TRISLEYS HYDRAULIC SERVICES PTY LTD	23/12/2016	819.50
		POOL EQUIPMENT/REPAIRS	20,12,2010	019.00
EF099529		TURFMASTER FACILITY MANAGEMENT	23/12/2016	80,893.62
EF099530		TURFING SERVICES VAT MAN-FAT FILTERING SYSTEMS	23/12/2016	631.50
		FILTER CLEANING SERVICES	20/12/2010	031.00
EF099531		VERNON DESIGN GROUP	23/12/2016	281.60
EF099532	4	ARCHITECTURAL SERVICES VIBRA INDUSTRIA	23/12/2016	487.30
2100002	1	FILTER SUPPLIES	20/12/2010	07.50

	Accou	Account/Payee	Date	Value
EF099533	11708	VITAL PACKAGING PTY LTD	23/12/2016	2,350.70
		PACKAGING SUPPLIES		
EF099534	11715	WA BLUEMETAL ROADBASE SUPPLIES	23/12/2016	9,003.94
EF099535	11722		23/12/2016	191,399.23
2100000	11122	PURCHASE OF NEW TRUCKS / MAINTENANCE	20/12/2010	191,099.20
EF099536	11726	WA LIMESTONE	23/12/2016	9,365.65
EEOOOE27	11700	LIMESTONE SUPPLIES		
EF099537	11738	WA RANGERS ASSOCIATION INC CONFERENCES/SEMINARS	23/12/2016	89.50
EF099538	11749	WARRENS EARTHMOVING CONTRACTORS	23/12/2016	4,708.00
		EARTHMOVING SERVICES		
EF099539	11773	WESFARMERS LANDMARK LIMITED	23/12/2016	1,154.78
EF099540	11786	CHEMICAL SUPPLIES WESTCARE INDUSTRIES	23/12/2016	766.70
E1099340	11700	STATIONERY/SAFETY VESTS	23/12/2010	700.70
EF099541	11787	DEPT OF TRANSPORT	23/12/2016	251.60
		VEHICLE SEARCH FEES		
EF099542	11789	WALGA ADVERTISING/TRAINING SERVICES	23/12/2016	1,803.90
EF099543	11793	WESTERN IRRIGATION PTY LTD	23/12/2016	20,316.45
	11,50	IRRIGATION SERVICES/SUPPLIES	20/12/2010	20,010.10
EF099544	11806	WESTRAC PTY LTD	23/12/2016	1,999.42
	11000	REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	00/10/0016	1.665.40
EF099545	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	23/12/2016	1,665.42
EF099546	11873	WATTLEUP TRACTORS	23/12/2016	1,228.05
		HARDWARE SUPPLIES	. ,	·
EF099547		COBEY MAINTENANCE SERVICES	23/12/2016	9,460.00
EF099548		TURF MANAGEMENT IVO GRUBELICH	23/12/2016	6,039.00
LI 099010		BUS HIRE	20/12/2010	0,039.00
EF099549	12153	HAYS PERSONNEL SERVICES PTY LTD	23/12/2016	15,655.46
FEOOLEO	10170	EMPLOYMENT SERVICES	00/10/0016	
EF099550		CHALLENGE CHEMICALS AUSTRALIA CHEMICAL SUPPLIES	23/12/2016	203.61
EF099551	1	SAGE CONSULTING ENGINEERS P/L	23/12/2016	15,125.00
		CONSULTANCY SERVICES - LIGHTING		
EF099552	1 1	CIVICA PTY LTD	23/12/2016	8,129.90
EF099553	1 1	SOFTWARE SUPPORT/LICENCE FEES MP ROGERS & ASSOCIATES PTY LTD	23/12/2016	2,194.72
21055000		CONSULTANCY SERVICES - MARINE	20/12/2010	2,101.12
EF099554	1 1	KITE KINETICS	23/12/2016	770.00
EF099555	1 1	ENTERTAINMENT SERVICES ELLENBY TREE FARM	00/10/0016	10, 100, 00
FL033222	1	PLANT SUPPLIES	23/12/2016	12,430.00
EF099556	1 1	SOUTHERN METRO REGIONAL COUNCIL - LOAI	23/12/2016	378,999.44
	1 1	LOAN REPAYMENT		
EF099557		AUSTRALIAN INSTITUTE OF MANAGEMENT	23/12/2016	580.00
EF099558	1 1	TRAINING SERVICES ISENTIA PTY LIMITED	23/12/2016	3,909.42
	1 1	MEDIA MONITORING SERVICES	20/12/2010	0,909.12
EF099559	4 1	ALLFLOW INDUSTRIAL	23/12/2016	457.55
EF099560	1 1	WASTE DISPOSAL SERVICES	02/10/0016	
FL033200	1 1	PLAYRIGHT AUSTRALIA PTY LTD INSPECTION SERVICES - PLAYGROUNDS	23/12/2016	5,940.00
EF099561		BORAL ASPHALT WA	23/12/2016	352,436.90
		SUPPLY OF ASPHALT		,

EF099563 13 EF099564 13 EF099565 13 EF099566 13 EF099567 13 EF099568 13 EF099569 13 EF099569 13	3102 3111 3393 3563 3582 3779 3825 3860	CLEANDUSTRIAL SERVICES PTY LTD CLEANING SERVICES MICHAEL PAGE INTERNATIONAL EMPLOYMENT SERVICES OCE-AUSTRALIA LIMITED COPIERS/PRINTERS SOUTH WEST GROUP CONTRIBUTIONS GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD LEGAL SERVICES	23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016	2,122.08 176.96 57,750.00 28,181.40
EF099564 13 EF099565 13 EF099566 13 EF099567 13 EF099568 13 EF099569 13 EF099569 13	<ul> <li>3102</li> <li>3111</li> <li>3393</li> <li>3563</li> <li>3582</li> <li>3779</li> <li>3825</li> <li>3860</li> </ul>	MICHAEL PAGE INTERNATIONAL EMPLOYMENT SERVICES OCE-AUSTRALIA LIMITED COPIERS/PRINTERS SOUTH WEST GROUP CONTRIBUTIONS GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016	2,122.08 176.96 57,750.00 28,181.40 2,194.50
EF099564 13 EF099565 13 EF099566 13 EF099567 13 EF099568 13 EF099569 13 EF099569 13	<ul> <li>3111</li> <li>3393</li> <li>3563</li> <li>3582</li> <li>3779</li> <li>3825</li> <li>3860</li> </ul>	EMPLOYMENT SERVICES OCE-AUSTRALIA LIMITED COPIERS/PRINTERS SOUTH WEST GROUP CONTRIBUTIONS GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016	176.96 57,750.00 28,181.40 2,194.50
EF099565 13 EF099566 13 EF099567 13 EF099568 13 EF099569 13 EF099570 13	3111 3393 3563 3582 3779 3825 3860	OCE-AUSTRALIA LIMITED COPIERS/PRINTERS SOUTH WEST GROUP CONTRIBUTIONS GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016 23/12/2016 23/12/2016	57,750.00 28,181.40 2,194.50
EF099565 13 EF099566 13 EF099567 13 EF099568 13 EF099569 13 EF099570 13	3393 3563 3582 3779 3825 3860	COPIERS/PRINTERS SOUTH WEST GROUP CONTRIBUTIONS GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016 23/12/2016 23/12/2016	57,750.00 28,181.40 2,194.50
EF099566 13 EF099567 13 EF099568 13 EF099569 13 EF099570 13	3563 3582 3779 3825 3860	CONTRIBUTIONS GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016 23/12/2016	28,181.40 2,194.50
EF099567 13 EF099568 13 EF099569 13 EF099570 13	3563 3582 3779 3825 3860	GREEN SKILLS INC EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016	2,194.50
EF099567 13 EF099568 13 EF099569 13 EF099570 13	3582 3779 3825 3860	EMPLOYMENT SERVICES DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016 23/12/2016	2,194.50
EF099568 13 EF099569 13 EF099570 13	3582 3779 3825 3860	DBS FENCING FENCING SERVICES PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD	23/12/2016	
EF099569 13 EF099570 13	3779 3825 3860	PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD		165.00
EF099569 13 EF099570 13	3825 3860	ENGINEERING CONSULTANCY SERVICES JACKSON MCDONALD		165.00
EF099570 13	3825 3860	JACKSON MCDONALD	23/12/2016	
EF099570 13	3860 i		,,	21,844.75
	1			
EE000571 10		KRS CONTRACTING	23/12/2016	1,533.00
	1	WASTE COLLECTION SERVICES WHARINGTON INTERNATIONAL	23/12/2016	5,885.00
		BINS PURCHASE	23/12/2010	5,665.00
EF099572 13	1	HIND'S TRANSPORT SERVICES	23/12/2016	2,947.29
EE000572 14		TRANSPORT SERVICES	00/10/0016	
EF099573 14		WARP GROUP PTY LTD ROAD CONSTRUCTION MATERIALS	23/12/2016	3,557.46
EF099574 14		INSTITUTE OF ACCESS TRAINING AUSTRALIA	23/12/2016	88.50
	1	TRAINING SEMINAR		
EF099575 14		BBC ENTERTAINMENT ENTERTAINMENT SERVICES	23/12/2016	2,420.00
EF099576 14		BAILEYS FERTILISERS	23/12/2016	34,484.67
	[]	FERTILISER SUPPLIES	,,	
EF099577 14		BIDVEST (WA)	23/12/2016	1,193.20
EF099578 14		FOOD/CATERING SUPPLIES AUSTREND INTERNATIONAL PTY LTD	23/12/2016	5,430.73
	1	ALUMINIUM SUPPLIES	20/12/2010	0,400.70
EF099579 14	1	APPEALING SIGNS	23/12/2016	1,393.15
EF099580 14		SIGNS ANGLICARE WA	02/10/0016	1 050 01
EF099580 14	1	IRAINING SERVICES	23/12/2016	1,259.01
EF099581 15		GILBARCO	23/12/2016	836.98
		EQUIPMENT REPAIRS		
EF099582 15		PLE COMPUTERS PTY LTD PLE CORPORATE IT COMPUTER HARDWARE	23/12/2016	436.00
EF099583 15		GREENWAY ENTERPRISES	23/12/2016	1,973.01
	1	HARDWARE SUPPLIES		
EF099584 15		JANDAKOT NEWS NEWSPAPER SUPPLIERS	23/12/2016	128.80
EF099585 15		ADASOUND PUBLIC ADDRESS	23/12/2016	1,400.00
	F	PA REPAIRS		1,100100
EF099586 15		NATURAL AREA HOLDINGS PTY LTD	23/12/2016	6,496.33
EF099587 15		WEED SPRAYING CATALYSE PTY LTD	23/12/2016	550.00
	1	CONSULTANCY SERVICES	20/12/2010	330.00
EF099588 15	5678 <b>A</b>	A2Z PEST CONTROL THE TRUSTEE FOR CALD	23/12/2016	1,994.00
FEADOFRA		PEST CONTROL	02/12/0016	100.70
EF099589 15'	1	VESTERN AUSTRALIA POLICE SERVICE	23/12/2016	193.70
EF099590 15		CARDNO (WA) PTY LTD	23/12/2016	7,667.00
		CONSULTANCY SERVICES - ENGINEERING		

Cheque/	Accou	Account/Payee	Date	Value
EF099591	16064	CMS ENGINEERING PTY LTD	23/12/2016	16,480.41
		AIRCONDITIONING SERVICES		
EF099592	16107	WREN OIL	23/12/2016	16.50
FF000502	10000	WASTE DISPOSAL SERVICES		
EF099593	16396	MAYDAY EARTHMOVING ROAD CONSTRUCTION MACHINE HIRE	23/12/2016	48,332.48
EF099594	16704	ACCIDENTAL FIRST AID SUPPLIES - PERTH SO	23/12/2016	1,782.81
	10.01	MEDICAL SUPPLIES	20/12/2010	1,702.01
EF099595	16894	TREBLEX INDUSTRIAL PTY LTD	23/12/2016	1,282.60
		CHEMICALS - AUTOMOTIVE		
EF099596	16985		23/12/2016	15,766.08
EF099597	16997	CONCRETE SUPPLIES AUS SECURE	23/12/2016	300.00
	10557	SECURITY SERVICES/PRODUCTS	25/12/2010	500.00
EF099598	17097	VALUE TISSUE	23/12/2016	341.00
		PAPER PRODUCTS		
EF099599	17279	AUSSIE COOL SHADES	23/12/2016	45,153.90
EF099600	17471	SHADE SAILS & AWNINGS PIRTEK (FREMANTLE) PTY LTD	02/10/0016	1 070 41
E1099000		HOSES & FITTINGS	23/12/2016	1,270.41
EF099601	17555	ALLEASING PTY LTD	23/12/2016	84,803.38
*		LEASE REPAYMENTS	. ,	,
EF099602	17600	ERECTIONS (WA)	23/12/2016	1,864.50
EF099603	17609	GUARD RAILS NU-TRAC RURAL CONTRACTING	02/10/0016	11.005.00
EF033003	17008	BEACH CLEANING/FIREBREAK	23/12/2016	11,965.00
EF099604	17798	WESTERN DIAGNOSTIC PATHOLOGY	23/12/2016	562.98
		ANALYTICAL SERVICES	, ,	
EF099605		RED SAND SUPPLIES PTY LTD	23/12/2016	660.00
FFOODCOC		MACHINERY HIRE	00/10/0016	
EF099606		MRS MAC'S FOOD SUPPLIES	23/12/2016	910.48
EF099607	1 1	DELL AUSTRALIA PTY LTD	23/12/2016	1,696.64
	1 1	COMPUTER HARDWARE		1,00010
EF099608	1 1	NATSYNC ENVIRONMENTAL	23/12/2016	2,309.50
<b>DECOCCO</b>		PEST CONTROL		
EF099609		<b>LASSO KIP PTY LTD</b> ADVERTISING	23/12/2016	678.00
EF099610		AUSTRACLEAR LIMITED	23/12/2016	891.94
		INVESTMENT SERVICES	20/12/2010	0,1.9
EF099611	1 1	HEYDER & SHEARS EXCLUSIVE CATERERS	23/12/2016	24,988.50
		CATERING SERVICES		
EF099612		JOHN TURNER BRICK LAYING SERVICES	23/12/2016	12,365.00
EF099613		FRIENDS OF THE COMMUNITY INC.	23/12/2016	6,019.00
		DONATION	20/12/2010	0,019.00
EF099614		PERTH REGION NRM INC	23/12/2016	5,500.00
PP000615		NATURAL RESOURCE MGT SERVICES		
EF099615		UNILEVER AUSTRALIA LTD BEVERAGES	23/12/2016	900.95
EF099616		MARILYN HOPKINS	23/12/2016	440.00
		LEGAL SERVICES	20/12/2010	110.00
EF099617	18695	MYAREE CRANE HIRE	23/12/2016	1,430.00
		CRANE HIRE		
EF099618		OCCMEDIC MEDICAL SERVICES	23/12/2016	180.00
EF099619		DOWN TO EARTH TRAINING & ASSESSING	23/12/2016	5,430.00
		TRAINING SERVICES	20, 12, 2010	0,100.00

Cheque/	Accou	Account/Payee	Date	Value
EF099620	18801		23/12/2016	600.00
		BIN HIRE - SKIP BINS		
EF099621	18960	RESULTS SALES PROMOTION SALES PROMOTION	23/12/2016	2,249.00
EF099622	18962		23/12/2016	5,959.43
		CATERING SUPPLIES	,,,	
EF099623	19093		23/12/2016	1,000.00
EF099624	19097	ENTERTAINMENT SERVICES AFFAIR WITH FLAIR	23/12/2016	1,349.70
		HIRE OF PARTY DECORATIONS	20,12,2010	1,049.70
EF099625	19107	FOREVER SHINING	23/12/2016	18,292.50
EF099626	19288	MONUMENT ROTARY CLUB OF COCKBURN INC	23/12/2016	5,000.00
11099020	19200	DONATION	23/12/2010	5,000.00
EF099627	19293	SPRAYLINE SPRAYING EQUIPMENT	23/12/2016	324.28
EF099628	19436	SPRAYING EQUIPMENT	00/10/0016	1 050 00
EF099028	19430	WHITCHURCH REFRIGERATION & AIRCONDITI AIR CONDITIONING SERVICES	23/12/2016	1,059.82
EF099629	19502		23/12/2016	8,134.50
D D D D D D D D D D D D D D D D D D D	10505	ENGINEERING CONSULTANCY SERVICES		
EF099630	19505	ADVANCED WINDOW SHUTTERS WINDOW SHUTTERS	23/12/2016	1,500.00
EF099631	19533		23/12/2016	3,614.03
		GROCERIES		-,
EF099632	19541	TURF CARE WA PTY LTD	23/12/2016	2,596.00
EF099633	19657	TURF SERVICES BIGMATE MONITORING SERVICES PTY LTD	23/12/2016	1,978.90
	15001	COMPUTER HARDWARE/SOFTWARE	20/12/2010	1,970.90
EF099634	19718	SIFTING SANDS	23/12/2016	2,982.19
EF099635	19776	CLEANING SERVICES - SAND JOSH BYRNE & ASSOCIATES	02/10/0016	4 001 40
EI-099033	19770	ENVIRONMENTAL CONSULTANT	23/12/2016	4,921.43
EF099636	19847	PFD FOOD SERVICES PTY LTD	23/12/2016	2,863.10
EF099637	10050	CATERING SERVICES	00 (10 (001)	
EF099637		WESTERN TREE RECYCLERS SHREDDING SERVICES	23/12/2016	1,681.47
EF099638	1	ECHELON AUSTRALIA PTY LTD	23/12/2016	4,026.00
		INSURANCE SERVICES		
EF099639	1	FINGER FOOD CATERING CATERING SERVICES	23/12/2016	376.00
EF099640		AUST WEST AUTO ELECTRICAL P/L	23/12/2016	24,800.80
		AUTO ELECTRICAL SERVICES		
EF099641		DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	23/12/2016	18,143.36
EF099642	1 1	POWERVAC	23/12/2016	743.00
		CLEANING EQUIPMENT		1 10.00
EF099643	1 1	RIVERJET P/L	23/12/2016	23,017.50
EF099644		EDUCTING-CLEANING SERVICES GARRARDS PTY LTD	23/12/2016	227.70
	1	INSECTICIDES / PESTICIDES	23/12/2010	227.70
EF099645		A1 CARPET, TILE & GROUT CLEANING	23/12/2016	275.00
EF099646		CLEANING SERVICES - TILES/CARPET	02/10/0016	2 000 001
EL022040		BLADE SKATE SPORTING EQUIPMENT	23/12/2016	3,000.00
EF099647	20763	JECODA CONCRETE	23/12/2016	8,283.00
	1 1	CONCRETE SUPPLY		
EF099648		PRESTIGE CATERING CATERING SERVICES	23/12/2016	21,234.00

Cheque/	Accou	Account/Payee	Date	Value
EF099649	21005	BRAIN TEASERS OZ PTY LTD	23/12/2016	132.00
DDDDDDCCCO		EDUCATIONAL PRODUCTS		
EF099650	21010	REDMAN SOLUTIONS PTY LTD COMPUTER SOFTWARE	23/12/2016	28,603.30
EF099651	21120	SHOREWATER MARINE PTY LTD	23/12/2016	5,998.75
		MARINE CONSTRUCTION SERVICES		
EF099652	21127	JOANNA AYCKBOURN (VOICES IN SINC) INSTRUCTION - SINGING	23/12/2016	900.00
EF099653	21287	T.J.DEPIAZZI &SONS	23/12/2016	14,378.38
		SOIL & MULCH SUPPLIES	00/10/0016	1 50 4 00
EF099654	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	23/12/2016	1,584.00
EF099655	21294	CAT HAVEN	23/12/2016	1,166.00
DDDDDDCFC	01071	ANIMAL SERVICES	00,110,100,16	
EF099656	21371	LD TOTAL SANPOINT PTY LTD LANDSCAPING WORKS/SERVICES	23/12/2016	84,588.94
EF099657	21627	MANHEIM PTY LTD	23/12/2016	4,287.80
DESSE		IMPOUNDED VEHICLES		
EF099658	21664	<b>ACT INDUSTRIAL PTY LTD</b> SKIP BINS - MANUFACTURE	23/12/2016	5,412.00
EF099659	21665	MMJ REAL ESTATE (WA) PTY LTD	23/12/2016	10,657.34
<b>D</b> DOOCCO	01607	PROPERTY MANAGEMENT SERVICES		
EF099660	21697	ICT EXPRESS PTY LTD CONSULTANCY SERVICES - IT	23/12/2016	12,067.00
EF099661	21744	JB HI FI - COMMERCIAL	23/12/2016	6,789.00
DDOOOCCO	01015	ELECTRONIC EQUIPMENT	00/10/0016	
EF099662	21815	CIVIL SURVEY SOLUTIONS CONSULTANCY - SURVEYING	23/12/2016	434.77
EF099663	21915	ECOWATER SERVICES PTY LTD	23/12/2016	405.70
EF099664	21946	MAINTENANCE SERVICES - WASTE SYSTEMS RYAN'S QUALITY MEATS	00/10/0016	2 722 60
EF099004	21940	MEAT SUPPLIES	23/12/2016	3,738.62
EF099665	22106	INTELIFE GROUP	23/12/2016	6,274.62
EF099666	22110	SERVICES - DAIP BINDI BINDI DREAMING MARISSA VERMA	23/12/2016	660.00
EF099000	22119	CONSULT - ABORIGINAL EDUCATION/ENT	23/12/2010	000.00
EF099667	1	ASPHALT SURFACES PTY LTD	23/12/2016	144.98
EF099668		ASPHALTING SERVICES MACQUARIE EQUIPMENT RENTALS PTY LTD	23/12/2016	6,717.50
	22002	LEASE RENTAL	20/12/2010	0,717.00
EF099669	22400	FIRE & SAFETY WA PTY LTD	23/12/2016	376.20
EF099670	22414	FIRE SAFETY EQUIPMENT REDEGROUP AUSTRALIAN PLASTIC CARD COM	23/12/2016	3,810.40
		PLASTIC MEMBERSHIP CARDS	, ,	
EF099671	1 1	CAKES WEST PTY LTD CATERING	23/12/2016	130.89
EF099672	1 1	JOHNNY'S TILING	23/12/2016	120.00
	1 1	TILING SERVICES		
EF099673	1 1	BROWNES FOOD OPERATIONS CATERING SUPPLIES	23/12/2016	1,678.40
EF099674		SONIC HEALTH PLUS PTY LTD	23/12/2016	2,796.75
REOOOG75		MEDICAL SERVICES	00/10/0016	20.156.70
EF099675	1 1	LANDMARK PRODUCTS LIMITED LANDSCAPE INFRASTRUCTURE	23/12/2016	39,156.70
EF099676	22624	AUSSIE EARTHWORKS PTY LTD	23/12/2016	166,139.34
EF099677	1 1	EARTHWORKS SHATISH CHAUHAN	23/12/2016	765.00
11088011	1 1	TRAINING SERVICES - YOGA	23/12/2010	705.00

Cheque/	Accou	Account/Payee	Date	Value
EF099678	22651	SPRAYMASTER SPRAY SHOP	23/12/2016	7,383.93
EF099679	00601	SPAYING EQUIPMENT	00/10/0016	1.000.00
EF099679	22681	ABBEY BLINDS PTY LTD BLINDS	23/12/2016	1,296.90
EF099680	22682	BEAVER TREE SERVICES PTY LTD	23/12/2016	46,230.31
EF099681	22805	TREE PRUNING SERVICES COVS PARTS PTY LTD	23/12/2016	3,299.10
LI 099001	22000	MOTOR PARTS	20/12/2010	3,299.10
EF099682	22806	<b>PUMA ENERGY (AUSTRALIA) FUELS PTY LTD</b> FUEL SUPPLIES	23/12/2016	94,000.78
EF099683	22859	TOP OF THE LADDER GUTTER CLEANING	23/12/2016	220.00
DD000C04		GUTTER CLEANING SERVICES		
EF099684	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	23/12/2016	614.40
EF099685	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.A	23/12/2016	372.27
EF099686	23034	ENVELOPES DOUGLAS PARTNERS PTY LTD	23/12/2016	2,805.00
EI 099000	23034	CONSULTANCY SERVICES - GEO TECHNICAL	23/12/2010	2,805.00
EF099687	23213	SPOTLESS FACILITY SERVICES PTY LTD (LAUN	23/12/2016	306.68
EF099688	23215	LAUNDRY SERVICES <b>MELVILLE MAZDA</b>	23/12/2016	513.45
		PURCHASE OF NEW VEHICLES		
EF099689	23253	KOTT GUNNING LEGAL SERVICES	23/12/2016	19,238.43
EF099690	23332	WRIGHTS HEAVY RECOVERY	23/12/2016	550.00
EE000C01	00040	TOWING SERVICES	00/10/0016	700.00
EF099691	23348	<b>ZUMBA WITH HONEY</b> FITNESS CLASSES	23/12/2016	792.00
EF099692		COCKBURN GP SUPER CLINIC LIMITED T/A CO	23/12/2016	228.92
EF099693		LEASING FEES TOTALLY WORK WEAR FREMANTLE	23/12/2016	9,462.61
		CLOTHING - UNIFORMS	20/12/2010	9,102.01
EF099694	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	23/12/2016	50,111.35
EF099695	23579	DAIMLER TRUCKS PERTH	23/12/2016	670.00
55000000		PURCHASE OF NEW TRUCK		
EF099696		BIRDLIFE AUSTRALIA DONATIONS	23/12/2016	660.00
EF099697	23671	URBAN MODELLING SOLUTIONS	23/12/2016	6,336.00
EF099698	1 1	TRAFFIC DESIGN ASTRO SYNTHETIC TURF PTY LTD	23/12/2016	495.00
		SITE INSPECTIONS	20/12/2010	-790.00
EF099699	1 1	VANGUARD PRESS PRINTING SERVICES	23/12/2016	23,144.00
EF099700		JCB CONSTRUCTION EQUIPMENT AUSTRALIA	23/12/2016	108.90
77000701	1 1	PLANT/MACHINERY		
EF099701	1 1	FRATELLE GROUP PTY LTD ARCHITECTUAL SERVICES	23/12/2016	36,817.00
EF099702	23872	ASB MARKETING PTY LTD	23/12/2016	592.02
EF099703	1 1	PROMOTIONAL PRODUCTS FIND WISE LOCATION SERVICES	23/12/2016	7,775.90
E1099100	1 1	LOCATING SERVICES - UNDERGROUND	23/12/2010	7,773.90
EF099704	1 1	MASTEC AUSTRALIA PTY LTD	23/12/2016	4,950.00
EF099705	1 1	PURCHASE OF NEW BINS WELLARD GLASS	23/12/2016	1,395.00
		GLASS REPAIR SERVICES		
EF099706	1 1	ECO LOGICAL AUSTRALIA PTY LTD MAPPING SERVICES	23/12/2016	14,370.95

Cheque/	Accou	Account/Payee	Date	Value
EF099707	24298	TANKS FOR HIRE	23/12/2016	574.20
		EQUIPMENT HIRE		
EF099708	24430	DOCTOR HOME CAR DOCTOR CARE	23/12/2016	750.00
EF099709	24432	TERRA WINES PTY LTD	23/12/2016	1,970.48
		LIQUOR SUPPLIES		
EF099710	24506	AMARANTI'S PERSONAL TRAINING PERSONAL TRAINING SERVICES	23/12/2016	300.00
EF099711	24508	REBECCA FLANAGAN	23/12/2016	600.00
EE000710	04504	EDUCATIONAL MUSICAL LESSONS	00/10/0016	
EF099712	24524	<b>CALO HEALTH</b> HEARTMOVE CLASSES	23/12/2016	3,095.00
EF099713	24527	AUSTRALIAN ASSOCIATION FOR ENVIRONMEN	23/12/2016	30.00
EE000714	24595	COURSE REGISTRATION	00/10/0016	601 50
EF099714	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY I PHOTOGRAPHY SERVICES	23/12/2016	621.50
EF099715	24599	POOLWERX SPEARWOOD	23/12/2016	1,625.95
DEDO00716	04655	ANALYTICAL SERVICES	00/10/0016	7 100 00
EF099716	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	23/12/2016	7,133.00
EF099717	24724	QUALITY MARINE COATING SYSTEMS P/L	23/12/2016	3,720.00
EE000718	0.4726	CLEANING SERVICES - ROAD SURFACES	00/10/0016	
EF099718	24736	ZENIEN CCTV CAMERA LICENCES	23/12/2016	93,335.06
EF099719	24748	PEARMANS ELECTRICAL & MECHANICAL SERV	23/12/2016	81,886.58
EF099720	04916	ELECTRICAL SERVICES CONSOLIDATED TRAINING SERVICES	00/10/0016	
EF099720	1	TRAINING SERVICES	23/12/2016	5,650.00
EF099721	24945	NS PROJECTS PTY LTD	23/12/2016	59,015.00
EF099722		PROJECT MANAGEMENT SERVICES BITUMEN SURFACING THE TRUSTEE FOR COM	23/12/2016	6,185.96
E1099722		BITUMEN SURFACING THE TRUSTEE FOR COM BITUMEN SUPPLIES	23/12/2010	0,103.90
EF099723	1 1	PERTH TEMPORARY AIRBRUSH TATTOOS	23/12/2016	300.00
EF099724	1 1	ENTERTAINMENT SERVICES SCOTT PRINT	23/12/2016	2,779.70
LI 099721	1 1	PRINTING SERVICES	23/12/2010	2,119.10
EF099725		SNAP PRINTING - COCKBURN CENTRAL	23/12/2016	1,936.65
EF099726	1 1	PRINTING SERVICES DFP RECRUTIMENT SERVICES	23/12/2016	8,566.97
		EMPLOYMENT SERVICES		0,000.97
EF099727	1 1	SUPERIOR PAK PTY LTD VEHICLE MAINTENANCE	23/12/2016	505.95
EF099728	1 1	FREMANTLE MOBILE WELDING	23/12/2016	2,932.60
		WELDING SERVICES		
EF099729	1	FIIG INVESTMENT MANAGEMENT SERVICES	23/12/2016	2,750.00
EF099730		INVESTMENT MANAGEMENT SERVICES	23/12/2016	4,083.20
		BILLBOARDS		-
EF099731	1 1	SPORT AND RECRE SPORTS SURFACES	23/12/2016	17,553.25
EF099732	1 1	SANDOVER PINDER ARCHITECTS	23/12/2016	45,761.15
		ARCHITECTURAL SERVICES		
EF099733		ACURIX NETWORKS PTY LTD WIFI ACCESS SERVICE	23/12/2016	3,231.80
EF099734		SNAKE R&R TRAIN	23/12/2016	3,080.00
		TRAINING SERVICES		
EF099735		JANDAKOT STOCK & PET SUPPLIES PET SUPPLIES	23/12/2016	420.35

Cheque/	Accou	Account/Payee	Date	Value
EF099736	25418	CS LEGAL	23/12/2016	30,799.40
		LEGAL SERVICES	//	,
EF099737	25539	CALIBRE CONSULTING (MELB) PTY LTD	23/12/2016	5,264.88
EF099738	25540	CONSULTANCY SERVICES JOHN MASSEY GROUP PTY LTD	02/10/0016	1 405 00
EF099738	23340	BUILDING SURVEYING SERVICES	23/12/2016	1,485.00
EF099739	25644	DYMOCKS GARDEN CITY	23/12/2016	359.76
		PURCHASE OF BOOKS		
EF099740	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC	23/12/2016	1,000.00
EF099741	25713	WELCOME TO THE COUNTRY PERFORMANCES DISCUS ON DEMAND THE TRUSTEE FOR DISCU	23/12/2016	2,555.36
	20710	PRINTING SERVICES	25/12/2010	2,000.00
EF099742	25733	MIRACLE RECREATION EQUIPMENT	23/12/2016	10,664.50
	0.5010	PLAYGROUND INSTALLATION / REPAIRS		
EF099743	25813	<b>LGCONNECT PTY LTD</b> DEVELOPMENT CONSULTANCY	23/12/2016	7,920.00
EF099744	25822	FIT2WORK.COM.AU MERCURY SEARCH AND SI	23/12/2016	38.39
		EMPLOYEE CHECK	20,12,2010	00.07
EF099745	25832	EXTERIA	23/12/2016	14,029.40
EF099746	25940	STREET AND PARK INFRASTRUCTURE <b>LEAF BEAN MACHINE</b>	02/10/0016	1 000 00
EF099740	25940	COFFEE BEAN SUPPLY	23/12/2016	1,200.00
EF099747	26020	GRANT ELEVATORS	23/12/2016	858.00
		LIFT MAINTENANCE	, ,	
EF099748	26029		23/12/2016	7,249.00
EF099749	26067	SWEEPING SERVICES SPRAYKING WA PTY LTD	23/12/2016	37,416.92
	20007	CHEMICAL WEED CONTROL SERVICES	20/12/2010	57,410.92
EF099750	26090	FREMANTLE MILK DISTRIBUTORS	23/12/2016	199.10
	06110	MILK DISTRIBUTORS		
EF099751	26110	DASH CIVIL CONTRACTING CONCRETING SERVICES	23/12/2016	64,845.01
EF099752	26112	BROOKE BOBRIDGE	23/12/2016	360.00
		GRAPHIC DESIGN SERVICES	,,	
EF099753	26113	BENJ BERNAL MUSIC	23/12/2016	550.00
EF099754	26114	ENTERTAINMENT SERVICES GRACE RECORDS MANAGEMENT	23/12/2016	2,896.17
EF099704	1	RECORDS MANAGEMENT SERVICES	23/12/2010	2,890.17
EF099755		SAMANTHA HUGHES	23/12/2016	300.00
		ENTERTAINMENT SERVICES		
EF099756	26160	CORROSION CONTROL ENGINEERING (WA) PTY CONSULTANCY SERVICES	23/12/2016	2,243.73
EF099757	26173	SOUTHSIDE PLUMBING	23/12/2016	2,228.61
	1 1	PLUMBING SERVICES	20,12,2010	2,220.01
EF099758	1 1	AMCOM PTY LTD	23/12/2016	9,418.49
		INTERNET/DATA SERVICES	02/10/0016	075 00
EF099759	1	HEALING INDIA GLASS AND GIFTWARES FACILITATION SERVICES - WORKSHOPS	23/12/2016	275.00
EF099760	1 1	CREATE IT	23/12/2016	913.00
	1 1	TIME LAPSE CAMERA	-	
EF099761		PAPERBARK TECHNOLOGIES	23/12/2016	1,015.00
EF099762	1 1	ARBORICULTURAL CONSULTANCY SERVICES	23/12/2016	2,200.00
	1 1	TRAINING SERVICES	20/12/2010	2,200.00
EF099763	26303	GECKO CONTRACTING TURF & LANDSCAPE MA	23/12/2016	147,385.98
		TURF & LANDSCAPE MAINTENANCE		
EF099764	1 1	CPE GROUP TEMPORARY EMPLOYMENT SERVICES	23/12/2016	584.56
		I DWI ONARI DWIFLOI WENI SERVICES		

Cheque/	Accou	Account/Payee	Date	Value
EF099765	26321	SKATEBOARDING WA	23/12/2016	4,125.00
DDOODTCC		SKATEBOARDING CLINICS		
EF099766	26330	<b>KENNARDS HIRE - BIBRA LAKE</b> EQUIPMENT HIRE	23/12/2016	1,548.00
EF099767	26359	WILSON SECURITY	23/12/2016	577,819.80
		SECURITY SERVICES		
EF099768	26369	CJS CONTRACTORS (WA) PTY LTD CONSTRUCTION SERVICES	23/12/2016	1,650.00
EF099769	26386	AIRMASTER AUSTRALIA PTY LTD	23/12/2016	1,389.50
		AIRCONDITIONING MAINTENANCE SERVICES	,, _010	1,000100
EF099770	26403	CHES POWER GROUP	23/12/2016	641.70
EF099771	26419	ENGINEERING SOLUTIONS / BACK UP CORPORATE SCORECARD PTY LTD	23/12/2016	1,646.70
21 0 0 0 0 1 1		CREDIT REFERENCE CHECKS	20/12/2010	1,010.70
EF099772	26423	ALPHA PEST ANIMAL SOLUTIONS INVASIVE SP	23/12/2016	7,260.00
EF099773	26442	PEST CONTROL SERVICES BULLANT SECURITY PTY LTD KEY WEST LOCK	23/12/2016	3,112.94
	20112	LOCKSMITH & SECRUITY SERVICES	23/12/2010	5,112.94
EF099774	26449	ECO SHARK BARRIER PTY LTD	23/12/2016	21,250.00
EF099775	26461	LEASING FEE FOR SHARK BARRIER 777 MAINTENANCE PTY LTD	02/10/0016	F 140.00
EF099775	20401	MAINTENANCE SERVICES	23/12/2016	5,148.00
EF099776	26462	SOLARWINDS SOFTWARE EUROPE LIMITED	23/12/2016	1,050.00
<b>FF000777</b>	06465	ORACLE LICENSES	00/10/0016	1 000 00
EF099777	26465	HUMPY CAMELS KRAMER, KEVIN JON ENTERTAINMENT SERVICES	23/12/2016	1,000.00
EF099778	26470	SCP CONSERVATION AND LAND MANAGEMENT	23/12/2016	4,210.80
DD000770	0.5501	FENCING SERVICES		
EF099779	1	<b>PEEL HONDA AND PEEL SUBARU</b> PURCHASE OF NEW VEHICLE	23/12/2016	21,589.99
EF099780		LOCAL BMX PTY LTD	23/12/2016	1,500.00
		AMUSEMENT SERVICES		
EF099781		<b>CLAREMONT FINANCE CORPORATION (AUSTRA</b> FINANCIAL SERVICES - XCELLERATE LEASE	23/12/2016	12,221.06
EF099782		ULTIMATE LIMESTONE	23/12/2016	770.00
		CONSTRUCTION SERVICES		
EF099783	1 1	CURTIN UNIVERSITY OF TECHNOLOGY PROGRAM ASSESSMENTS	23/12/2016	6,849.00
EF099784	1 1	HEALTHCARE AUSTRALIA PTY LTD	23/12/2016	133.63
		TEMPORARY EMPLOYMENT SERVICES		100100
EF099785	1 1	EVA BELLYDANCE	23/12/2016	300.00
EF099786		ENTERTAINMENT - BELLY DANCING WIZARD TRAINING SOLUTIONS	23/12/2016	4,620.00
		TRAINING SERVICES	20,12,2010	1,020.00
EF099787	1 1	WA TEMPORARY FENCING SUPPLIES	23/12/2016	132.00
EF099788	1 1	FENCING - TEMPORARY AQUENTA CONSULTING PTY LTD	23/12/2016	5,280.00
	1 1	PROJECT SERVICES CONSULTANCY	23/12/2010	5,200.00
EF099789	1 1	<b>3E CONSULTING ENGINEERS PTY LTD</b>	23/12/2016	1,210.00
EF099790	1 1	ELECTRICAL CONSULTANCY SERVICES SERLING CONSULTING (AUSTRALIA) PTY LTD	23/12/2016	2,464.00
	1 1	CIVIL ENGINEERING CONSULTANCY	23/12/2010	2,404.00
EF099791	1 1	ENVIRO INFRASTRUCTURE PTY LTD	23/12/2016	3,679.20
EF099792	1 1	CONSTRUCTION& FABRICATION TRACC CIVIL PTY LTD	02/10/0010	657 000 57
Br U99192	1 1	CIVIL CONSTRUCTION	23/12/2016	657,938.57
EF099793	26613	AVE BIN AND BBQ CLEANING PTY LTD	23/12/2016	2,821.25
		CLENAING SERVICES (BBQ - BINS)		

Cheque/	Accou	Account/Payee	Date	Value
EF099794	26614	MARKETFORCE PTY LTD	23/12/2016	3,858.48
FF000705	00000	ADVERTISING		
EF099795	26619	SPEARWOOD NEWS DELIVERY NEWSPAPER DELIVERY	23/12/2016	354.01
EF099796	26623	TELFORD INDUSTRIES	23/12/2016	249.92
FFOODZOZ	00005	CHEMICALS - POOL		
EF099797	26625	ANDOVER DETAILERS CAR DETAILING SERVICES	23/12/2016	1,356.04
EF099798	26639	SAFEGUARD INDUSTRIES	23/12/2016	340.00
EF099799	26641	SECURITY DOORS, SCREENS AND ROLLER <b>ELIZABETH SHELDON</b>	23/12/2016	0.057.00
1099799	20041	ENTERTAINER - MUSICIAN	23/12/2010	2,277.00
EF099800	26644	FIRE PROTECTION ASSOCIATION AUSTRALIA	23/12/2016	1,580.00
EF099801	26647	FIRE SERVICES TRAINING MULTIPLEX CONSTRUCTIONS PTY LTD	23/12/2016	6 264 046 74
10099001	20047	BUILDING - CONSTRUCTION	23/12/2010	6,364,246.74
EF099802	26649	KUBED MEDIA	23/12/2016	792.00
EF099803	26653	HIRE OF ADVERTISING LED SCREENS CADSULT	23/12/2016	4,297.15
1099000	20000	DESIGN SERVICES - IRRAGATION	23/12/2010	4,297.13
EF099804	26655	WORLDWIDE PRINTING SOLUTIONS EAST PER	23/12/2016	1,112.00
EF099805	26663	PRINTING SERVICES PERTH KIDS PARTY HIRE	23/12/2016	190.00
		CHILDRENS PARTY HIRE	20/12/2010	190.00
EF099806	26667	TANGELO CREATIVE	23/12/2016	11,616.00
EF099807	26671	GRAPHIC DESIGN ASV SALES & SERVICE (WA) PTY LTD	23/12/2016	6,077.50
		HIRE SERVICES - EARTHMOVING EQUIP		
EF099808	1 1	AUSTRALIA AND NEW ZEALAND RECYCLING PI NOT- FOR-PROFIT MEMBER SERVICES BODY	23/12/2016	488.29
EF099809		MELVILLE MITSUBISHI	23/12/2016	822.71
		PURCHASE OF NEW VEHICLES &		
EF099810		QUAD SERVICES PTY LTD CLEANING SERVICES	23/12/2016	17,034.60
EF099811		TRUE BLUE	23/12/2016	229.00
		MANUFACTURING, WHOLESALE AND RETAIL	22/12/2212	
EF099812		PROGRESSING PRIORITY PROJECTS CONSULTANCY - COMMUNITY SERVICES	23/12/2016	4,537.50
EF099813	26730	TICKETMASTER AUSTRALASIA P/L	23/12/2016	2,030.00
EF099814	1 1	TICKETS - ENTERTAINMENT AMARE SAFETY	02/10/0016	200.25
61099014	1 1	CLOTHING UNIFORMS	23/12/2016	802.85
EF099815	1 1	SHANE MCMASTER SURVEYS	23/12/2016	10,285.00
EF099816		SURVEY SERVICES GHEMS HOLDINGS PTY LTD	23/12/2016	18,818.80
1000010	1 1	REVEGETATION	20/12/2010	10,010.00
EF099817	1 1	BUBBLE SOCCER PERTH	23/12/2016	1,050.00
EF099818	1	SOCCER KERB DOCTOR	23/12/2016	4,838.90
		KERB MAINTENANCE	20/12/2010	1,000.20
EF099819		STATEWIDE TURF SERVICES TURF RENOVATION	23/12/2016	12,689.60
EF099820	1 1	EMBROIDME MYAREE	23/12/2016	1,380.50
		EMBROIDERY		
EF099821	1 1	MOWER CITY LAWN MAINTENANCE	23/12/2016	1,603.10
EF099822	1 1	BELL-VISTA FRUIT & VEG	23/12/2016	3,068.64
		FRUIT AND VEGETABLES.		

Cheque/	Accou	Account/Payee	Date	Value
EF099823	26749	BOOMERS PLUMBING AND GAS PTY LTD	23/12/2016	451.00
FF000804	06750	PLUMBING SERVICES	02/10/0016	16 417 00
EF099824	26750	<b>KLEENIT PTY LTD</b> GRAFFITTI REMOVAL	23/12/2016	16,417.00
EF099825	26754	INSIGHT CALL CENTRE SERVICES	23/12/2016	6,461.52
EF099826	26757	CALL CENTRE SERVICES INCREDIBLE CREATURES MOBILE FARM	23/12/2016	655.00
E1099820	20737	BRINGING ANINALS TO SHOWS FOR PUBLIC	23/12/2010	055.00
EF099827	26759	METRO FILTERS	23/12/2016	118.80
EF099828	26761	CANOPY, FLUE AND FANS CLEANIND AND THE SAND CARD COMPANY	23/12/2016	1,175.00
		ENTERTAINMENT SERVICES		
EF099829	26765	GLOBAL UNMANNED SYSTEMS PTY LTD	23/12/2016	1,760.00
EF099830	26770	DRONE MEDIA/DATA SERVICES LAKESIDE MOWERS & MOTORCYCLES	23/12/2016	255.00
		REPAIRS/MAINTENANCE SERVICES		
EF099831	26771	<b>INSTANT PRODUCTS HIRE</b> PORTABLE TOILET HIRE	23/12/2016	338.58
EF099832	26772	DEVELOPING SKILLS	23/12/2016	858.00
55000000	0.0000	TRAINING SERVICES		
EF099833	26776	PLANNING CONSULTANTS AUSTRALIA PTY LTE CONSULTANCY	23/12/2016	4,400.00
EF099834	26782	SOFT LANDING	23/12/2016	6,360.00
EF099835	06796	RECYCLING SERVICES NUTURF	00/10/0016	204 50
EF099835	20780	HERBICIDE PRODUCTS	23/12/2016	324.50
EF099836	1	WALLEYSTACK INTERNATIONAL PTY LTD	23/12/2016	1,320.00
EF099837		ENTERTAINMENT SERVICES RAECO	23/12/2016	2,996.95
LI 099001	20.05	SUPPLIER OF LIBRARY SHELVING AND	20/12/2010	2,550.50
EF099838		MONSTERBALL AMUSEMENT & HIRE AMUSEMENT HIRE	23/12/2016	3,546.01
EF099839		OPUS INTERNATIONAL CONSULTANTS (AUSTRA	23/12/2016	17,600.00
		ENGINEERING CONSULTANCY		
EF099840		ROSIE O ENTERTAINMENT PTY LTD ENTERTAINMENT SERVICES	23/12/2016	440.00
EF099841		CASTLEROCK INSTITUTE OF MUSIC	23/12/2016	660.00
EF099842		MUSIC PRODUCTION /D.J/ MUSIC EDUCATION	02/10/0016	00.001.10
LF099842	1 1	JACOBS GROUP (AUSTRALIA) PTY LTD CONSULTANCY - ENGINEERING	23/12/2016	22,881.10
EF099843	1 1	ROMERI MOTOR TRIMMERS	23/12/2016	440.00
EF099844	1 1	UPHOLSTERY REPAIR BROOKS CHOICE REMOVALS	23/12/2016	1,463.00
210000		REMOVALISTS		
EF099845	1 1	CSE CROSSCOM PTY LTD COMMUNICATION EQUIPMENT	23/12/2016	623.70
EF099846		PINDAN CONTRACTING PTY LTD	23/12/2016	996,654.93
		BUILDING CONSTRUCTION SERVICES		
EF099847		ECO EATS CATERING CATERING	23/12/2016	1,141.70
EF099848		AFL SPORTS READY LTD	23/12/2016	2,467.08
FF000840		EDUCATION & TRAINING	00/10/0016	COC (57 10
EF099849		DRILLING CONTRACTORS OF AUSTRALIA DRILLING SERVICES	23/12/2016	606,657.10
EF099850	26841	BLUE ZOO	23/12/2016	789.25
EF099851		MANAGEMENT CONSULTING ERGOLINK	23/12/2016	4,717.38
		ERGONOMIC OFFICE FURNITURE	23/12/2010	4,/1/.38
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Cheque/	Accou	Account/Payee	Date	Value
EF099852	26854	IFAP	23/12/2016	2,015.20
		TRAINING		
EF099853	26855		23/12/2016	1,372.25
EF099854	26864	INTERIOR DESIGN SERVICES GUARDIAN TACTILE SYSTEMS P/L	23/12/2016	4,531.51
LIUUUU	20004	TACTILES, STAIRNOSING, WHEEL STOPS	23/12/2010	т,001.01
EF099855	26880	PERTH BOWLS CENTRE	23/12/2016	359.81
DDAAAAF		LAWN BOWLS EQUIPMENT		
EF099856	26882	SLICKER STICKERS PTY LTD STICKERS/LABELS	23/12/2016	1,325.50
EF099857	26883	GTA CONSULTANTS	23/12/2016	22,608.82
		TRANSPORT PLANNING		
EF099858	26888	MEDIA ENGINE	23/12/2016	8,250.00
EF099859	26893	GRAPHIC DESIGN, MARKETING, VIDEO <b>THE BASKETBALL MAN</b>	23/12/2016	2,500.30
	20050	SPORTING GOODS	20/12/2010	2,000.00
EF099860	26894	PRC BUILDING SERVICES PTY LTD	23/12/2016	412.50
DD000061	0.001	ROOFING/BUILDING REFURBISHMENTS	00/10/0016	
EF099861	26901	ALYKA PTY LTD DIGITAL CONSULTANCY AND WEB	23/12/2016	47,590.07
EF099862	26905	ENWARE AUSTRALIA PTY LTD	23/12/2016	11,242.50
		PLUMBING, TAPWARE AND CARE SOLUTIONS		
EF099863	26913		23/12/2016	709.50
EF099864	26914	CARPENTRY SERVICES NATURE CALLS PORTABLE TOILETS	23/12/2016	1,463.00
	20511	SUPPLY OF PORTABLE TOILETS	20/12/2010	1,100.00
EF099865	26915		23/12/2016	2,581.70
FFOOD	0017	CONSULTING	00/10/0016	200.00
EF099866	26917	CIRRUS NETWORKS PTY LTD IT SERVICES	23/12/2016	298.20
EF099867	26919	HALE GROUP INTERNATIONAL PTY LTD	23/12/2016	1,650.00
		ENTERTAINMENT		-
EF099868		WOODLANDS DISTRIBUTORS & AGENCIES PTY RUBBISH COLLECTION EQUIPMENT	23/12/2016	177.65
EF099869		MIXED MEDIA	23/12/2016	9,900.00
	1	MULTIMEDIA PRODUCTION	20,12,2010	2,200.00
EF099870		ELAN ENERGY MATRIX PTY LTD	23/12/2016	858.61
EF099871	1 1	RECYCLING SERVICES IRRIGATION WA PTY LTD	23/12/2016	3,056.90
EP099071	1 1	IRRAGATION WAPTT LTD	23/12/2010	3,030.90
EF099872	26936	COMINDA DO SUL	23/12/2016	10,019.90
FE000970	06020	CATERING SERVICES	00/10/0016	
EF099873	1 1	MAJESTIC PLUMBING PLUMBING	23/12/2016	22,399.23
EF099874	1 1	UDLA PTY LTD	23/12/2016	14,190.00
	1	LANDSCAPE ARCHITECTURE AND URBAN		
EF099875	1 1	FLOORWEST	23/12/2016	6,374.50
EF099876		FLOOR COVERINGS AV TRUCK SERVICES PTY LTD	23/12/2016	1,603.43
	1 1	TRUCK DEALERSHIP	20, 12, 2010	1,000.10
EF099877	1 1	JBS & G AUSTRALIA PTY LTD	23/12/2016	6,895.79
EF099878	1 1	CONSULTANCY - ENVIROMENTAL LOGIKAL PROJECTS PTY LTD	23/12/2016	3,080.00
010660.10	1 1	PROJECT MANAGEMENT	23/12/2010	3,080.00
EF099879	1 1	THE DISTRIBUTORS PERTH	23/12/2016	706.20
	1	CONFECTIONARY WHOLESALER		
EF099880	1 1	M-TECH MANUFACTURING - ELECTRICAL	23/12/2016	7,507.50
		MINOTACIONING - EDECINICAL		

Cheque/	Accou	Account/Payee	Date	Value
EF099881	26970	FARHANAAZ CLEAK	23/12/2016	7,360.00
EEOOOOO	00071	SPEECH WRITING		
EF099882	26971	MAD COW ENTERTAINMENT AMUSEMENT	23/12/2016	560.00
EF099883	26975	MOODJAR CONSULTANCY	23/12/2016	5,434.00
DD000004		INDIGENOUS ADVICE INFORMATION CULTURAL		
EF099884	26985	ACCESS ICON PTY LTD DRAINAGE PRODUCTS	23/12/2016	18,832.99
EF099885	26987	CTI RISK MANAGEMENT	23/12/2016	831.60
EF099886	26988	SECURITY - CASH COLLECTION BLADON WA PTY LTD	00/10/0016	10 001 00
EF099000	20988	PROMOTIONAL PRODUCTS	23/12/2016	18,601.00
EF099887	26989	P & M AUTOMOTIVE EQUIPMENT	23/12/2016	1,339.50
EF099888	26992	SERVICE & MAINTENANCE MECHANICAL FORM DESIGNS AUSTRALIA PTY LTD	02/10/0016	0.700.00
EF099888	20992	INDUSTRIAL DESIGN	23/12/2016	8,798.00
EF099889	26994	KOMODO MUSIC	23/12/2016	770.00
EF099890	26996	DJ & MC SERVICES SOUTHERN WIRE INDUSTRIAL PTY LTD	02/10/0016	02 659 14
121-099090	20990	FENCING	23/12/2016	23,658.14
EF099891	26999	DUNCAN NISSAN	23/12/2016	19,052.80
EF099892	27001	CAR SALES KAYPAC FABRICATION	23/12/2016	9,460.00
	27001	FABRICATION SERVICES	25/12/2010	9,400.00
EF099893	27002	COCKBURN PARTY HIRE	23/12/2016	11,329.50
EF099894	27003	HIRE SERVICES AMANDA MARKEY	23/12/2016	2,000.00
21 0 9 9 0 9 1	21000	EVENT THEMING INSTALLATION	20/12/2010	2,000.00
EF099895	27004	FREMANTLE FURNITURE FACTORY	23/12/2016	19,653.70
EF099896	27010	FURNITURE MANUFACTURING QUANTUM BUILDING SERVICES PTY LTD	23/12/2016	8,144.95
		BUILDING MAINTENANCE	20,12,2010	0,111.00
EF099897	27023	SOLARGAIN PV PTY LTD SOLAR ENERGY PROVIDER	23/12/2016	202,016.54
EF099898	27031	DOWNER EDI WORKS PTY LTD	23/12/2016	3,593.80
		ASPHALT SERVICES		· · · · · · · · · · · · · · · · · · ·
EF099899		WTP AUSTRALIA PTY LTD QUANTITY SURVEYORS	23/12/2016	9,900.00
EF099900	1 1	FLIGHT CENTRE PHOENIX	23/12/2016	7,030.20
5500001	1 1	TRAVEL SERVICES		
EF099901	1 1	PHENOMENON EVENT SERVICES PTY LTD EVENT MANAGEMENT	23/12/2016	2,821.50
EF099902	27036	PRECISION BADGES CONNOLLY	23/12/2016	572.00
EF099903	1 1	BADGES, LANYARDS	00/10/0016	
EF099903	1 1	PETER FARMER DESIGNS ARTISTIC (ARTIST)	23/12/2016	27,500.00
EF099904	27039	BADGE-A-MINIT PTY LTD	23/12/2016	872.85
FEOOOOF	1 1	BAGES - PRODUCTION & MANUFACTURING	00/10/0016	C 015 00
EF099905	I I	PML INSTALLATION PTY LTD BUILDING CONSTRUCTION	23/12/2016	6,815.00
EF099906	27042	ADDA GROUP PTY LTD	23/12/2016	9,900.00
EF099907		ELECTRICAL SERVICES EVENT MARQUEES	02/10/0016	
EL022201		MARQUEE HIRE	23/12/2016	669.00
EF099908	10047	ALINTA ENERGY	23/12/2016	37,926.20
EF099909		NATURAL GAS & ELECTRCITY SUPPLY SYNERGY	22/10/0016	110 000 11
51.022202		ELECTRICITY USAGE/SUPPLIES	23/12/2016	118,898.11

Cheque/	Accou	Account/Payee	Date	Value
EF099910	12025	TELSTRA CORPORATION	23/12/2016	17,369.22
		COMMUNICATIONS SERVICES	,,	
EF099911	13353	JANDAKOT AIRPORT HOLDINGS PTY LTD RATES REFUND	23/12/2016	171,734.48
EF099912	16609	MEERILINGA YOUNG CHILDRENS SERVICES IN	23/12/2016	6,105.00
EF099913	23250	GRANTS & DONATIONS <b>DEPARTMENT OF PLANNING</b>	23/12/2016	317.00
EF099914	88888	DAP APPLICATIONS & DAP FEES SWING DANCE ACADEMY	23/12/2016	500.00
		PERFORMANCE AT MANNING PARK		
EF099915	88888	<b>BEN BERNAL MUSIC ENTERTAINMENT</b> MUSIC ENTERTAINMENT FOR EVENT	23/12/2016	550.00
EF099916	88888	LYDIA AND JAMES TAN	23/12/2016	125,000.00
EF099917	88888	BOND REFUND JACKIE SOFTLY CONSULTING	23/12/2016	550.00
EF099918	99997	CONSULTANCY SERVICES DANIEL GRIDA	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	20/12/2010	100.00
EF099919	99997	MATER CHRISTI PRIMARY SCHOOL SCHOOL GRADUATION AWARDS	23/12/2016	100.00
EF099920	99997	NADISH SHANMUGHAN	23/12/2016	300.00
EF099921	99997	CROSSOVER CONTRIBUTION ISOBEL CHAMBERLAIN	23/12/2016	500.00
EF099922	99997	YOUTH ART SCHOLARSHIP KATHLEEN McCORMACK	23/12/2016	50.00
		CAT STERILISATION REBATE		
EF099923	99997	KATHLEEN McCORMACK CAT STERILISATION REBATE	23/12/2016	50.00
EF099924	99997	ST JEROMES PRIMARY SCHOOL DONATION	23/12/2016	200.00
EF099925	99997	BRAZA GINGA FUTSAL CLUB INC	23/12/2016	200.00
EF099926	99997	KIDSPORT KARDINYA RED SOX BALL CLUB	23/12/2016	440.00
EF099927	99997	KIDSPORT COCKBURN COUGARS SOFTBALL	23/12/2016	1,600.00
		KIDSPORT		
EF099928		<b>ROBERTA BUNCE</b> VOLUNTEER LUNCH REIMBURSMENT	23/12/2016	135.95
EF099929	1 1	LENNY PORPERJOHN JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099930	99997	THOMAS MOIR	23/12/2016	400.00
EF099931	1 3	JUNIOR SPORTS TRAVEL ASSISTANCE ELYSE AINSWORTH	23/12/2016	400.00
EF099932	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE DENAE WALTERS	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099933	1 1	TIANA LETIZIA JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099934	99997	JORDYN FENN	23/12/2016	400.00
EF099935	99997	JUNIOR SPORTS TRAVEL ASSISTANCE HANNAH TARZAN	23/12/2016	400.00
EF099936	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE JOEL BERRY	23/12/2016	400.00
EF099937		JUNIOR SPORTS TRAVEL ASSISTANCE		
1022201	1	<b>DOMINIC ROBERT LEIGHTON</b> JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099938	99997	ELLAH BARANGAN	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		,

Cheque/	Accou	Account/Payee	Date	Value
EF099939	99997	JOHN CHEGWIDDEN	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	1 1	
EF099940	99997	LUKA BERETOVAC	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099941	99997	CHRISTOPHER MINUTILLO	23/12/2016	400.00
EF099942	00007	JUNIOR SPORTS TRAVEL ASSISTANCE	00/10/0016	100.00
Er099942	99997	<b>TIJAN McKENNA</b> JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099943	99997	LETICIA McKENNA	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	20,12,2010	100.00
EF099944	99997	KAIE ARENA	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099945	99997	HARPER JONES	23/12/2016	400.00
EE000046	00007	JUNIOR SPORTS TRAVEL ASSISTANCE	00/10/0016	100.00
EF099946	99997	<b>BLAIR WALSH</b> JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099947	99997	TRISTAN GALINDO	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	20/12/2010	400.00
EF099948	99997	CLAUDIA HEINZLE	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099949	99997	NATHANIEL BOND-WILLIAMS	23/12/2016	400.00
EF099950	00007	JUNIOR SPORTS TRAVEL ASSISTANCE	00/10/0016	100.00
EL033320	99997	LARA VUJASINOVIC JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099951	99997	AMBERLEY WILLIS	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	20/12/2010	100.00
EF099952	99997	GEOFFREY KERR	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099953		DELANO CECCHI	23/12/2016	400.00
EF099954	3 1	JUNIOR SPORTS TRAVEL ASSISTANCE	02/10/0016	100.00
EF099954	1 1	TRISTAN PARRY JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099955		KAYLA HABURN	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	20,12,2010	100.00
EF099956		NOAH RILEY BALTASAR	23/12/2016	400.00
	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099957		ANTONIO DI BITONTO	23/12/2016	400.00
EF099958	- I I	JUNIOR SPORTS TRAVEL ASSISTANCE NICKOLAS CALDERARO	23/12/2016	400.00
51.099908	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2010	400.00
EF099959	1 1	JAMES EVERITT	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE	, , -	
EF099960		ETHAN GONCALVES	23/12/2016	400.00
	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099961		<b>EMERSON TAYLOR</b> JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099962	1 1	RILEY MARRAFFA	23/12/2016	400.00
LI 099902	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2010	+00.00
EF099963		KAVEEN WARAN	23/12/2016	400.00
	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099964	1 1	PAARVEEN WARAN	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		100.00
EF099965	1 1	ANTHONY SCARPUZZA JUNIOR SPORTS TRAVEL ASSISTANCE	23/12/2016	400.00
EF099966	1 1	JOEL BECHES	23/12/2016	400.00
	1 1	JUNIOR SPORTS TRAVEL ASSISTANCE	23, 12, 2010	,00.00
EF099967	99997	NIKITA JAN	23/12/2016	400.00
	1 .	JUNIOR SPORTS TRAVEL ASSISTANCE		

Cheque/	Accou	Account/Payee	Date	Value
EF099968	T	DYLAN SCOTT	23/12/2016	1
		JUNIOR SPORTS TRAVEL ASSISTANCE		+00.00
EF099969	99997	BRODY EASTWOOD	23/12/2016	400.00
		JUNIOR SPORTS TRAVEL ASSISTANCE		
EF099970	99997	JK & JA CENTA	23/12/2016	300.00
EF099971	99997	CROSSOVER CONTRIBUTION ELLCAR PTY LTD	23/12/2016	300.00
		CROSSOVER CONTRIBUTION	20/12/2010	300.00
EF099972	99997	JANET BACKSHALL	23/12/2016	300.00
55000070	00007	CROSSOVER CONTRIBUTION		
EF099973	99997	MATTHEW HINGSTON CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF099974	99997	SEAN EDWARD AND LARSON PEARSE	23/12/2016	300.00
		CROSSOVER CONTRIBUTION	,,	
EF099975	99997	MAHESH KUMAR DASARI	23/12/2016	300.00
EE000076	00007	CROSSOVER CONTRIBUTION	00/10/0016	
EF099976	99997	ASHMY PTY LTD CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF099977	99997	DEVAND SHAH	23/12/2016	300.00
		CROSSOVER CONTRIBUTION	-, -,	
EF099978	99997	CHRISTOPHER COOPER	23/12/2016	300.00
EF099979	99997	CROSSOVER CONTRIBUTION PATRICIA NEO AND SIMON BOND	02/10/0016	200.00
EF099979		CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF099980		MICHAEL AGAMBAR	23/12/2016	299.00
		SAFETY PRESCIPTION GLASSES		
EF099981		AARON EAGLE	23/12/2016	300.00
EF099982		CROSSOVER CONTRIBUTION JENEE BELL AND BRUNO DE OLIVERIA ROCHA	23/12/2016	300.00
E1055502		CROSSOVER CONTRIBUTION	23/12/2010	500.00
EF099983		ANGELINA NG	23/12/2016	300.00
		CROSSOVER CONTRIBUTION		
EF099984		MRUNALINI PUJARI CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF099985		LOREN BEBICH	23/12/2016	300.00
		CROSSOVER CONTRIBUTION	20/12/2010	000.00
EF099986		GANLAYA STEVENS	23/12/2016	49.20
FF000087		COMPOST BIN REBATE	00/10/0016	205.00
EF099987		<b>UNIQUE KERBING</b> REPLACE DAMAGED KERBING	23/12/2016	385.00
EF099988	1	RECOVERIES CORP	23/12/2016	500.00
	1	INSURANCE CLAIM 0752 EXGRATIA PAYMENT		
EF099989	1	SAINTS BASKETBALL	23/12/2016	100.00
EF099990	1	KIDSPORT COOGEE BEACH CARAVAN RESORT SOCIAL CI	23/12/2016	65.00
Erossso	1	BUS SUBSIDY	23/12/2010	03.00
EF099991	99997	SOUTH LAKE PRIMARY SCHOOL	23/12/2016	302.50
DDOOCOO		BUS SUBSIDY		
EF099992		NK AND SG HARTUNG	23/12/2016	300.00
EF099993	1	CROSSOVER CONTRIBUTION CANNINGVALE JUNIOR FOOTBALL CLUB	23/12/2016	195.00
	1	KIDSPORT	20, 12, 2010	190.00
EF099994	99997	BMK & CM HEW	23/12/2016	1,000.00
DD000007		MARGARET HEW LAPTOP - GIFT		
EF099995		ASHLEE N KEALS & JOSHUA P HOUSE CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF099996	1	JONATHAN KEITH	23/12/2016	300.00
	1	CROSSOVER CONTRIBUTION	20,12,2010	000.00
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Cheque/	Accou	Account/Payee	Date	Value
EF099997	99997	MR W D'SOUZA	23/12/2016	1
		CROSSOVER CONTRIBUTION	20,12,2010	300.00
EF099998	99997	IVAN BACICH	23/12/2016	300.00
DECOCO	00007	CROSSOVER CONTRIBUTION		
EF099999	99997	KATIE ELIZABETH MCNALLY CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF100000	99997	NICK KNIGHT	23/12/2016	1,047.42
		TRAVEL REIMBURSEMENT		1,011.12
EF100001	99997	RODNEY BERRELL	23/12/2016	300.00
EF100002	99997	CROSSOVER CONTRIBUTION	00/10/0016	10 50
EF 100002	99997	<b>SONJA MACMATH</b> BIRDBATH REBATE	23/12/2016	49.50
EF100003	99997	YANGEBUP KNIGHTS JUNIOR BALL CLUB	23/12/2016	400.00
		KIDSPORT	, _ ,	
EF100004	99997	ANIL KUMAR	23/12/2016	300.00
EF100005	99997	CROSSOVER CONTRIBUTION MICHAEL BEUS	02/10/0016	200.00
EF 100005	99997	CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF100006	99997	VINKA BEUS	23/12/2016	300.00
		CROSSOVER CONTRIBUTION	. ,	
EF100007	99997	RN AND KG BOATWRIGHT	23/12/2016	300.00
EF100008	99997	CROSSOVER CONTRIBUTION LUKE JUNIPER	02/10/0016	200.00
EFICOUCS	55551	CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF100009	99997	YANGEBUP PRIMARY SCHOOL	23/12/2016	828.00
	1	BUS SUBSIDY		
EF100010	99997	NATASHA RAVILCH	23/12/2016	1,095.00
EF100011	00007	SPONSORSHIP HOPE2DAY LTD	23/12/2016	5,517.82
EF 100011	1 1	COMMUNITY GRANT - RECYCLE PROJECT	23/12/2010	5,517.62
EF100012		COCKBURN COMMUNITY WILDLIFE CORRIDOR	23/12/2016	2,640.00
		ALCOA COCKBURN COMMUNITY GRANT		
EF100013		DEVANG SHAH CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF100014	1 1	LEEDERVILLE TENNIS CLUB	23/12/2016	400.00
		KIDSPORT	20/12/2010	100.00
EF100015		FREMANTLE PCYC	23/12/2016	220.00
<b>FE10001</b>	1 1	KIDSPORT	00/10/0016	
EF100016	1 1	FREMANTLE PCYC KIDSPORT	23/12/2016	220.00
EF100017		ANDREW LEFORT	23/12/2016	240.00
		TEAM BUILDING REIMBURSEMENT	, ,	
EF100018	1 1	MARIA AND MICHAEL REAY	23/12/2016	225.00
EF100019	1 1	INSURANCE CLAIM 0761 EXGRATIA PAYMENT BEN ROSER	02/10/0016	25.00
EF 100019		TRAVEL REIMBURSEMENT	23/12/2016	35.90
EF100020		COOGEE BEACH PROGRESS ASSOCIATION	23/12/2016	255.00
		NEWS LETTER SUBSIDY DECEMBER 2016		
EF100021		ST JEROMES SENIOR CENTRE	23/12/2016	130.00
EF100022		BUS SUBSIDY GIDEON SANTOSA	02/10/0016	260.00
L1 100022		COUNCIL CONTRIBUTION 50% 2017 CPA	23/12/2016	360.00
EF100023		GARETH ROZARIO	23/12/2016	360.00
		COUNCIL CONTRIBUTION 50% 2017 CPA		
EF100024		AARON THOMAS	23/12/2016	360.00
EF100025	1	COUNCIL CONTRIBUTION 50% 2017 CPA	03/10/0016	2 050 00
151-100025		ANTON LEES - STUDY CONTRIBUTION	23/12/2016	3,950.00

Cheque/	Accou	Account/Payee	Date	Value
EF100026	99997	GARETH ROZARIO	23/12/2016	510.00
		STUDY CONTRIBUTION		
EF100027	99997	<b>YING JIA</b> FLORA JIA - STUDY CONTRIBUTION	23/12/2016	510.00
EF100028	99997	AMY WYTHES	23/12/2016	652.50
	00007	STUDY CONTRIBUTION		
EF100029	99997	MICHAEL GADECKI CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF100030	99997	DARREN SHARMAN	23/12/2016	300.00
EF100031	99997	CROSSOVER CONTRIBUTION	02/10/0016	200.00
EF100031	99997	MR W D'SOUZA CROSSOVER CONTRIBUTION	23/12/2016	300.00
EF100032	99997	TONY NATALE	23/12/2016	150.41
EF100033	99997	TRAVEL REIMBURSEMENT HAWKES ICE HOCKEY CLUB	02/10/0016	200.00
EF 100033	99997	KIDSPORT	23/12/2016	200.00
EF100034	99997	YANGEBUP KNIGHTS JUNIOR BALL CLUB	23/12/2016	179.00
EF100035	99997	KIDSPORT <b>MICHAELA SHEPHERDSON</b>	23/12/2016	2,200.00
	100001	STUDY CONTRIBUTION	23/12/2010	2,200.00
EF100036	99996		23/12/2016	42.50
EF100037	99996	RATES REFUND <b>STATE OF WESTERN AUSTRALIA</b>	23/12/2016	1,889.74
		RATES REFUND	20,12,2010	1,009.11
EF100038	99996	<b>MEGAN OLLERENSHAW</b> RATES REFUND	23/12/2016	1,492.32
EF100039	99996	STATE OF WESTERN AUSTRALIA	23/12/2016	1,749.43
		RATES REFUND		
EF100040		WILLIAM BAL RATES REFUND	23/12/2016	754.29
EF100041		TRIDENT PROPERTY PARTNERS	23/12/2016	777.58
DD100040	1	RATES REFUND		
EF100042		DE FREITAS AND RYAN COMMERCIAL RATES REFUND	23/12/2016	1,291.36
EF100043		ROBERT AND MLADENKA ORJELI	23/12/2016	1,280.00
EF100044		RATES REFUND	00/10/0016	72.00
EF100044	1 1	VICUS PROPERTY PTY LTD RATES REFUND	23/12/2016	73.00
EF100045	11867	KEVIN JOHN ALLEN	23/12/2016	2,613.67
EF100046	1 1	MONTHLY COUNCILLOR ALLOWANCE MAYOR LOGAN HOWLETT	02/10/0016	11 205 92
EI 100040	1 1	MONTHLY COUNCILLOR ALLOWANCE	23/12/2016	11,325.83
EF100047		CAROL REEVE-FOWKES	23/12/2016	4,465.00
EF100048		MONTHLY COUNCILLOR ALLOWANCE LEE-ANNE SMITH	23/12/2016	2,613.67
		MONTHLY COUNCILLOR ALLOWANCE	20/12/2010	2,010.07
EF100049		BART HOUWEN	23/12/2016	2,613.67
EF100050		MONTHLY COUNCILLOR ALLOWANCE STEPHEN PRATT	23/12/2016	2,613.67
		MONTHLY COUNCILLOR ALLOWANCE		-
EF100051		LYNDSEY SWEETMAN MONTHLY COUNCILLOR ALLOWANCE	23/12/2016	2,613.67
EF100052		PHILIP EVA	23/12/2016	2,613.67
DD100050		MONTHLY COUNCILLOR ALLOWANCE		
EF100053	1	ROS LATTER IN HOME CARE EDUCATOR	23/12/2016	907.28
026861	26987	CTI RISK MANAGEMENT	8/12/2016	3,432.45
		SECURITY - CASH COLLECTION		

026863 2 026864 9 026865 9 026866 9 026867 9 026868 9 026868 9	26987 99999 99999 99999 99999 99999	CTI RISK MANAGEMENT SECURITY - CASH COLLECTION CTI RISK MANAGEMENT SECURITY - CASH COLLECTION ADCO CONSTRUCTIONS BOND REFUND ADCO CONSTRUCTIONS BOND REFUND JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL SENIOR CITIZEN OF THE YEAR	Date 14/12/2016 21/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016	3,942.15 100,000.00 17,482.00 150.00 500.00
026864 9 026865 9 026866 9 026867 9 026868 9 026868 9	26987 99999 99999 99999 99999 99999	SECURITY - CASH COLLECTION CTI RISK MANAGEMENT SECURITY - CASH COLLECTION ADCO CONSTRUCTIONS BOND REFUND ADCO CONSTRUCTIONS BOND REFUND JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL	21/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016	3,942.15 100,000.00 17,482.00 150.00 500.00
026864 9 026865 9 026866 9 026867 9 026868 9 026868 9	999999 999999 999999 999999 999999 99999	SECURITY - CASH COLLECTION ADCO CONSTRUCTIONS BOND REFUND ADCO CONSTRUCTIONS BOND REFUND JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL	23/12/2016 23/12/2016 23/12/2016 23/12/2016 23/12/2016	100,000.00 17,482.00 150.00 500.00
026865 9 026866 9 026867 9 026868 9 026868 9	999999 999999 999999 999999 999999	ADCO CONSTRUCTIONS BOND REFUND ADCO CONSTRUCTIONS BOND REFUND JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL	23/12/2016 23/12/2016 23/12/2016 23/12/2016	17,482.00 150.00 500.00
026865 9 026866 9 026867 9 026868 9 026868 9	999999 999999 999999 999999 999999	BOND REFUND ADCO CONSTRUCTIONS BOND REFUND JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL	23/12/2016 23/12/2016 23/12/2016 23/12/2016	17,482.00 150.00 500.00
026866 99 026867 99 026868 99 026869 99	99999 99999 99999	BOND REFUND JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL	23/12/2016 23/12/2016 23/12/2016	150.00 500.00
026867 94 026868 99 026869 99	99999 99999 99999 99999 99999	JOANNE BRIGHT BOND REFUND PENNI CRESEY BOND REFUND KEELY-ANN BALLANTYNE BOND REFUND BILL NUTAL	23/12/2016 23/12/2016	500.00
026867 94 026868 99 026869 99	99999 99999 99999	BOND REFUND <b>PENNI CRESEY</b> BOND REFUND <b>KEELY-ANN BALLANTYNE</b> BOND REFUND <b>BILL NUTAL</b>	23/12/2016 23/12/2016	500.00
026868 99 026869 99	99999 99999 99999	<b>PENNI CRESEY</b> BOND REFUND <b>KEELY-ANN BALLANTYNE</b> BOND REFUND <b>BILL NUTAL</b>	23/12/2016	
026869 99	99999 99999	<b>KEELY-ANN BALLANTYNE</b> BOND REFUND <b>BILL NUTAL</b>	23/12/2016	
026869 99	99999	BOND REFUND <b>BILL NUTAL</b>		150.00
	99999	BILL NUTAL	02/10/0016	
				200.00
006970 00			23/12/2016	300.00
1020070 199		COOLBELLUP COMMUNITY ASSOCIATION	23/12/2016	300.00
		COMMUNITY GROUP OF THE YEAR		
026871 99		<b>ALAN STEWART</b> CITIZEN OF THE YEAR	23/12/2016	300.00
026872 99		BENJIMAN GILBERT	23/12/2016	300.00
		YOUTH CITIZEN OF THE YEAR	20, 12, 2010	500.00
026873 99		OX STUDIO	23/12/2016	147.00
026874 99		REFUND J CORP PTY LTD TA IMPRESSIONS	02/10/0016	000 (7
020074 95		REFUND	23/12/2016	920.67
026875 99	1	J CORP PTY LTD TA IMPRESSIONS	23/12/2016	544.00
		REFUND		
026876 10	1	CITY OF STIRLING	23/12/2016	3,107.59
026877 10		REPLACEMENT OF LIBRARY SUPPLIES	23/12/2016	1,429.09
	1	INTERNET SERVICES	20/12/2010	1,729.09
026878 11	1	WATER CORPORATION	23/12/2016	22,258.01
006970	1	SEWER EASEMENT	00/10/0016	
026879 13		CITY OF BELMONT REPLACEMENT OF LOST/DAMAGED BOOKS	23/12/2016	2,000.71
026880 11		WATER CORP UTILITY ACCOUNT ONLY - PLEAS	23/12/2016	16,603.98
	V	WATER USAGE / SUNDRY CHARGES		ŕ
		ADD RETENTION HELD		
		LESS PRIOR PERIOD CANCELLED CHEQUES/EF	TS	
		SOUTHWELL PRIMARY SCHOOL		-753.64 -100.00
		SOBEL CHAMBERLAIN		-500.00
		DANIEL GRIDA		-400.00
		KATHLEEN MCCORMACK		-50.00
		KATHLEEN MCCORMACK		-50.00
		NIDISH SHANMUGHAN		-300.00
EF098285 99	9997   N	MATER CHRISTI PRIMARY SCHOOL		-100.00
		BE & DT MASON		-216.00
		BLEVINS		-1,082.00
EF097564 10	0589 F	FINES ENFORCEMENT REGISTRY		-4,402.00
	F	PAYMENT LIST TOTAL		24,721,806.03
		TOTAL AS PER AP SOURCE 16GLACT9991000	ŀ	04 701 806 00
		CIALAS LER AL SOURCE IOGLACIAAA1000	F	24,721,806.03

Cheque/	Accou	Account/Payee	Date	Value
		ADDITIONAL DIRECT PAYMENTS		Turue
		BANK FEES		
		MERCHANT FEES COC		3,466.46
		MERCHANT FEES SLLC		1,479.15
		MERCHANT FEES VARIOUS OUT CENTRES		73.80
	l.	NATIONAL BPAY CHARGE		
		RTGS/ACLR FEE		3,854.08
		NAB TRANSACT FEE		14.00
		MAD TRANSACT FEE MERCHANDISE / OTHER FEES		3,970.58
		MERCHANDISE / OTHER FEES		10.050.07
		FAMILY DAY CARE AND IN HOME CARE PAYME		12,858.07
		FDC PAYMENTS		101 150 10
		IHC PAYMENTS		101,158.12
		IIIC FAIMENIS		240,006.52
		PAYROLL TRANSACTIONS		341,164.64
1/12/2016		COC01/12/16 PYMTID 88965659 City of Cockbur	n	1430.62
5/12/2016		COC02/12/16 PYMTID 89118702 City of Cockbury		6075.97
14/12/2016		COC13/12/16 PYMTID 89636624 City of Cockbury		1213028.27
28/12/2016		COC27/12/16 PYMTID 90189593 City of Cockburn		
20/12/2010		COC27/12/10 FIMILD 90189393 City of Cockburn	[]	1204360.02
				2,424,894.88
	,	CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		65,212.30
		TOTAL PAYMENTS FOR SEPTEMBER		27,565,935.92

## PAYMENT SUMMARY

## **CHEQUE PAYMENTS**

026861-026880

## **ELECTRONIC FUNDS TRANSFER PAYMENT**

EF099388 - EF100043

## **CANCELLED PAYMENTS**

EF099298; EF088362; EF099375; EF097327; EF099381 EF099380; EF099355; EF098285; EF097323; EF097324; EF097564

## for the period ended 30 November 2016

		YTD Revised	Variance to	\$ Variance to	Revised	Adopte
	Actuals	Budget	YTD Budget	YTD Budget	Budget	Budge
Operating Revenue	\$	\$	%	\$	\$	\$
Governance	98,507,848	97,004,755	2%	1,503,093 🗸	104,763,874	101 712 071
Financial Services	531,789	526,554	1%	5,235		104,743,874
Information Services	3,250	625	420%	2,625	690,050	690,050
Human Resource Management	105,715	121,663	-13%		1,500	1,500
Library Services	19,796	27,805	-29%	(15,949)	292,000	292,000
Recreation & Community Safety	1,980,104	1,831,430	8%	(8,008)	55,146	55,146
Community Development & Services	3,816,980	3,693,129	3%	148,674	5,680,403	5,648,025
Corporate Communications	2,839	10,750		123,851	8,031,336	6,464,424
Statutory Planning	611,427		-74%	(7,911)	13,400	13,400
Strategic Planning		661,250	-8%	(49,823)	1,587,000	1,587,000
Building Services	1,440,810	1,542,940	-7%	(102,130)	2,955,811	2,955,811
Environmental Health	686,794	668,920	3%	17,873	1,605,408	1,605,408
Waste Services	290,925	188,708	54%	102,217	260,500	260,500
	5,378,366	5,577,217	-4%	(198,851)	9,907,593	9,907,593
Parks & Environmental Services	68,989	58,670	18%	10,320	59,778	1,900
Engineering Services	108,641	132,550	-18%	(23,909)	318,120	318,120
Infrastructure Services	882,336	942,860	-6%	(60,525)	1,147,099	1,072,099
	114,436,609	112,989,826	1%	1,446,783	137,369,018	135,616,850
Total Operating Revenue	114,436,609	112,989,826	1%	1,446,783	137,369,018	135,616,850
Operating Expenditure						
Governance	(1,336,764)	(1,498,710)	-11%	161,946	(4,564,453)	(4,681,477
Strategy & Civic Support	(480,514)	(416,447)	15%	(64,067)	(1,177,428)	(1,197,428
Financial Services	(3,884,629)	(4,037,652)	-4%	153,023	(6,350,165)	(6,300,165
Information Services	(2,156,654)	(2,316,085)	-7%	159,431	(5,056,418)	(5,044,232
Human Resource Management	(1,167,632)	(1,178,177)	-1%	10,544	(2,782,444)	(2,782,444
Library Services	(1,501,063)	(1,512,471)	-1%	11,408	(3,563,075)	(3,508,075
Recreation & Community Safety	(4,255,667)	(4,682,087)	-9%	426,421 🗸	(12,614,633)	(12,570,826
Community Development & Services	(4,326,034)	(4,245,666)	2%	(80,368)	(10,261,764)	(8,499,849
Corporate Communications	(1,267,508)	(1,307,169)	-3%	39,661	(3,418,681)	(3,369,861
Statutory Planning	(568,915)	(604,216)	-6%	35,302	(1,478,763)	(1,478,763
Strategic Planning	(808,774)	(681,050)	19%	(127,724)	(1,866,193)	
Building Services	(634,928)	(673,071)	-6%	38,143	(1,651,768)	(1,846,310
Environmental Health	(681,466)	(740,173)	-8%	58,707		(1,651,768
Waste Services	(8,177,047)	(8,612,647)	-5%	435,600 √	(1,809,573)	(1,807,798
Parks & Environmental Services	(5,114,008)	(5,232,758)	-2%		(20,898,986)	(20,898,986
Engineering Services	(3,277,928)			118,750	(12,606,094)	(12,375,637
Infrastructure Services	(3,682,207)	(3,223,937)	2%	(53,990)	(7,795,741)	(7,795,741
		(4,202,557)	-12%	520,350 √	(9,630,988)	(9,189,712
	(43,321,738)	(45,164,874)	-4%	1,843,136	(107,527,166)	(104,9

## for the period ended 30 November 2016

	100	YTD Revised	Variance to	\$ Variance to		Revised	Adopte
	Actuals	Budget	YTD Budget	YTD Budget		Budget	Budge
Less Net Isternal Dashawai	\$	\$	%	\$		\$	\$
Less: Net Internal Recharging	928,798	1,199,938	-23%	(271,140)	X	2,229,821	2,232,245
Add: Depreciation & Amortisation on Non-Current Assets							
Computer Equipment	(93,490)	(107,280)	-13%	13,790		(257,472)	(257,472
Furniture and Equipment	(59,370)	(76,925)	-23%	17,555		(184,620)	(184,620
Plant & Machinery	(1,198,707)	(1,264,345)	-5%	65,638		(3,034,473)	(3,034,473
Buildings	(1,775,511)	(2,156,680)	-18%	381,169	V	(5,175,945)	(5,175,945
Infrastructure - Roads	(3,949,425)	(4,595,545)	-14%	646,120	V	(11,029,308)	(11,029,308
Infrastructure - Drainage	(1,027,476)	(1,092,870)	-6%	65,394		(2,622,888)	(2,622,888
Infrastructure - Footpaths	(491,706)	(506,110)	-3%	14,404		(1,214,664)	(1,214,664
Infrastructure - Parks Equipment	(1,506,432)	(1,180,935)	28%	(325,497)	X	(2,834,244)	(2,834,244
Landfill Infrastructure	(456,116)	(496,305)	-8%	40,189		(1,191,132)	(1,191,132
Marina Infrastructure	(396,465)	(396,463)	0%	(2)		(950,993)	
	(10,954,698)	(11,873,458)	-8%	918,761	-	(28,495,739)	(27,544,746
Total Operating Expenditure	(53,347,638)	(55,838,394)	-4%	2,490,756		(133,793,084)	(130,311,572
Change in Net Assets Resulting from Operations	61,088,971	57,151,432	7%	3,937,540		3,575,934	5,305,277
Non-Operating Activities							
Profit/(Loss) on Assets Disposal							
Plant and Machinery	(3,971)	875,000	-100%	(878,971)	x	434,650	14,650
Freehold Land	1,581,818	500,000	216%		V	12,840,000	14,050
Furniture and Equipment			0%	_,,		12,010,000	
Buildings	(165,421)	1.1	0%	(165,421)		20	
	1,412,426	1,375,000	3%	37,426	-	13,274,650	14,650
Capital Expenditure							
Computer Equipment	(99,447)	(664,224)	-85%	564,777	V	(1,499,167)	(484,800
Furniture and Equipment	(78,804)	(33,808)	133%	(44,996)		(2,561,558)	(33,808
Plant & Machinery	(2,169,068)	(3,334,000)	-35%		V	(8,199,000)	(5,791,000
Land	(287,973)	(704,560)	-59%		V	(1,792,797)	(0)/ 0 1/000
Buildings	(30,507,734)	(33,866,020)	-10%	3,358,286	V	(59,974,718)	(58,655,520
Infrastructure - Roads	(4,145,545)	(8,670,440)	-52%	4,524,895	V	(21,898,220)	(10,865,703
Infrastructure - Drainage	(132,022)	(678,066)	-81%	546,045	V	(1,713,768)	(1,061,475
Infrastructure - Footpaths	(182,872)	(441,190)	-59%	258,318	V	(1,176,530)	(1,003,360
Infrastructure - Parks Equipment	(3,747,544)	(5,199,851)	-28%	1,452,306	V	(9,537,984)	
Infrastructure - Parks Landscaping	(322,986)	(585,863)	-45%	262,877	V	(1,235,235)	(5,642,000
Landfill Infrastructure	(76,448)	(123,360)	-38%	46,912		(398,329)	(970,000
Marina Infrastructure	(52,608,256)	(52,608,256)	0%	40,912		(52,608,256)	(225,000
Note 1.	(94,358,697)	(106,909,637)	-12%	12,550,940	-	(162,595,561)	(84,732,666
Add: Land - Vested in Crown			0%			(102,000,001)	(04,752,000
Add: Transfer to Reserves	(27,871,685)	(26,230,276)	6%	(1,641,409)	x	(57,347,004)	(44,411,004
ent Set ID: 5554084		,,,_,_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0,0	(1)071,700)		(37,347,004)	(++,411,004

Version: 1, Version Date: 03/02/2017

## for the period ended 30 November 2016

			YTD Revised	Variance to	\$ Variance to		Revised	Adopted
		Actuals	Budget	YTD Budget	YTD Budget		Budget	Budget
		\$	\$	%	\$		\$	\$
Add Funding from								
Grants & Contributions - Asset Development		8,979,028	6,029,866	49%	2,949,162	V	28,212,513	34,967,106
Proceeds on Sale of Assets		2,036,262	1,375,000	48%	661,262	V	14,524,650	1,264,650
Reserves		47,379,286	60,253,968	-21%	(12,874,681)	X	83,296,540	52,676,958
Contributed Developer Assets		54,299,256	54,299,256	0%	-		54,299,256	
		112,693,832	121,958,090	-8%	(9,264,258)	_	180,332,959	88,908,714
Non-Cash/Non-Current Item Adjustments					6.000.000			//
Depreciation on Assets		10,498,582	11,377,153	-8%	(878,571)	X	27,304,607	26,353,614
Amortisation on Assets		456,116	496,305	-8%	(40,189)		1,191,132	1,191,132
Profit/(Loss) on Assets Disposal		(1,412,426)	(1,375,000)	3%	(37,426)		(13,274,650)	(14,650)
Loan Repayments		-		0%	-		(2,593,138)	(2,593,138)
Non-Current Leave Provisions		238,985	-	0%	238,985	V	-	
Deferred Pensioners Adjustment		24,211		0%	24,211		-	
		9,805,468	10,498,458	-7%	(692,991)		12,627,951	24,936,958
Opening Funds		9,267,511	10,500,000	-12%	(1,232,489)		10,500,000	10,500,000
Closing Funds	Note 2, 3.	72,037,826	68,343,067	5%	3,694,759		368,929	521,930
		-			-		-	-

## 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
Assets Classification	\$	\$			\$	Ś
Land and Buildings	(287,973)	(13,310)	(301,283)	(704,560)	(1,792,797)	1,491,514
Infrastructure Assets	(4,145,545)	(7,216,126)	(11,361,671)	(8,670,440)	(21,898,220)	10,536,549
Plant and Machinery	(2,169,068)	(2,526,588)	(4,695,655)	(3,334,000)	(8,199,000)	3,503,345
Furniture and Equipment	(78,804)	(145,516)	(224,320)	(33,808)	(2,561,558)	2,337,238
Computer Equipment	(99,447)	(272,321)	(371,768)	(664,224)	(1,499,167)	1,127,399
	(6,780,836)	(10,173,861)	(16,954,697)	(13,407,031)	(35,950,742)	18,996,045

### Note 2.

Closing Funds in the Financial Activity Statement

are represented by:

		YTD Revised	Full Year	Adopted
	Actuals	Budget	<b>Revised Budget</b>	Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	161,838,043	157,171,342	113,947,104	115,107,942
Rates Outstanding	31,835,932	1,600,000	1,600,000	1,600,000
Rubbish Charges Outstanding	229,131	133,800	133,800	133,800
Sundry Debtors	4,739,494	5,300,000	5,300,000	5,300,000
GST Receivable	1,827,735		-	
Prepayments	(13,408)	65,000	65,000	65,000
Accrued Debtors				
Stock on Hand	14,696	13,700	13,700	13,700
	200,471,624	164,283,842	121,059,604	122,220,442
Current Liabilities				
Creditors	(14,204,638)	(2,225,000)	(2,225,000)	(2,225,000)
Income Received in Advance	(597,526)	-		-
GST Payable	(165,259)		-	-
Witholding Tax Payable		-	1.4	-
Provision for Annual Leave	(4,016,448)			-
Provision for Long Service Leave	(2,113,784)	(2,000,000)	(2,000,000)	(2,000,000)
	(21,097,655)	(4,225,000)	(4,225,000)	(4,225,000)
Net Current Assets	179,373,969	160,058,842	116,834,604	117,995,442
Add: Non Current Investments	4,784,083	4,668,070	4,668,070	4,668,070
	184,158,052	164,726,912	121,502,674	122,663,512
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(107,092,356)	(90,054,333)	(98,128,488)	(115,812,070)
Deposits & Bonds Liability *	(5,027,870)	(6,329,512)	(6,329,512)	(6,329,512)
Grants & Contributions Unspent *		(-,))	(0)020,022]	(0,525,512)
	72,037,826	68,343,067	17,044,674	521,930
Closing Funds (as per Financial Activity Statement)	72,037,826	68,343,067	17,044,674	521,930

# 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 \$
	I	Budget Adoption		Closing Funds Surplus(Deficit)				299,049
GL	202	Remove transport expenses		Operating Expenditure		2,100		301,149
GL	410	Recovery of administration charged to NDIS		Operating Income		46,181		347,330
			OCM 8/10/15			,		· · · <b>,</b>
GL	378	Council contribution to the Financial Counselling	#5614	Operating Expenditure			8,128	339,202
GL	161	FESA budget reallocation		Operating Expenditure		10,789	0)=20	349,991
GL	162	FESA budget reallocation		Operating Expenditure		13,619		363,610
GL	175	FESA budget reallocation		Operating Expenditure		5,319		368,929
				Closing Funds Surplus (Deficit	)0	78,008	8,128	368,929

# Statement of Comprehensive Income by Nature and Type

for the period ended 30 November 2016

				\$ Variance to YTD		Amended	Adopted
		Actual	YTD Budget	Budget	Forecast	Budget	Budget
OPERATING REVENUE		\$	\$	\$	\$	\$	Ş
01 Rates		02 546 020	00 000 171		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.		
02 Specified Area Rates		93,516,939	92,282,474	1,234,465	96,934,465	95,700,000	95,700,000
02 Specified Area Rates 05 Fees and Charges		306,453	330,000	(23,547)	306,453	330,000	330,000
06 Service Charges	Note 1	11,914,408	12,281,036	(366,628)	24,059,750	24,426,378	24,368,500
10 Grants and Subsidies		440,700	444,000	(3,300)	440,700	450,000	450,000
		5,282,014	5,200,894	81,120	11,113,060	11,031,939	9,357,649
15 Contributions, Donations and Reimbursements		399,003	266,407	132,596	791,261	658,665	638,665
20 Interest Earnings		2,577,092	2,185,015	392,077	5,164,113	4,772,036	4,772,036
25 Other revenue and Income	20		-				
Total Operating Revenue		114,436,609	112,989,826	1,446,783	138,809,801	137,369,018	135,616,850
OPERATING EXPENDITURE							
50 Employee Costs - Salaries & Direct Oncosts	Note 2	(20,602,533)	(19,972,065)	(630,468)	(49,760,647)	(49,130,179)	(47,426,397
51 Employee Costs - Indirect Oncosts		(379,653)	(367,980)	(11,673)	(1,410,730)	(1,399,057)	(1,395,994
55 Materials and Contracts	Note 3	(14,780,830)	(16,868,929)	2,088,099	(38,036,656)	(40,124,755)	(40,989,213
65 Utilities		(1,813,722)	(1,887,956)	74,234	(4,592,426)	(4,666,661)	(4,684,525
70 Interest Expenses		-			(930,000)	(930,000)	(930,000
75 Insurances		(2,139,893)	(2,243,990)	104,097	(2,139,951)	(2,244,048)	(2,244,048
80 Other Expenses		(3,605,108)	(3,823,955)	218,846	(8,813,620)	(9,032,466)	(7,328,893
85 Depreciation on Non Current Assets		(10,498,582)	(11,377,153)	878,571	(26,426,036)	(27,304,607)	(26,353,614
86 Amortisation on Non Current Assets		(456,116)	(496,305)	40,189	(456,116)	(1,191,132)	(1,191,132
Add Back: Indirect Costs Allocated to Capital Works		928,798	1,199,938	(271,140)	1,958,681	2,229,821	2,232,245
Total Operating Expenditure		(53,347,638)	(55,838,394)	2,490,756	(130,607,501)	(133,793,084)	(130,311,572)
CHANGE IN NET ASSETS RESULTING FROM OPERATING							
ACTIVITIES		61,088,971	57,151,432	3,937,540	8,202,300	3,575,934	5,305,277
NON-OPERATING ACTIVITIES							
11 Capital Grants & Subsidies		6,002,448	3,162,754	2,839,694	19,789,797	16,950,103	21,075,184
16 Contributions - Asset Development		(117,465)	(342,022)	224,557	892,535	667,978	2,170,000
95 Profit/(Loss) on Sale of Assets		1,412,426	1,375,000	37,426	13,312,076	13,274,650	14,650
57 Acquisition of Crown Land for Roads		-	-		,,,		17,000
58 Underground Power Scheme			<u>-</u>				
Total Non-Operating Activities		7,297,409	4,195,732	3,101,677	33,994,409	30,892,731	23,259,834
NET RESULT		68,386,380	61,347,163	7,039,217	42 100 700	24.469.665	
		00,300,380	01,347,105	7,059,217	42,196,709	34,468,665	28,565,111

## 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
	Ś	Ś	Ś	\$
Community Services:	Ŷ	4	Ŷ	Ş
Recreational Services	263,934	236,992	568,780	568,780
South Lake Leisure Centre	1,056,415	1,176,089	2,231,074	2,231,074
Law and Public Safety	294,451	216,040	518,496	518,496
	1,652,072	1,629,121	5,141,627	5,141,627
Waste Services:				
Waste Collection Services	2,625,649	2,563,636	2,675,000	2,675,000
Waste Disposal Services	2,732,181	3,013,581	7,232,593	7,232,593
	5,357,830	5,577,217	9,907,593	9,907,593
Infrastructure Services:				
Marina & Coastal Services	885,893	941,486	1,068,802	1,068,802
	885,893	941,486	1,068,802	1,068,802
	7,895,795	8,147,824	16,118,022	16,118,022

#### Note 2.

Additional information on Salaries and

Direct On-Costs by each Division.

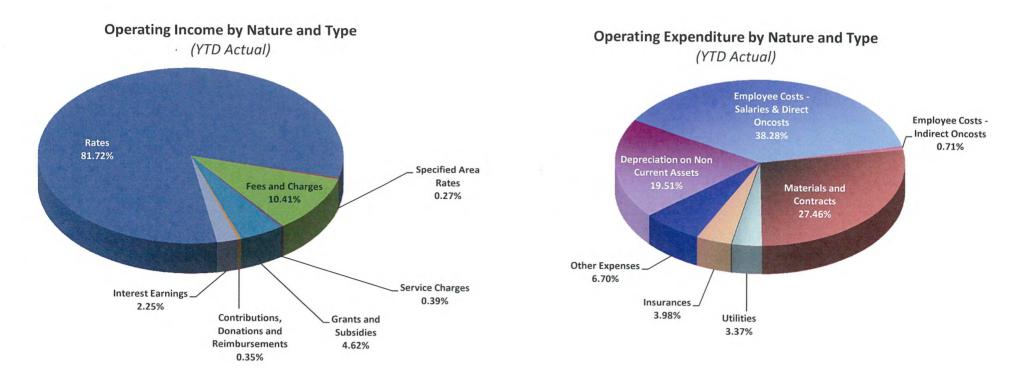
		Amended	Amended	Adopted
	Actual	YTD Budget	Budget	Budget
	\$	\$	\$	\$
Executive Services	(995,913)	(1,060,902)	(2,578,913)	(2,578,913)
Finance & Corporate Services Division	(3,265,238)	(3,086,925)	(7,232,487)	(7,232,487)
Governance & Community Services Division	(6,500,549)	(6,260,220)	(16,247,784)	(14,544,002)
Planning & Development Division	(2,323,723)	(2,280,633)	(5,488,489)	(5,488,489)
Engineering & Works Division	(7,517,110)	(7,283,386)	(17,582,506)	(17,582,506)
	(20,602,533)	(19,972,065)	(49,130,179)	(47,426,397)

### Note 3

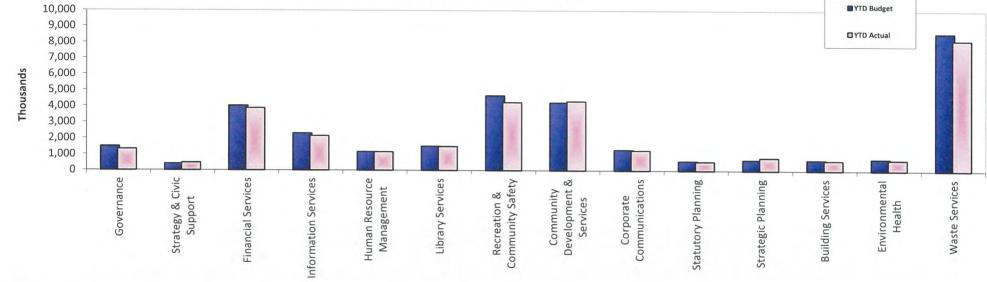
Additional information on Materials and

Contracts by each Division.

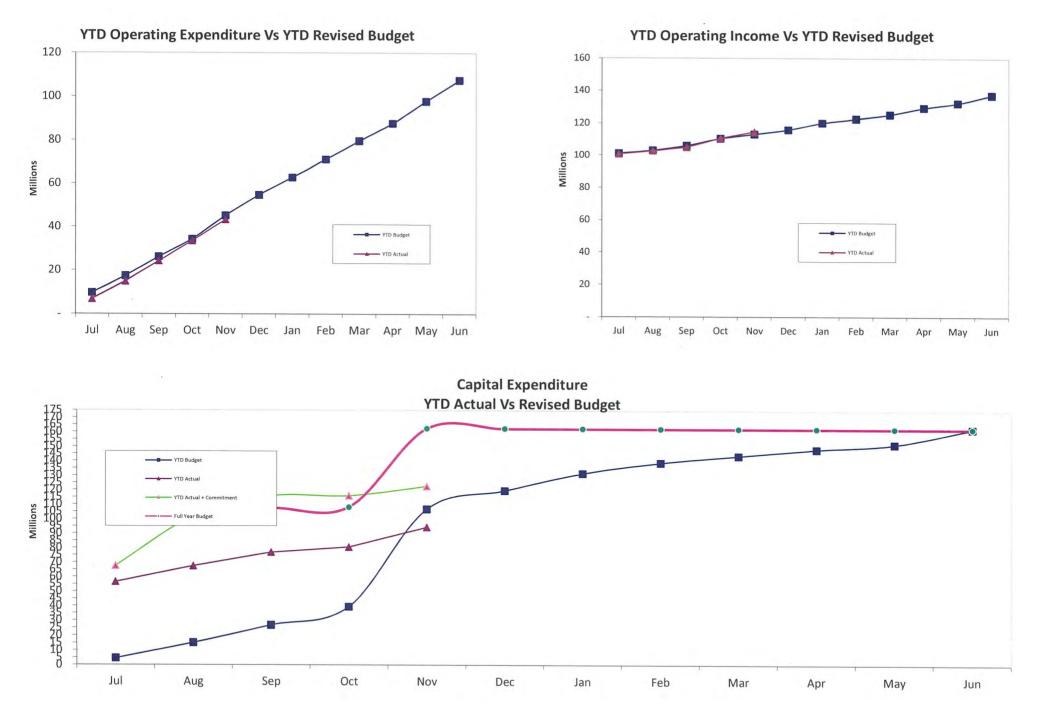
		Amended	Amended	Adopted
	Actual	YTD Budget	Budget	Budget
	\$	\$	\$	\$
Executive Services	(725,425)	(769,680)	(1,976,181)	(2,113,205)
Finance & Corporate Services Division	(1,466,746)	(1,891,210)	(3,859,196)	(3,796,510)
Governance & Community Services Division	(3,836,730)	(4,306,647)	(10,752,655)	(10,577,544)
Planning & Development Division	(303,669)	(386,665)	(1,157,591)	(1,135,933)
Engineering & Works Division	(8,448,260)	(9,514,727)	(22,379,133)	(23,366,022)
Not Applicable	0	0	0	0
	(14,780,830)	(16,868,929)	(40,124,755)	(40,989,213)

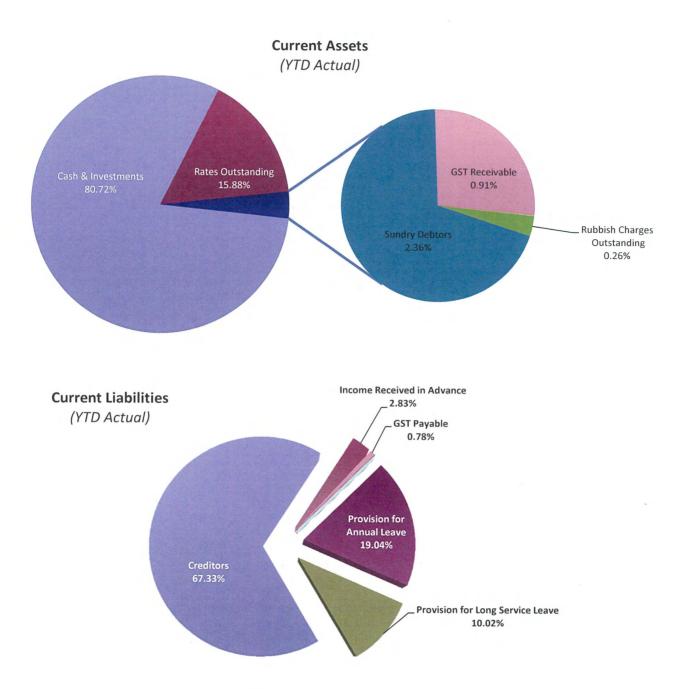


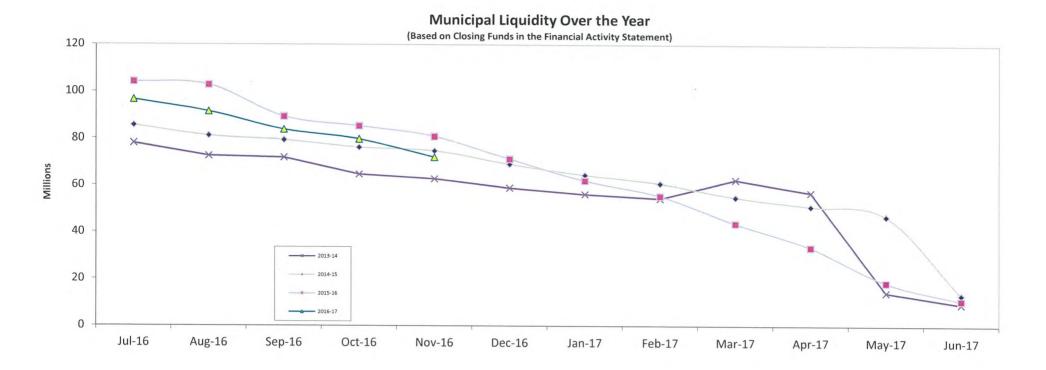
**Operating Expenditure by Business Unit** 



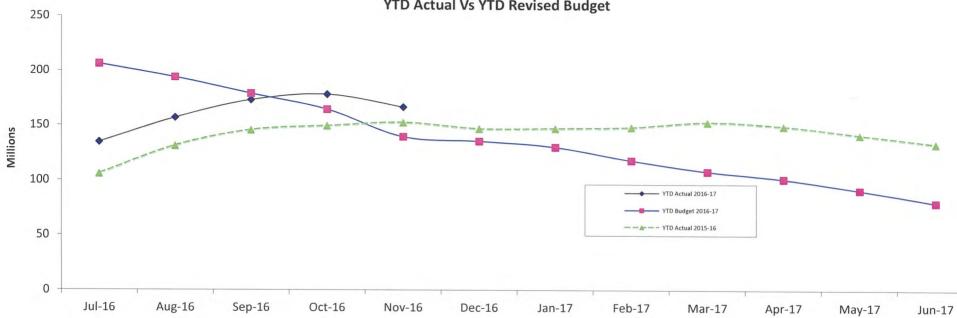
(YTD Budget vs YTD Actual)







Cash & Investments Positions YTD Actual Vs YTD Revised Budget



## **City of Cockburn - Reserve Funds**

Financial Statement for Period Ending 30 November 2016

Account Details	Opening	141411111111111	Interest R	*************	t/f's from l	Nunicipal	t/f's to M	lunicipal	Closing	Balance
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actu
Council Funded										111121772
Bibra Lake Management Plan Reserve	985,439	985,439	10,648	8,810	-		(789,367)	(383,978)	206,720	610,2
C/FWD Projects Reserve	4,020,698	4,020,698	-	_	6,147,183	7,500,000	(9,630,443)		537,439	7,131,2
CCW Development Fund	10,880,762	10,880,762	53,000	106,888	8,300,000	8,300,000		(17,622,711)	1,419,762	
Community Infrastructure	12,096,036	12,096,036	109,782	116,526	1,304,636	0,000,000	(4,010,722)			1,664,9
Community Surveillance Levy Reserve	1,245,490	1,245,490	22,594	12,160	200,000			(396,762)	9,499,732	11,815,8
DCD Redundancies Reserve	40,825	40,825	797	400	200,000		(334,000)	(9,389)	1,134,084	1,248,2
Environmental Offset Reserve	291,595	291,595	7,691	2,860		-	-	-	41,622	41,2
Green House Emissions Reductions	901,331	901,331	10,330		4 450 000	-	(0.000 700)	-	299,286	294,4
HWRP Post Closure Management	2,322,695	2,322,695	47,780	8,816	1,450,000	-	(2,362,700)	(13,909)	(1,039)	896,
Information Technology	379,658	379,658		22,751	400.000	-	(100,000)	(5,451)	2,270,475	2,339,
Land Development & Investment Fund Reserve	6,348,831	6,348,831	8,082	3,723	100,000	-	(395,930)		91,810	383,
Major Buildings Refurbishment			251,777	46,950	13,080,095	1,716,651	(11,032,895)	(5,017,305)	8,647,808	3,095,
	9,828,567	9,828,567	133,850	96,392	1,620,328	-	-	-	11,582,745	9,924,
Municipal Elections	34,213	34,213	2,681	336	120,000	-	-	-	156,894	34,
Naval Base Shacks	935,871	935,871	22,969	9,178	158,696			-	1,117,536	945,
Plant & Vehicle Replacement	8,252,372	8,252,372	105,975	78,790	2,949,690	-	(4,413,350)	(1,087,623)	6,894,687	7,243,
Port Coogee Marina Assets Replcmt		and the second	-	-	-		(50,000)	-	(50,000)	
Port Coogee Special Maintenance Reserve	1,400,129	1,400,129	26,794	12,935	274,000	256,130	(313,509)	(302,290)	1,387,414	1,366,
Port Coogee Waterways Reserve	7	-	8,685	1,224	188,590	188,590	(79,742)		117,533	189,
Port Coogee WEMP	-	-	40,372	7,908	2,100,000	2,163,409	(203,192)	-	1,937,180	2,171
Roads & Drainage Infrastructure	8,159,206	8,159,206	64,880	102,962	4,250,000	3,000,000	(3,692,542)	(15,711)	8,781,544	11,246
Staff Payments & Entitlements	2,115,293	2,115,293	45,068	20,507	119,822	-	(162,000)	(132,000)	2,118,183	2,003
Waste & Recycling	23,846,752	23,846,752	348,847	169,255	1,949,433	-	(12,598,318)	(8,765,245)	13,546,713	15,250
Waste Collection Levy	2,641,530	2,641,530	63,366	25,104	1,638,621	-	(1,385,000)	(598,620)	2,958,517	2,068
Workers Compensation	488,961	488,961	8,090	4,795	-		-	(000,020)	497,051	493
POS Cash in Lieu (Restricted Funds)	5,471,641	5,471,641	108,937	53,833	96,000	96,000	(5,621,474)	(5,621,474)	55,104	400,
	102,687,894		1,502,995	913,105	46,047,094	23,220,780		(44,361,891)	75,248,798	82,459,
Grant Funded					,,	,	(,,	(11,001,001)	10,240,100	02,455,
Aged & Disabled Vehicle Expenses	326,947	326,947	8,628	2,943			(400.000)	(115.000)		
CIHF Building Maintenance Resrv	3,323,192	3,323,192	0,020		-	-	(162,000)	(145,000)	173,575	184,
				33,332	1,400,000	420,404	(250,000)	(35,181)	4,473,192	3,741,
Family Day Care Accumulation Fund	8,295	8,295		81	-		-	-	8,295	8,
Naval Base Shack Removal Reserve	461,814	461,814	10,217	4,529	54,693	-	-		526,724	466
Restricted Grants & Contributions Reserv	2,230,479	2,230,479	-	-	-	-	(1,928,710)	(2,111,888)	301,769	118
UNDERGROUND POWER	222,504	222,504	-	2,182	-	-	-	-	222,504	224
Welfare Projects Employee Entitilements	479,810	479,810	10,933	4,724	13,000	5,417		-	503,743	489
	7,053,040	7,053,040	29,778	47,791	1,467,693	425,821	(2,340,710)	(2,292,069)	6,209,801	5,234.
Development Cont. Plans	.,,	.,,		41,101	1,401,000	425,021	(2,540,710)	(2,292,009)	0,209,801	5,234,
Aubin Grove DCP	500	500	1 705							
	500	500	4,705	5	-	-	(656)	-	4,549	
Cockburn Coast DCP14	(66,932)	(66,932)	-	(656)		-	(54,716)	-	(121,648)	(67,
Community Infrastructure DCA 13	10,361,258	10,361,258	220,238	106,577	5,000,000	2,592,422	(5,865,800)	(725,327)	9,715,696	12,334,
Gaebler Rd Development Cont. Plans	500	500	18,924	5		-	(3,385)		16,039	
Hammond Park DCP	975,033	975,033	9,354	10,681	396,000	253,797	(15,491)	-	1,364,896	1,239,
Munster Development	1,079,480	1.079.480	18,147	10,714	443,798	39,828	(10,883)	-	1,530,542	1,130,
Muriel Court Development Contribution	(92,248)	(92,248)		(905)	206,000	00,020				
Packham North - DCP 12	25,036	25,036	10,529	246	434,388		(32,025)	-	81,727	(93,
Solomon Road DCP	617,423	617,423				-	(7,128)	-	462,825	25
Success Lakes Development			8,493	6,055	120,000	-	(5,166)	-	740,750	623
	500	500	3,817	5			(1,061)	-	3,256	
Success Nth Development Cont. Plans	2,398,845	2,398,845	15,311	23,526	11,700	31,371	(4,596)		2,421,260	2,453,
Thomas St Development Cont. Plans	12,699	12,699	294	125	-	-	-	-	12,993	12,
Wattleup DCP 10	(3,401)	(3,401)	-	120	-	84,451	(10,161)	-	(13,562)	81,
Yangebup East Development Cont. Plans	1,130,859	1,130,859	6,026	11,091	130,036	90,618	(2,161)	-	1,264,760	1,232
Yangebup West Development Cont. Plans	419,471	419,471	9,195	4,114			(2,161)		426,505	423
	16,859,023	16,859,023	325,033	171,702	6,741,922	3,092,487		(705 207)		
	10,033,023	10,039,023	323,033	171,702	0,741,922	3,092,487	(6,015,390)	(725,327)	17,910,588	19,397
Total Reserves	126,599,957	126,599,957	1,857,806	1,132,598	54,256,709	26,739,087	(83,345,284)	(47,379,286)	99,369,187	107 092
					,,	,,,	(,-,-,+)	,,,	00,000,101	101,002

Version: 1, Version Date: 03/02/2017

tor the period ended 31 December 2016

	0 stuals	YTD Revised	Variance to	\$ Variance to		Revised	Adopte
	Actuals \$	Budget	YTD Budget	YTD Budget	-	Budget	Budge
Operating Revenue	\$	\$	%	\$		\$	\$
Governance	98,730,666	97,594,689	1%	1,135,977	V	104,763,874	104,743,874
Financial Services	588,480	551,225	7%	37,255		690,050	
Information Services	3,250	750	333%	2,500		1,500	690,05
Human Resource Management	136,011	145,996	-7%	(9,985)		292,000	1,50 292,00
Library Services	22,882	32,817	-30%	(9,935)		55,146	292,00
Recreation & Community Safety	2,315,718	2,237,814	3%	77,904		5,680,403	
Community Development & Services	4,507,281	4,270,393	6%	236,888	V	8,031,336	5,648,02
Corporate Communications	2,839	10,800	-74%	(7,961)		13,400	6,464,42
Statutory Planning	699,736	793,500	-12%	(93,764)		1,587,000	13,40
Strategic Planning	1,502,208	1,731,984	-13%	(229,777)	X		1,587,00
Building Services	817,065	802,704	2%		^	2,955,811	2,955,81
Environmental Health	298,160	198,850	50%	14,361		1,605,408	1,605,40
Waste Services	5,858,909	6,195,842	-5%	99,310	×	260,500	260,50
Parks & Environmental Services	72,963	58,828	24%	(336,933)	^	9,907,593	9,907,59
Engineering Services	108,961	159,060		14,135		59,778	1,90
Infrastructure Services	1.042.207		-31%	(50,099)		318,120	318,12
	116,707,335	1,032,984	1%	9,223	_	1,147,099	1,072,09
otal Operating Revenue		115,818,236	1%	889,099		137,369,018	
Total Operating Revenue	116,707,335	115,818,236	1%	889,099		137,369,018 137,369,018	
Total Operating Revenue           Operating Expenditure							
				889,099	1	137,369,018	135,616,850
Operating Expenditure	116,707,335	115,818,236	<b>1%</b> -11%	<b>889,099</b> 252,567	1	137,369,018 (4,564,453)	<b>135,616,85</b> (4,681,47
Operating Expenditure Governance	<b>116,707,335</b> (2,004,003)	<b>115,818,236</b> (2,256,569) (542,895)	1% -11% 13%	<b>889,099</b> 252,567 (73,066)	ú, i	137,369,018 (4,564,453) (1,177,428)	<b>135,616,85</b> (4,681,47 (1,197,42
Operating Expenditure Governance Strategy & Civic Support	<b>116,707,335</b> (2,004,003) (615,961)	<b>115,818,236</b> (2,256,569) (542,895) (4,372,871)	1% -11% 13% -5%	<b>889,099</b> 252,567 (73,066) 206,484	ú, i	<b>137,369,018</b> (4,564,453) (1,177,428) (6,350,165)	<b>135,616,85</b> (4,681,47 (1,197,42 (6,300,16
Dperating Expenditure Governance Strategy & Civic Support Financial Services	<b>116,707,335</b> (2,004,003) (615,961) (4,166,387)	<b>115,818,236</b> (2,256,569) (542,895) (4,372,871) (2,661,903)	1% -11% 13% -5% -5%	<b>889,099</b> 252,567 (73,066) 206,484 122,017	ú, i	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162)	<b>135,616,85</b> (4,681,47 (1,197,42 (6,300,16) (5,044,23)
Operating Expenditure Governance Strategy & Civic Support Financial Services Information Services	<b>116,707,335</b> (2,004,003) (615,961) (4,166,387) (2,539,886)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969)	1% -11% 13% -5% -5% 1%	889,099 252,567 (73,066) 206,484 122,017 (15,184)	ú, i	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444)	135,616,850 (4,681,47 (1,197,42) (6,300,16) (5,044,23) (2,782,44)
Dperating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784)	1% -11% 13% -5% -5% 1% -4%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075)	135,616,850 (4,681,47 (1,197,42) (6,300,16 (5,044,23) (2,782,44) (3,508,07)
Dperating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239)	1% -11% 13% -5% -5% 1% -4% -15%	<b>889,099</b> 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633)	135,616,859 (4,681,47 (1,197,42) (6,300,16 (5,044,23) (2,782,44 (3,508,07) (12,570,82)
Dperating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054)	1% -11% 13% -5% -5% 1% -4% -15% 1%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751)	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764)	135,616,850 (4,681,47 (1,197,42) (6,300,16) (5,044,23) (2,782,444 (3,508,07) (12,570,820 (8,499,84)
Operating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety Community Development & Services	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806) (1,559,110)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791)	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681)	135,616,850 (4,681,47 (1,197,42 (6,300,16 (5,044,23 (2,782,44 (3,508,07 (12,570,82 (8,499,84 (3,369,86
Operating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety Community Development & Services Corporate Communications	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806) (1,559,110) (678,165)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1% -5%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763)	135,616,859 (4,681,47 (1,197,42) (6,300,16 (5,044,23) (2,782,44) (3,508,07) (12,570,82) (8,499,84) (3,369,86) (1,478,76)
Operating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety Community Development & Services Corporate Communications Statutory Planning	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806) (1,559,110) (678,165) (927,225)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903) (801,912)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1% 1% -5% 16%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738 (125,313)	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763) (1,866,193)	135,616,859 (4,681,47 (1,197,42) (6,300,16 (5,044,23) (2,782,44) (3,508,07) (12,570,82) (8,499,84) (3,369,86) (1,478,76) (1,846,31)
Operating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety Community Development & Services Corporate Communications Statutory Planning Strategic Planning	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806) (1,559,110) (678,165) (927,225) (779,726)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903) (801,912) (798,574)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1% 1% 5% 16% -2%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738 (125,313) 18,849	V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763) (1,866,193) (1,651,768)	135,616,850 (4,681,477 (1,197,428 (6,300,169 (5,044,232 (2,782,444 (3,508,079 (12,570,820 (12,570,820 (8,499,849 (3,369,865 (1,478,763 (1,846,310 (1,651,768
Dperating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety Community Development & Services Corporate Communications Statutory Planning Strategic Planning Building Services	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806) (1,559,110) (678,165) (927,225) (779,726) (830,607)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903) (801,912) (798,574) (881,189)	1% -11% 13% -5% -5% 1% -15% 1% 1% 1% -5% 16% -2% -6%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738 (125,313) 18,849 50,582	V V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763) (1,866,193) (1,651,768) (1,809,573)	135,616,850 (4,681,47 (1,197,42) (6,300,16) (5,044,23) (2,782,444 (3,508,07) (12,570,82) (3,508,07) (12,570,82) (3,369,86) (1,478,76) (1,846,310 (1,651,76) (1,807,79)
Operating Expenditure Governance Strategy & Civic Support Financial Services Information Services Human Resource Management Library Services Recreation & Community Safety Community Development & Services Corporate Communications Statutory Planning Strategic Planning Building Services Environmental Health	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,2113,806) (1,559,110) (678,165) (927,225) (779,726) (830,607) (9,915,608)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903) (801,912) (798,574) (881,189) (10,532,340)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1% -5% 16% -2% -6% -6%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738 (125,313) 18,849 50,582 616,732	V V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763) (1,866,193) (1,651,768) (1,809,573) (20,898,986)	135,616,859 (4,681,47 (1,197,42) (6,300,16) (5,044,23) (2,782,44) (3,508,07) (12,570,82) (8,499,84) (3,369,86) (1,478,76) (1,846,310) (1,651,76) (1,807,79) (20,898,98)
Operating Expenditure         Governance         Strategy & Civic Support         Financial Services         Information Services         Human Resource Management         Library Services         Recreation & Community Safety         Community Development & Services         Corporate Communications         Statutory Planning         Strategic Planning         Building Services         Environmental Health         Waste Services         Parks & Environmental Services	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,113,806) (1,559,110) (678,165) (927,225) (779,726) (830,607) (9,915,608) (6,266,047)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903) (801,912) (798,574) (881,189) (10,532,340) (6,245,332)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1% -5% 16% -2% -6% -6% 0%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738 (125,313) 18,849 50,582 616,732 (20,715)	V V	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763) (1,866,193) (1,866,193) (1,651,768) (1,809,573) (20,898,986) (12,606,094)	135,616,850 135,616,850 135,616,850 (4,681,477 (1,197,428 (6,300,169 (5,044,232 (2,782,444 (3,508,079 (12,570,826 (8,499,849 (3,369,865 (1,478,763 (1,846,310 (1,651,768 (1,807,798 (20,898,986 (12,375,637 (7,795,744
Operating Expenditure         Governance         Strategy & Civic Support         Financial Services         Information Services         Human Resource Management         Library Services         Recreation & Community Safety         Community Development & Services         Corporate Communications         Statutory Planning         Strategic Planning         Building Services         Environmental Health         Waste Services	116,707,335 (2,004,003) (615,961) (4,166,387) (2,539,886) (1,393,154) (1,745,129) (5,241,677) (5,2113,806) (1,559,110) (678,165) (927,225) (779,726) (830,607) (9,915,608)	115,818,236 (2,256,569) (542,895) (4,372,871) (2,661,903) (1,377,969) (1,808,784) (6,194,239) (5,067,054) (1,547,318) (716,903) (801,912) (798,574) (881,189) (10,532,340)	1% -11% 13% -5% -5% 1% -4% -15% 1% 1% -5% 16% -2% -6% -6%	889,099 252,567 (73,066) 206,484 122,017 (15,184) 63,655 952,562 (46,751) (11,791) 38,738 (125,313) 18,849 50,582 616,732	~ ~ ~	137,369,018 (4,564,453) (1,177,428) (6,350,165) (5,105,162) (2,782,444) (3,563,075) (12,614,633) (10,261,764) (3,418,681) (1,478,763) (1,866,193) (1,651,768) (1,809,573) (20,898,986)	135,616,850 (4,681,47 (1,197,423 (6,300,16) (5,044,233 (2,782,444 (3,508,07) (12,570,820 (8,499,845 (3,369,865) (1,478,763) (1,846,310) (1,651,768) (1,807,798) (20,898,986)

Document Set ID: 5554084

Version: 1, Version Date: 03/02/2017

for the period ended 31 December 2016

		YTD Revised	Variance to	\$ Variance to		Revised	Adopte
	Actuals	Budget	YTD Budget	YTD Budget		Budget	Budge
Loss: Not Internal Decharging	\$	\$	%	\$		\$	\$
Less: Net Internal Recharging	1,080,461	1,200,654	-10%	(120,193)		2,229,821	2,232,24
Add: Depreciation & Amortisation on Non-Current Assets							
Computer Equipment	(112,433)	(128,736)	-13%	16,303		(257,472)	(257,47)
Furniture and Equipment	(71,387)	(92,310)	-23%	20,923		(184,620)	(184,62
Plant & Machinery	(1,436,691)	(1,517,214)	-5%	80,524		(3,034,473)	(3,034,47)
Buildings	(2,135,084)	(2,588,016)	-18%	452,932	V	(5,175,945)	(5,175,94
Infrastructure - Roads	(4,749,635)	(5,514,654)	-14%	765,019	V	(11,029,308)	(11,029,30)
Infrastructure - Drainage	(1,235,657)	(1,311,444)	-6%	75,787		(2,622,888)	(2,622,88
Infrastructure - Footpaths	(591,332)	(607,332)	-3%	16,000		(1,214,664)	(1,214,664
Infrastructure - Parks Equipment	(1,811,657)	(1,417,122)	28%	(394,535)	X	(2,834,244)	(2,834,244
Landfill Infrastructure	(548,531)	(595,566)	-8%	47,035		(1,191,132)	(1,191,132
Marina Infrastructure	(476,794)	(474,201)	1%	(2,593)		(950,993)	
	(13,169,202)	(14,246,595)	-8%	1,077,394		(28,495,739)	(27,544,74)
Total Operating Expenditure	(64,262,552)	(67,661,983)	-5%	3,399,431		(133,841,828)	(130,311,572
Change in Net Accets Deputting from Outputting					_		
Change in Net Assets Resulting from Operations	52,444,783	48,156,252	9%	4,288,531	_	3,527,190	5,305,277
Non-Operating Activities							
Profit/(Loss) on Assets Disposal							
Plant and Machinery	39,959	972,000	-96%	(932,041)	X	434,650	14,65
Freehold Land	1,029,737	12,300,000	-92%	(11,270,263)		12,840,000	1,00
Buildings	(168,330)		0%	(168,330)			
	901,366	13,272,000	-93%	(12,370,634)	-	13,274,650	14,650
Capital Expenditure							
Computer Equipment	(236,307)	(823,906)	-71%	587,599	V	(1,499,167)	(484,800
Furniture and Equipment	(94,011)	(33,808)	178%	(60,203)		(2,561,558)	(33,80)
Plant & Machinery	(2,443,770)	(3,570,000)	-32%	1,126,230	V	(8,199,000)	(5,791,00
Land	(272,398)	(1,104,560)	-75%	832,162	V	(1,792,797)	(0)/02/00
Buildings	(36,682,099)	(39,755,714)	-8%	3,073,615	V	(58,283,718)	(58,655,52
Infrastructure - Roads	(5,441,722)	(11,723,343)	-54%	6,281,621	V	(21,898,220)	(10,865,70)
Infrastructure - Drainage	(225,227)	(852,025)	-74%	626,798	V	(1,713,768)	(1,061,47
Infrastructure - Footpaths	(256,677)	(748,725)	-66%	492,048	V	(1,176,530)	(1,003,360
Infrastructure - Parks Equipment	(4,136,104)	(5,908,632)	-30%	1,772,527	V	(9,537,984)	(5,642,00
Infrastructure - Parks Landscaping	(394,977)	(736,752)	-46%	341,775		(1,235,235)	(970,00
Landfill Infrastructure	(158,140)	(194,927)	-19%	36,787		(398,329)	(225,00
Marina Infrastructure	·/	(10.102.1)	0%	50,707		(558,525)	(223,000
Note 1.	(50,341,432)	(65,452,392)	-23%	15,110,959	-	(108,296,305)	(84,732,660
Add: Gifted Subdivision Assets	(54,299,256)	(54,299,256)	0%	2000 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 -		(54,299,256)	
Add: Transfer to Reserves nt Set ID: 5554084	(27,458,657)	(37,514,853)	-27%	10,056,196	V	(56,114,515)	(44,411,004
1, Version Date: 03/02/2017		(		10,000,100	,	(30,114,313)	(++,+11,004

for the period ended 31 December 2016

			YTD Revised	Variance to	\$ Variance to		Revised	Adopted
		Actuals	Budget	YTD Budget	YTD Budget		Budget	Budget
		\$	\$	%	\$		\$	\$
Add Funding from								
Non-Operating Grants, Subsidies and Contributions		5,972,861	7,050,216	-15%	(1,077,355)	X	17,618,081	23,245,184
Developers Contributions Plans: Cash		3,827,684	3,770,962	2%	56,723		10,594,432	11,721,922
Proceeds on Sale of Assets		2,102,626	13,272,000	-84%	(11,169,374)	X	14,524,650	1,264,650
Reserves		56,455,939	65,278,351	-14%	(8,822,412)		83,345,284	52,676,958
Gifted Subdivision Assets		54,299,256	54,299,256	0%	-		54,299,256	
		122,658,366	143,670,784	-15%	(21,012,418)		180,381,703	88,908,714
Non-Cash/Non-Current Item Adjustments								
Depreciation on Assets		12,620,671	13,651,029	-8%	(1,030,359)	X	27,304,607	26,353,614
Amortisation on Assets		548,531	595,566	-8%	(47,035)		1,191,132	1,191,132
Profit/(Loss) on Assets Disposal		(901,366)	(13,272,000)	-93%	12,370,634	$\checkmark$	(13,274,650)	(14,650)
Loan Repayments		(1,296,075)	(1,296,075)	0%	0		(2,593,138)	(2,593,138)
Non-Current Leave Provisions		261,763	-	0%	261,763	$\checkmark$		-
Deferred Pensioners Adjustment		24,211	-	0%	24,211		-	
		11,257,735	(321,480)	-3602%	11,579,214		12,627,951	24,936,958
Opening Funds		9,267,511	9,267,511	0%	0		9,267,511	10,500,000
Closing Funds	Note 2, 3.	64,430,416	56,778,567	13%	7,651,849		368,929	521,930
		-	-		-		-	,

### Notes to Statement of Financial Activity

#### Note 1.

Additional information on the capital works program including committed

orders at end of month:

		Commitments at	Commitments &	YTD Revised	Full Year	Uncommitted at
	Actuals	Month End	Actuals YTD	Budget	<b>Revised Budget</b>	Month End
Assets Classification	\$	\$			\$	\$
Land and Buildings	(272,398)	(13,310)	(285,708)	(1,104,560)	(1,792,797)	1,507,089
Infrastructure Assets	(5,441,722)	(6,404,351)	(11,846,073)	(11,723,343)	(21,898,220)	10,052,147
Plant and Machinery	(2,443,770)	(4,064,141)	(6,507,911)	(3,570,000)	(8,199,000)	1,691,089
Furniture and Equipment	(94,011)	(560,549)	(654,560)	(33,808)	(2,561,558)	1,906,998
Computer Equipment	(236,307)	(207,491)	(443,799)	(823,906)	(1,499,167)	1,055,368
	(8,488,209)	(11,249,842)	(19,738,050)	(17,255,617)	(35,950,742)	16,212,691

#### Note 2.

Closing Funds in the Financial Activity Statement

are represented by:

are represented by:		YTD Revised	Full Year	Adopted
	Actuals	Budget	<b>Revised Budget</b>	Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	147,087,463	154,388,968	113,947,104	115,107,942
Rates Outstanding	26,764,767	1,600,000	1,600,000	1,600,000
Rubbish Charges Outstanding	205,776	133,800	133,800	133,800
Sundry Debtors	1,908,289	5,300,000	5,300,000	5,300,000
GST Receivable	1,662,610			
Prepayments	(12,658)	65,000	65,000	65,000
Accrued Debtors		-		
Stock on Hand	7,086	13,700	13,700	13,700
	177,623,332	161,501,468	121,059,604	122,220,442
Current Liabilities				
Creditors	(8,886,604)	(2,225,000)	(2,225,000)	(2,225,000)
Income Received in Advance	(597,526)		-	-
GST Payable	214,060	-		
Witholding Tax Payable	-	- <del></del>		-
Provision for Annual Leave	(4,034,783)	100 J. 199		3
Provision for Long Service Leave	(2,113,784)	(2,000,000)	(2,000,000)	(2,000,000)
	(15,418,636)	(4,225,000)	(4,225,000)	(4,225,000)
Net Current Assets	162,204,696	157,276,468	116,834,604	117,995,442
Add: Non Current Investments	4,805,455	4,668,070	4,668,070	4,668,070
	167,010,150	161,944,539	121,502,674	122,663,512
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(97,602,675)	(98,836,459)	(99,369,187)	(115,812,070)
Deposits & Bonds Liability *	(4,977,060)	(6,329,512)	(6,329,512)	(6,329,512)
Grants & Contributions Unspent *	4			
	64,430,416	56,778,567	15,803,975	521,930
Closing Funds (as per Financial Activity Statement)	64,430,416	56,778,567	15,803,975	521,930

# See attached Reserve Fund Statement\* See attached Restricted Funds Analysis

### Note 3. Amendments to original budget since budget adoption. Surplus/(Deficit)

	Project/		Council		Non Change (Non Cash Items)	Increase in Available	Decrease in Available	Amended budget Running
Ledger	Activity	Description	Resolution	Classification	Adjust.	Cash	Cash	Balance
Leuger	Activity	Description			\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				299,049
GL	202	Remove transport expenses		Operating Expenditure		2,100		301,149
GL	410	Recovery of administration charged to NDIS		Operating Income		46,181		347,330
			OCM 8/10/15					
GL	378	Council contribution to the Financial Counselling	#5614	Operating Expenditure			8,128	339,202
GL		FESA budget reallocation		Operating Expenditure		10,789		349,991
GL		FESA budget reallocation		Operating Expenditure		13,619		363,610
GL		FESA budget reallocation		Operating Expenditure		5,319		368,929
		5		Closing Funds Surplus (Deficit	:)0	78,008	8,128	368,929

# Statement of Comprehensive Income by Nature and Type

for the period ended 31 December 2016

			Amended	\$ Variance to YTD		Amended	Adopte
		Actual	YTD Budget	Budget	Forecast	Budget	Budge
		\$	\$	\$	\$	\$	
OPERATING REVENUE							
01 Rates		93,343,753	92,497,752	846,001	96,546,001	95,700,000	95,700,000
02 Specified Area Rates		306,453	330,000	(23,547)	306,453	330,000	330,000
05 Fees and Charges	Note 1	13,169,245	13,895,279	(726,034)	23,700,344	24,426,378	24,368,500
06 Service Charges		440,700	445,000	(4,300)	440,700	450,000	450,000
10 Grants and Subsidies		5,892,314	5,754,439	137,875	11,169,815	11,031,939	9,357,649
15 Contributions, Donations and Reimbursements		561,790	339,749	222,042	880,707	658,665	638,66
20 Interest Earnings		2,993,081	2,556,018	437,063	5,209,099	4,772,036	4,772,030
25 Other revenue and Income					-	-	.,,
Total Operating Revenue		116,707,335	115,818,236	889,099	138,253,117	137,369,018	135,616,850
OPERATING EXPENDITURE							
50 Employee Costs - Salaries & Direct Oncosts	Note 2	(24,434,658)	(23,781,881)	(652,777)	(49,782,956)	(40 120 170)	147 400 00
51 Employee Costs - Indirect Oncosts	Hote L	(446,771)	(439,627)	(7,144)	(1,406,201)	(49,130,179)	(47,426,39)
55 Materials and Contracts	Note 3	(18,248,510)	(20,134,517)	1,886,007	(38,287,493)	(1,399,057)	(1,395,99
65 Utilities	Note 5	(2,196,657)	(2,257,647)	60,990		(40,173,499)	(40,989,21)
70 Interest Expenses		(385,941)	(475,000)		(4,605,671)	(4,666,661)	(4,684,52
75 Insurances		(2,109,308)	(2,243,998)	89,059	(840,941)	(930,000)	(930,000
80 Other Expenses		(4,351,966)	(5,283,372)	134,690	(2,109,358)	(2,244,048)	(2,244,048
85 Depreciation on Non Current Assets		(12,620,671)		931,406	(8,101,060)	(9,032,466)	(7,328,893
86 Amortisation on Non Current Assets			(13,651,029)	1,030,359	(26,274,248)	(27,304,607)	(26,353,614
Add Back: Indirect Costs Allocated to Capital Works		(548,531)	(595,566)	47,035	(548,531)	(1,191,132)	(1,191,132
Total Operating Expenditure		1,080,461	1,200,654	(120,193)	2,109,628	2,229,821	2,232,245
		(64,262,552)	(67,661,983)	3,399,431	(129,846,831)	(133,841,828)	(130,311,572
CHANGE IN NET ASSETS RESULTING FROM OPERATING		- 120 ya 6 C					
ACTIVITIES		52,444,783	48,156,252	4,288,531	8,406,286	3,527,190	5,305,277
NON-OPERATING ACTIVITIES							
11, 16 Non-Operating Grants, Subsidies and Contributions		5,972,861	7,050,216	(1,077,355)	16,540,726	17,618,081	23,245,184
18 Developers Contributions Plans: Cash		3,827,684	3,770,962	56,723	10,651,154	10,594,432	11,721,923
17 Gifted Subdivision Assets		54,299,256	54,299,256	_	54,299,256	54,299,256	,,022
95 Profit/(Loss) on Sale of Assets		901,366	13,272,000	(12,370,634)	901,366	13,274,650	14,650
Total Non-Operating Activities		65,001,167	78,392,433	(13,391,266)	82,392,503	95,786,419	34,981,750
NET RESULT		117 445 050	126 540 605	10 400 700			
NET REJULI	16	117,445,950	126,548,686	(9,102,736)	90,798,789	99,313,609	40,287,033

## Notes to Statement of Comprehensive Income

### Note 1.

Additional information on main sources

of revenue in fees & charges.

		Amended	Amended	Adopted
	Actual	YTD Budget	Budget	Budget
	\$	\$	\$	\$
Community Services:				Ŧ
Recreational Services	273,697	284,390	568,780	568,780
South Lake Leisure Centre	1,303,594	1,480,567	2,231,074	2,231,074
Law and Public Safety	348,942	259,248	518,496	518,496
	1,983,726	2,024,206	5,141,627	5,141,627
Waste Services:				, ,,,,,
Waste Collection Services	2,626,958	2,579,545	2,675,000	2,675,000
Waste Disposal Services	3,211,124	3,616,297	7,232,593	7,232,593
	5,838,082	6,195,842	9,907,593	9,907,593
Infrastructure Services:			, , , , , , , , , , , , , , , , , , , ,	0,007,000
Marina & Coastal Services	967,524	956,335	1,068,802	1,068,802
	967,524	956,335	1,068,802	1,068,802
	8,789,332	9,176,383	16,118,022	16,118,022

#### Note 2.

Additional information on Salaries and

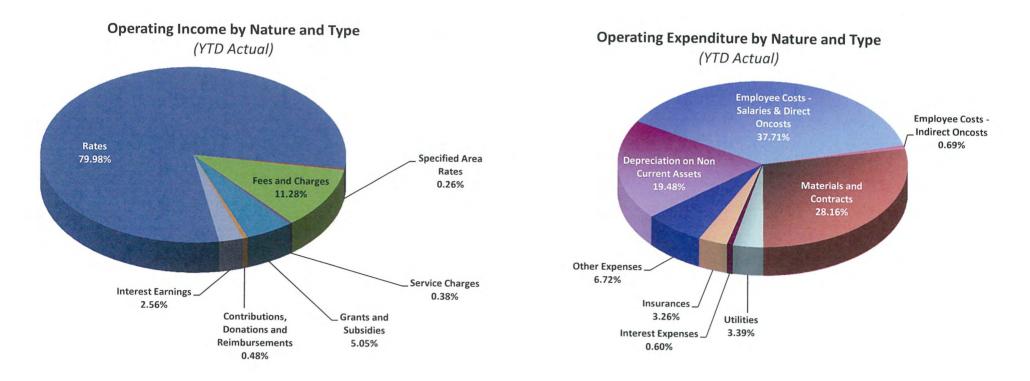
Direct On-Costs by each Division.

		Amended	Amended	Adopted
	Actual	YTD Budget	Budget	Budget
	\$	\$	\$	Ś
Executive Services	(1,184,853)	(1,259,518)	(2,578,913)	(2,578,913)
Finance & Corporate Services Division	(3,880,066)	(3,634,603)	(7,232,487)	(7,232,487)
Governance & Community Services Divisio	(7,724,514)	(7,550,265)	(16,247,784)	(14,544,002)
Planning & Development Division	(2,752,859)	(2,703,323)	(5,488,489)	(5,488,489)
Engineering & Works Division	(8,892,367)	(8,634,172)	(17,582,506)	(17,582,506)
	(24,434,658)	(23,781,881)	(49,130,179)	(47,426,397)

### Note 3

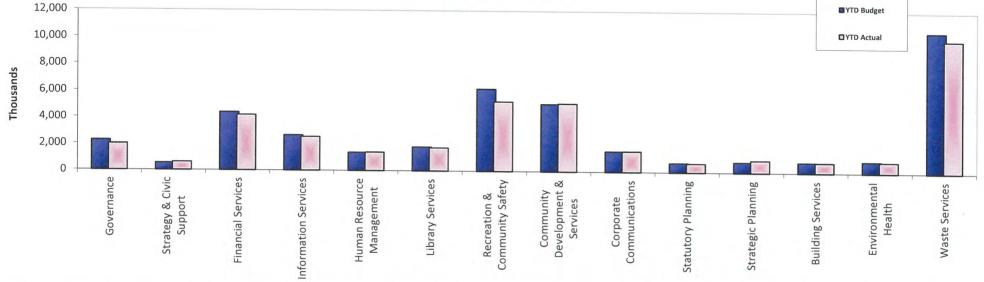
Additional information on Materials and Contracts by each Division.

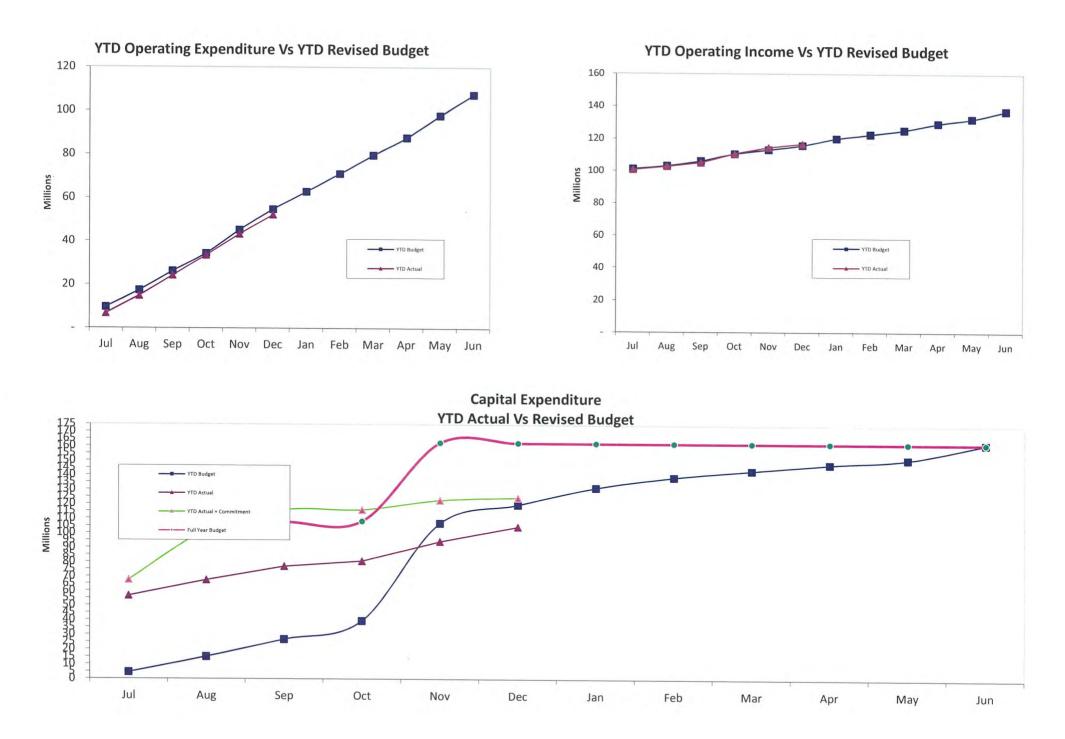
Actual	Amended	Amended	Adopted
Ś	s s	виdget ¢	Budget
(934,100)	(965,656)	(1,976,181)	(2,113,205)
(1,694,431)			(3,796,510)
(4,808,850)			(10,577,544)
(393,736)	(457,800)		(1,135,933)
(10,417,394)	(11,339,535)		(23,366,022)
0	0	0	(10)000,012)
(18,248,510)	(20,134,517)	(40,173,499)	(40,989,213)
	(1,694,431) (4,808,850) (393,736) (10,417,394) 0	Actual         YTD Budget           \$         \$           (934,100)         (965,656)           (1,694,431)         (2,160,295)           (4,808,850)         (5,211,231)           (393,736)         (457,800)           (10,417,394)         (11,339,535)           0         0	Actual         YTD Budget         Budget           \$         \$         \$           (934,100)         (965,656)         (1,976,181)           (1,694,431)         (2,160,295)         (3,907,940)           (4,808,850)         (5,211,231)         (10,752,655)           (393,736)         (457,800)         (1,157,591)           (10,417,394)         (11,339,535)         (22,379,133)           0         0         0

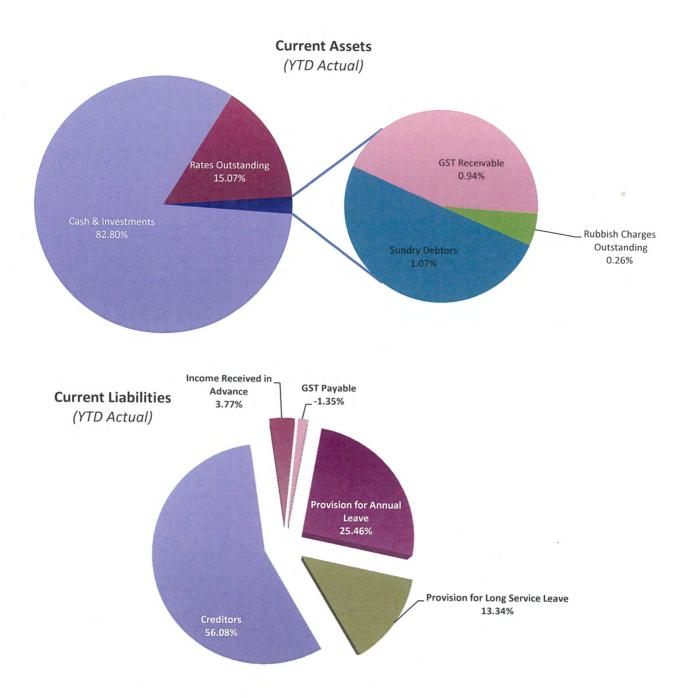


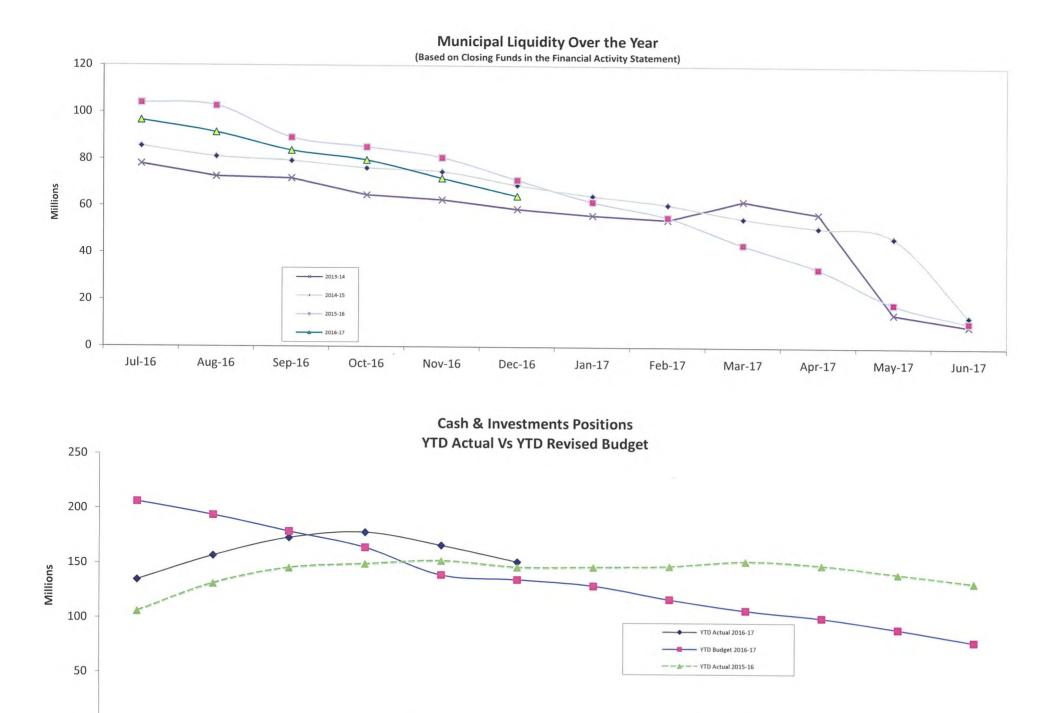
**Operating Expenditure by Business Unit** 

(YTD Budget vs YTD Actual)









0 Jul-16 Aug-16 Sep-16 Oct-16 Nov-16 Dec-16 Jan-17 Feb-17 Mar-17 Apr-17 May-17 Jun-17

Document Set ID: 5554084

Version: 1, Version Date: 03/02/2017

## **City of Cockburn - Reserve Funds**

Financial Statement for Period Ending 31 December 2016

Account Details	Opening	マックリリリ アンシスアンシアル	Interest R	Received	t/f's from	Municipal	t/f's to N	lunicipal	Closing	Balance
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	~~~~~	Budget	Actu
Council Funded						**********	(A			01111999
Bibra Lake Management Plan Reserve	985,439	985,439	10,648	9,923	-	-	(789,367)	(384,266)	206,720	611,0
C/FWD Projects Reserve	4,020,698	4,020,698	_	-	6,147,183	6,147,183	(9,630,443)			
CCW Development Fund	10,880,762	10,880,762	53,000	109,924	8,300,000	8.300.000			537,439	5,009,2
Community Infrastructure	12,096,036	12,096,036	109,782	138,071	1,304,636	0,000,000		(17,814,000)	1,419,762	1,476,6
Community Surveillance Levy Reserve	1,245,490	1,245,490	22,594	14,436		-	(4,010,722)	(435,805)	9,499,732	11,798,3
DCD Redundancies Reserve	40,825	40,825			200,000	-	(334,000)	(13,747)	1,134,084	1,246,1
Environmental Offset Reserve	291,595	291,595	797	476	-	-			41,622	41,3
Green House Emissions Reductions			7,691	3,397	-	-	-		299,286	294,9
HWRP Post Closure Management	901,331	901,331	10,330	10,450	1,450,000	-	(2,362,700)	(253,532)	(1,039)	658,
	2,322,695	2,322,695	47,780	27,018			(100,000)	(5,451)	2,270,475	2,344,
Information Technology	379,658	379,658	8,082	4,423	100,000		(395,930)	-	91,810	384,
Land Development & Investment Fund Reserve	6,348,831	6,348,831	251,777	52,594	13,080,095	1,716,651	(11,032,895)	(5,989,117)	8,647,808	2,128,
Major Buildings Refurbishment	9,828,567	9,828,567	133,850	114,490	1,620,328	-	-		11,582,745	9,943,
Municipal Elections	34,213	34,213	2,681	399	120,000	-	_		156,894	34,
Naval Base Shacks	935,871	935,871	22,969	10,902	158,696				1,117,536	946.
Plant & Vehicle Replacement	8,252,372	8,252,372	105,975	91,998	2,949,690		(4,413,350)	(1,291,007)	6,894,687	
Port Coogee Marina Assets Replcmt	-	-		-			(50,000)	(1,231,007)		7,053,
Port Coogee Special Maintenance Reserve	1,400,129	1,400,129	26,794	15,428	274,000	250,453	(313,509)	(202 554)	(50,000)	4 000
Port Coogee Waterways Reserve	-		8,685	1,570	188,590			(302,554)	1,387,414	1,363,
Port Coogee WEMP			40,372			188,590	(79,742)	-	117,533	190,
Roads & Drainage Infrastructure	8,159,206	8,159,206	64,880	11,867	2,100,000	2,163,409	(203,192)		1,937,180	2,175,
Staff Payments & Entitlements	2,115,293	2,115,293		123,469	4,250,000	3,000,000	(3,692,542)	(15,711)	8,781,544	11,266
Waste & Recycling			45,068	24,161	119,822	-	(162,000)	(162,000)	2,118,183	1,977
Waste Collection Levy	23,846,752	23,846,752	348,847	197,064	1,949,433	-	(12,598,318)	(10,255,986)	13,546,713	13,787,
	2,641,530	2,641,530	63,366	28,875	1,638,621	-	(1,385,000)	(611,282)	2,958,517	2,059,
Workers Compensation	488,961	488,961	8,090	5,696	-		-	-	497,051	494,
POS Cash in Lieu (Restricted Funds)	5,471,641	5,471,641	108,937	53,833	96,000	96,000	(5,621,474)	(5,621,474)	55,104	
	102,687,894	102,687,894	1,502,995	1,050,462	46,047,094	21,862,286	(74,989,184)	(48,314,585)	75,248,798	77,286,
Grant Funded										
Aged & Disabled Vehicle Expenses	326,947	326,947	8,628	3,280	12		(162,000)	(145,000)	170 575	105
CIHF Building Maintenance Resrv	3,323,192	3,323,192		40,155	1,400,000	430,843			173,575	185,2
Family Day Care Accumulation Fund	8,295	8,295		40,133	1,400,000	430,643	(250,000)	(40,891)	4,473,192	3,753,
Naval Base Shack Removal Reserve			10 017			-	-		8,295	8,
	461,814	461,814	10,217	5,380	54,693	-	-		526,724	467,
Restricted Grants & Contributions Reserv	2,230,479	2,230,479			÷.	-	(1,928,710)	(2,111,888)	301,769	118
UNDERGROUND POWER	222,504	222,504	-	2,592	-	-		-	222,504	225
Welfare Projects Employee Entitilements	479,810	479,810	10,933	5,617	13,000	6,500			503,743	491
	7,053,040	7,053,040	29,778	57,120	1,467,693	437,343	(2,340,710)	(2,297,779)	6,209,801	
Development Cont. Plans		.,,		01,120	1,401,000	457,545	(2,340,710)	(2,297,779)	6,209,801	5,249,
Aubin Grove DCP	500	500	1 Sec. 1							
	500	500	4,705	6	-	-	(656)	1	4,549	
Cockburn Coast DCP14	(66,932)	(66,932)	-	(780)	-		(54,716)		(121,648)	(67,7
Community Infrastructure DCA 13	10,361,258	10,361,258	220,238	129,069	5,000,000	3,228,482	(5,865,800)	(5,825,327)	9,715,696	7,893,
Gaebler Rd Development Cont. Plans	500	500	18,924	6	-	-	(3,385)	(	16,039	,000,
Hammond Park DCP	975,033	975,033	9,354	12,941	396,000	335,552	(15,491)	-		
Munster Development	1,079,480	1,079,480	18,147	12,775					1,364,896	1,323,
Muriel Court Development Contribution	(92,248)	(92,248)			443,798	39,828	(10,883)	-	1,530,542	1,132,
Packham North - DCP 12			-	(1,075)	206,000	-	(32,025)		81,727	(93,3
	25,036	25,036	10,529	292	434,388	18,219	(7,128)	1.4.15	462,825	43,
Solomon Road DCP	617,423	617,423	8,493	7,192	120,000	-	(5,166)		740,750	624,
Success Lakes Development	500	500	3,817	6	-	-	(1,061)	-	3,256	
Success Nth Development Cont. Plans	2,398,845	2,398,845	15,311	28,001	11,700	31,371	(4,596)	(18,248)	2,421,260	2,439,
Thomas St Development Cont. Plans	12,699	12,699	294	148	,	0.,0.1	(1,000)	(10,240)		
Wattleup DCP 10	(3,401)	(3,401)				100 004	(10,101)	5	12,993	12,
Yangebup East Development Cont. Plans			-	268		100,304	(10,161)	-	(13,562)	97,
	1,130,859	1,130,859	6,026	13,338	130,036	90,618	(2,161)	-	1,264,760	1,234,
Yangebup West Development Cont. Plans	419,471	419,471	9,195	4,886	-		(2,161)	-	426,505	424,
	16,859,023	16,859,023	325,033	207,073	6,741,922	3,844,374	(6,015,390)	(5,843,575)	17,910,588	15,066,
Total Reserves	126,599,957	126,599.957	1,857,806	1,314,655	54,256,709	26,144,002	(83 345 284)	(56,455,939)	99,369,187	97,602
		., ,	.,,	.,,	0-1,200,100	-0,177,002	(00,040,204)	(00,400,000)	99.309.10/	91.002

Version: 1, Version Date: 03/02/2017

	and the start of the second		Expenditure	TF to Rsv	External	Frm Rsv	S. S. States	
Service Unit	Activity	Account Number	+/(-)	+/(-)	+/(-)	+/(-)	Muni Cash Impact	Justification
111. Carallo I	105 - Other General Purpose						1	
111 - General Purpose Income	Income 105 - Other General Purpose	105-5990 Interest Earnings - Municipal	0	0	100,000	0	(100,000)	YTD interest earnings outperforming budget
111 - General Purpose Income	Income	105-5915 Forfeited Deposits	0	0	220 500		(220 500)	
113 - Other Governance	112 - Corporate Governance	112-6303 Subscriptions		0	329,500			Forfeited quarry bonds Copyright license was not budgeted for but the need for it was supported by Don Green and Stuart Downing. It was purchased in Decmeber. In
113 - Other Governance	112 - Corporate Governance	112-6212 Audit - Compliance	7,156	0	0	0		will be budgeted for next year
		112-0212 Addit - Compliance	30,000	0	0	0	30,000	Internal Communication Audit
122 - Executive Support Services	135 - Executive Support Services	135-6000 Salaries	(47,109)	0	0	0	(47,109)	Transfer of position 1201008 (PA to Mayor) to SU 131 (Civic Support) - 17 pay periods
122 - Executive Support Services	135 - Executive Support Services	135-6100 Superannuation	(6,831)	0			10.001	Transfer of position 1201008 (PA to Mayor) to SU
			(0,031)	U	0	0	(6,831)	131 (Civic Support) - 17 pay periods Funds no longer required for measurement
130 - Strategy and Civic Support Unit Mgt	146 - Strategy & Civic Support Unit Management	146-6229 Consultancy Expenses	(15,000)	0	0	0		consultancy as existing measurement will be used with in-house modifications by Corporate Comms & Strategy, \$5000 to be retained to convert SCP & CBP to accessible documents.
131 - Civic Support	147 - Civic Support	147-6000 Salaries	47,109	0	0	0	47.109	Transfer of position 1201008 (PA to Mayor) from SU 122 (Executive Support) - 17 pay periods
							,	Transfer of position 1201008 (PA to Mayor) from
131 - Civic Support	147 - Civic Support	147-6100 Superannuation	6,831	0	0	0	6,831	SU 122 (Civic Support) - 17 pay periods
211 - Accounting_Services	855 - Insurance Premiums	855-6705 Insurance - Workers Compensation	185,000	0	0	0	185,000	Workers Compensation performance adjustment
211 - Accounting_Services	855 - Insurance Premiums	855-4223 TF from Res - Insurance Reserve	0	0	0	185,000		Workers Compensation performance adjustment
214 - Procurement Services	122 - Procurement Services	122-6000 Salaries	40,000	0	0	0	40,000	Additional contractor = \$20k + Addition hours for CP (depending on TC - CocARC) = \$20k
								Additional contractor = \$20k + Addition hours for
214 - Procurement Services	122 - Procurement Services	122-6100 Superannuation	4,000	0	0	0		CP (depending on TC - CocARC) = \$20k
214 - Procurement Services 214 - Procurement Services	122 - Procurement Services 122 - Procurement Services	122-6110 Conferences & Seminars	(500)	0	0	0		Reduction in expenditure
214 - Procurement Services	122 - Procurement Services	122-6206 Advertising Expenses 122-6249 Courier Expenses	(1,000)	0	0	0		No Advert required
214 - Procurement Services	122 - Procurement Services	122-6267 Legal Expenses	(150)	0	0	0		Less courier expenses required
			(5,000)	0	0	0	(5,000)	Project to review T&C deferred to 17/18 Corporate spend on business cards and
214 - Procurement Services	122 - Procurement Services	122-6287 Printing & Stationery	7,500	0	0	0	7,500	letterhead usage Apet licence =\$10k + Apet implementation \$15K,
214 - Procurement Services	122 - Procurement Services	122-6303 Subscriptions	25,000	0	0	0	25,000	budget will reduce by \$15k next FY as systems ar replaced.
214 - Procurement Services	122 - Procurement Services	122-6600 Telecommunication Expenses	(300)	0	0	0		Less phone expenses required
221 - Information Communication and Technology	125 - Information Technology	125-6236 Consumables-Computer	880	0	0	0		Payment for extra access cards for Danielle K/PAs.
221 - Information Communication and Technology	125 - Information Technology	125-6341 Minor Computer Hardware	4,200	0	0	0	4,200	Funding for 6 x Zero Client desktops for CVES.

	and the second second		Expenditure	TF to Rsv	External	Frm Rsv		
			C. Salaria				Muni Cash	
Service Unit	Activity	Account Number	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
221 - Information Communication and Technology	125 - Information Technology	125-6605 Network Communication Expenses	8,097	0	0	0		2 x Network adaptor cards for standby generators.
221 - Information Communication and Technology	125 - Information Technology	125-6257 Equipment Maintenance	30,000	0	0	0		We needed to purchase Dell ProSupportPlus in 2016 for servers which cost \$40k which wasn't budgeted for. We will also need to renew Dell ProSupport Plus for our Dell storage as this is about to expire. The servers/storage were originally purchased with 3 years ProSupportPlus which has expired, and our leases are for 4 years.
221 - Information Communication and Technology	125 - Information Technology	125-6299 Software Support Expenses	30,000	0	0	0		Mimecast (\$10k). Upgrade our legacy Adobe Licensing so it is consistent across the City (\$20k). Currently we are running multiple versions and are not able to provide consistent Adobe products to all our users (i.e. some users have Adobe Pro 4, some have Adobe Pro5, others use CS6)
222 - Records	130 - Records	130-6286 Postage Expenses	20,000	0	0	0	20,000	Records pays a portion of postage costs for the organisation (excluding bulk mail outs and for the Libraries) - we are averaging approx \$6,085 per month in postage costs for the first 5 months of the year, if this trend continues we need to increase budget. Australia Post has also announced an average increase of 3.7% for all mail types from 03/01/2017. Therefore request additional \$20,000 to cover these costs.
								Records Services contributed \$2,262 towards licences for Trapeze Desktop software (used by Stat Planning & Building Services for online assessment), which was not initially included in the budget. Request this amount be added to this account as this account is also used for the annual licences for 3 x Trapeze Capture (scanning) software licences, which are still required and
222 - Records	130 - Records	130-6299 Software Support Expenses	2,262	0	0	0	2,262	was included in the initial budget. Additional \$5,000 required to establish a daily courier run between the new Cockburn ARC facility and the Administration Building. It is anticipated the facility will be operational from
222 - Records	130 - Records	130-6249 Courier Expenses	5,000	0	0	0	5,000	April 2017. Cover the cost of additional professional development of HR staff.
231 - Human Resources	140 - Human Resources	140-6111 Professional Development	9,000	0	0	0	9,000	Cover cost of Youth Services mediation, training and employee development committed 15/16 that was delayed. Approximate cost \$6,500

			Expenditure	TF to Rsv	External	Frm Rsv	The second	
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A State of the second second				Sec. Sec.		2.5	Muni Cash	
Service Unit	Activity	Account Number	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
								\$10k not required as number of people studying
224 11 2								at university and SBMG completing their MBA's
231 - Human Resources	140 - Human Resources	140-6809 Study Fees Contributed	(10,000)	0	0	0	(10,000)	has reduced.
						. · · · · · · · · · · · · · · · · · · ·		
		A REAL PROPERTY AND A REAL						Budget originally under underestimated. Needs to
					in the second			cover cost of WALGA employee relationship
231 - Human Resources	140 - Human Resources	140-6303 Subscriptions	15,000	0			15 000	subscription approx \$19,000 and Learning Seat
328 - Ranger and Community		The second s	15,000	0	0	0	15,000	(LMS) subscription \$24,000.
Safety	165 - Animal Control	165-5322 Dog Registration Fees	0	0	71,000	0	(71.000)	SD - Additional fees received
					,		(71,000)	SS Additional rees received
				-				Funding for CVES Microwave network link (\$13k).
		The state of the second st						Funding for additional telephony licences for ARC
								(\$3k).
329 - Cockburn ARC								Funding for Fibre link btw Youth Centre and CIHF
329 - COCKDUITI ARC	599 - Cockburn ARC Overheads	599-6600 Telecommunication Expenses	23,000	0	0	0	23,000	
329 - Cockburn ARC	599 - Cockburn ARC Overheads	599-6000 Salaries	25.000		1			Funding for 2x ICT Support for Cockburn ARC
	SSS COCKBULLARC OVERLEAUS	555-0000 Salaries	25,000	0	0	0	25,000	transition of equipment.
								1 Six weeks (228 hours) had up graphic design
341 - Communications and								1. Six weeks (228 hours) back up graphic design - @ \$50 = \$11,400
Marketing	136 - Marketing and Media	136-6000 Salaries	59,200	0	0	0	E0 200	
WARD TO ALL SHOT	THE REPORT OF THE REPORT OF THE REPORT OF	A REAL PROPERTY OF THE REAL PR	55,200		0	0	59,200	2. Digital Communications Officer - \$41,500K The overspend is purely linked to maintaining a
								standard of customer service during absenteeism
								and the increased work load e.g. raising more
E PARA CARANA CARA				1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.				customer requests and higher (estimated) call
343 - Customer Service	137 - Customer Service	137-6000 Salaries	50,000	0	0	0	50,000	volumes
411 Statutany Dianaina								We have exceeded the annual budget already for
411 - Statutory Planning	500 - Statutory Planning	500-5306 Built Strata Fees	0	0	10,000	0	(10,000)	Built Strata Applications.
								The City has received less applications this year
411 - Statutory Planning	500 - Statutory Planning	500-5320 Development Application Fees			(100.000)			with the result of a slower economy and less build
	soo statutory naming	500-5520 Development Application rees	0	0	(100,000)	0	100,000	in the industry.
411 - Statutory Planning	500 - Statutory Planning	500-5323 Fines & Penalties	0	0	15,000		(15 000)	As a result of fines issued on landowners, paid to
			0	0	15,000	0	(15,000)	the City (fines received by the City). Less zone orders requested due to the turn in the
411 - Statutory Planning	500 - Statutory Planning	500-5426 Zoning Statement Fees	0	0	(15,000)	0	15 000	economy and less development occuring.
411 - Statutory Planning	500 - Statutory Planning	500-6000 Salaries	(80,000)	0	0	0		SD - Reduce salaries (over budget)
421 - Strategic Planning	505 - Strategic Planning	505-5421 Structure Plan Fees	0	0	30,000	0		additional applications received
421 - Strategic Planning	505 - Strategic Planning	505-5425 Zoning Amendment Fees	0	0	18,000	0		additional applications received
421 - Strategic Planning	505 - Strategic Planning	505-6267 Legal Expenses	60,000	0	0	0	60,000	matter escalated to senior counsel
423 - Land Administration	295 - Pre School Facilities	295-5363 Lease Revenue - Ethel Cooper	0	0	1,450	. 0	(1,450)	new lease fee established
121 Building Services	720 Building Control							Likely income in second half of year to be similar
431 - Building Services	730 - Building Control	730-5305 Building Permits	0	0	(100,000)	0	100,000	to first half of year.
								Wheelers Inc
431 - Building Services	730 - Building Control	730-6000 Salaries	(97,311)	0			107.04-1	likely salary expenditure in second half of year
			(57,311)	0	0	0	(97,311)	will be similar to the first half of the year.
431 - Building Services	730 - Building Control	730-6267 Legal Expenses	10,000	0		0	10 000	Increases enforcement action - additional
441 - Environmental Health			10,000	0	0	0	10,000	Increases enforcement action = additional cost
Services	200 - Health Services	200-5391 Licences		0	21,000	0	(21 000)	SD - Additional fees received

			Expenditure	TF to Rsv	External	Frm Rsv	No.	
Service Unit	Activity	Account Number	+/(-)	+/(-)	+/(-)	+/(-)	Muni Cash Impact	Justification
441 - Environmental Health					,,,,		Impace	
Services	200 - Health Services	210-5391 Licences	0	0	57,000	0	(57,000)	SD - Additional fees received
511 - Waste Collection Services	810 - Waste Collection Overheads	810-6000 Salaries	180,503	0	0	0	180,503	with high leave 3523 Hours (SL,LSL,AL PL & CL) & 459hr LVP. Resulting in coverage from existing staff and high overtime costs (\$154K on a full yr budget of \$125K). The non recruitment and lower casual/flexi staff resulting in additional salary
511 - Waste Collection Services	810 Waste Callection Questioned							New Uniforms and Boots for 2 New FTE (\$750 &
STI - Waste Collection Services	810 - Waste Collection Overheads	810-6122 Protective Clothing	3,850	0	0	0	3,850	\$200 x2 )
511 - Waste Collection Services	810 - Waste Collection Overheads 480 - Sanitation - Household	810-6600 Telecommunication Expenses	(2,000)	0	0	0	(2,000)	Over Budgeted
511 - Waste Collection Services	Refuse	480-7592 TF to Res - Waste Collection Levy Reserve		(247.002)				Reduction in Reserve Transfer - Cover GL810 &
512 - Waste Disposal Services	485 - Waste Disposal Services	485-5414 Sale - Salvaged Recyclable Materials	0	(317,092)	0	0		OP Adjustments
512 - Waste Disposal Services	485 - Waste Disposal Services	485-5593 Recycle Shop Income	0	0	95,000 20,000	0		Increase in Metal Prices
512 - Waste Disposal Services 512 - Waste Disposal Services	485 - Waste Disposal Services 485 - Waste Disposal Services	485-5501 Sale of Gas - Waste Gas Resources 485-5560 Landfill Fees	0	0	(64,147)	0	64,147	Reduction in shop income Lower organic component through gates. Calc based on Oct Actuals and 5 months Average. (312275CM3 @\$0.0753 X 5) Low first half actuals - Contraction in Economy resulting in lower tonnages through gate. Forecasting a 4% drop in 2nd Half FY
512 - Waste Disposal Services	485 - Waste Disposal Services	485-6811 Landfill Levy	(545,583)	0	0	0		Diret correlation with the drop in landfill tonnages
512 - Waste Disposal Services	805 - Waste Disposal Overheads	805-6000 Salaries	(38,171)	0	0	0	(38,171)	Reduction Casuals with reduce Landfill tonnages
512 - Waste Disposal Services	805 - Waste Disposal Overheads	805-6100 Superannuation	(3,489)	0	0	0	(3,489)	Reduction Casuals with reduce Landfill tonnages
512 - Waste Disposal Services	805 - Waste Disposal Overheads	805-6114 Safety	1,000	0	0	0	1,000	Increase in safety initiative
512 - Waste Disposal Services	805 - Waste Disposal Overheads	805-6278 Minor Furniture & Equipment	(5,000)	0		0	(E 000)	Will not be spent this EV
512 - Waste Disposal Services	485 - Waste Disposal Services	485-7142 TF to Res - Waste & Recycling	(3,000)	(678,411)	0	0		Will not be spent this FY Transfering Waste's surplus to Reserve
512 - Waste Disposal Services	485 - Waste Disposal Services	485-8746 Internal Disposal Charges Recovered	(119,198)	0	0	0		GL485 - 8746 – Reduction - Direct correlation with drop in landfill tonnages (Drop 4%)
Various	ALC: A CARLENDER OF A CARLENDER	xxx-6190	550,000	0	0	. 0	550,000	SD - Annual leave loading adjustment from 15/16
			462,945.85	(995,503)	(1,093,617.16)	185,000	376,060	

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds		
						No. State		Contract of	A STATE OF A
Service Unit	Ledger	Project Description	. // >					Muni Cash	
Service onit	Leuger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
									Continuity Test exercise in February 2017.
									I contacted LGIS and they notified our fund has
									\$5k available.
									I will need to raise that to \$17k in order to cover
113 - Other Governance	OP	OP8249 - Risk Management Initiatives	17,000	0	0	0		17,000	the costs. (James)
	Section of		17,000		0	0	0	17,000	SD - ARC minor changes. Funded from Major Bldg
113 - Other Governance	OP	OP8818 - Cockburn ARC Commissioning	100,000	0	0	100,000	0	0	Res. Use OP8818
113 - Other Governance	cw	CN/4555 Coolitions ADC CEOthermol			_				SD - Increase budget, funded from Community
113 - Other Governance	CVV	CW4666 - Cockburn ARC GEOthermal	386,554	0	0	386,554	0	0	Infrastructure Reserve
	1								SD - Stage 2 costs, part of Cockburn ARC. Funded from Community Infrastructure Reserve. New
113 - Other Governance	CW	-NEW-	65,000	0	0	65,000	0	0	CW
									The original budget, that has not been increased
									for many years, was reduced by \$20,000 this FY.
	Sale Con							-	We have used 75% of the current budget and
131 - Civic Support	OP	OP9607 - Receptions/Refresh. Others	20,000	0	0	0	0	20.000	need the funds replaced to cover the remaining 6
STATISTICS AND	ASS TON		20,000	U	0	0	0	20,000	months of the FY.
221 - Information Communication	1.1.1				-				Not needed as this software did not function well
and Technology	CW	CW1408 - myPortal for Outlook	(50,000)	0	0	(50,000)	0	0	during testing
221 - Information Communication									Not needed as we are deploying a whole new
and Technology	cw	CW1409 - WiFi Access Points	(40,000)	0	0	(40,000)	0	0	Cisco Wi-Fi solution which is being funded separately
	1					(10)000/			separately
221 - Information Communication	CIN								Not needed as Public Wi-Fi will be a much larger
and Technology	CW	CW1418 - Public Wi-Fi project setup	(5,000)	0	0	(5,000)	0	0	project which will be funded separately in 17/18
221 - Information Communication	AN TON			100			-		Not needed as Public Wi-Fi will be a much larger
and Technology	CW	CW1422 - Public Wi-Fi Project: Phase II	(50,000)	0	0	0	0	(50.000)	project which will be funded separately in 17/18
223 - GIS Services	OP	OP8826 - Mapping System: CCTV footage	(5,000)	0	0	(5,000)	0		No longer required
224 - Business Systems Services	cw	CW1089 Excilition Reading System for Youth Centre Carling and Day							
224 Business Systems Services	CVV	CW1089 - Facilities Booking System for Youth Centre, Seniors and Rec	(5,209)	0	0	0	0	(5,209)	Funds can be returned. Systems implemented.
224 - Business Systems Services	CW	CW1398 - Delegated Authorities Replacement	(4,341)	. 0	0	0	0	(4 3 4 1)	System has been replaced - no further funding required.
	Cal and	The second s	(1)012)			0	0	(4,541)	Funds could be used for Cloud Strategy but
224 - Business Systems Services	CW	CW1400 - Councils Online	(14,244)	0	0	0	0	(14,244)	nothing specifically to happen in this space.
224 - Business Systems Services	cw	CW1440 T4 Uperades Citerral							Additional \$8k to cover readiness audit by T1 for
224 - Business Systems Services		CW1410 - T1 Upgrades - Ci Anywhere	10,000	0	0	0	0	10,000	rollout of CiAnywhere
224 - Business Systems Services	cw	CW1415 - Application and Server Monitoring Software	8,225	0	0	0	0	8 225	Additional \$8k to purchase Database option with this suite.
							0	0,223	\$32,000 diverted to another project by SD.
224 - Business Systems Services	CW	CW1426 - City Website Replacement - Phases II & III	32,000	0	0	0	0	32,000	Topup to original \$150k.
	Contract of the								Additional Requirements, Accessibility, Content
224 - Business Systems Services	cw	CW1411 - Redevelopment of City Website	86.614					1 million	Creation and migration have all generated extra
	1011	covariant inconcered principle of city website	86,614	0	0	0	0	86,614	costs for the project

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds	CO. S. C. A.	
Service Unit	Ledger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Muni Cash Impact	Justification
224 - Business Systems Services	cw	CW1411 - Redevelopment of City Website	195,500	0	0	195,500	0	0	Final Content Testing from external provider (\$7,000). Funding migration of content and training works (\$58,000). Funding for Cockburn ARC Accessibility Consultancy (\$15,000). Funding for: 1. Web Key IT Accessibility (\$60k), 2. ReadSpeaker (\$15k), 3. Additional Reqs (\$20k), 4. Integranet (Media Library Integration) (\$9,000), 5. Alyka Migration Training (\$11,500)
224 - Business Systems Services	cw	CW1429 - ECR for Property & Rating module	25,000	0	0	0	0	25,000	Quote received from Mark Douglas for the Consulting and the EFTPOS integration. Project is to be carried out in 2 parts: 1. Initial PO for the consulting services to ensure that the dates we require are scheduled 2. PO in February for the EFTPOS integration in readiness for config in March (NM & FF)
224 - Business Systems Services	CW	-NEW-	81,000	0	0	0	0	81,000	SD - New software to replace Cambron
224 - Business Systems Services	cw	-NEW-	120,000	0	0	0	0	-	SD - New software for payroll rostering
224 - Business Systems Services	CW	-NEW-	125,000	0	0	0	0	125,000	SD - New software for project management cost over 2 years
224 - Business Systems Services	cw	CW1426 - City Website Replacement - Phases II & III	(117,518)	0	0	0	0	(117,518)	SD - Defer to 17/18
224 - Business Systems Services	cw	CW1427 - Business Systems Wiki	(20,000)	0	0	0	0	(20,000)	SD - Cancel
224 - Business Systems Services	CW	CW1428 - Replacement IS Request & Ticketing system	(30,000)	0	0	0	0	(30,000)	SD - Defer to 17/18
224 - Business Systems Services	cw	CW1257 - Planning Services Tracking & Public Info	(50,000)	0	0	(50,000)	0	0	SD - Cancel
224 - Business Systems Services	cw	CW1412 - Building Applications - Lodgement and Tracking	(50,000)	0	0	(50,000)	0	0	SD - Cancel

			Expenditure	TF to Rsv	External Frm Rsv Proceeds			Ale hand		
								Muni Cash		
Service Unit	Ledger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification	
									A full audit has been undertaken of the staff who will write for the web. At the time of budgeting, the depth of the training required had not been realised, neither had the number of staff who require the training. Communications staff envisaged that they might be able to deliver it in house or do one big workshop but it is far more specialised and covers over one intense day, writing in plain English, writing for digital, writing for accessibility, writing for search engine optimisation, writing meta data. There is a maximum of 12 per session due to the hands on work and intensity. The sixty people we have identified has been culled from a higher number. There are almost 500 pages on the website. It is critical for accessibility (for all people – those with a disability, CALD, every day person trying to understand council's bureaucratic processes) that staff are trained. The website is the City's principle tool of communication. Once the Digital Communications Officer commences in 18/19 they will deliver the majority of training as required but for now we will need to engage specialists to provide it. Approximate cost of training \$15,000.	
231 - Human Resources	OP	OP9775 - Training - Corporate	35,000	0	0	0	0	35,000		
231 - Human Resources	OP	OP9800 - Career Expo - Staff Recruitment Expense	(5,000)	0	0	0	0	(5,000)	Not required. No plans to attend Career Development expos due to the current state of the market being in our favour.	
231 - Human Resources	OP	OP9708 - Staff Wellness Program	(50,000)	0	o	0	0		Budget inflated due to Cockburn ARC opening and expected increase in staff memberships. Given the expected opening, staff memberships will continue at the current rate (11.5k per 3 months) until April when we can expect a 10-15% minimum increase and an increase in the membership fee.	
									Increased to cover expenses in finalising all positions for Cockburn ARC including casuals and	
231 - Human Resources 231 - Human Resources	OP	OP9777 - Staff Recruitment Exp OP9764 - Alcohol & Drug Screening	5,000	0	0	0	0	5,000	the two remaining permanent positions. Cover cost of future confirmatory testing for non negative weekly randoms and blanket testing. Purchase of additional oral swabs to cover blanket testing for all COC outcentres (Youth centre, librarys, Jean Willis, seniors centre etc). Recalibration of breathalysers (due every 6 months) and the purchase of additional mouth peices for all future planned blanket testing.	

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds	C. S. R. Law	
						Res and			
Service Unit	Ledger	Project Description	. // >	. // >				Muni Cash	
Service offic	Leuger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
	a de sea								Cover additional cost for emergency response
									processes including the appointment and
	State State			1					training of 10 additional safety representatives
					1				approx \$15,000, purchasing communication
231 - Human Resources	OP	OP9776 - Safety Training/Projects	10.000	0	0	0	0	10.000	equipment (ie two way radios) for emergency response approx \$2500
SALE OF THE SALE OF THE SALE			10,000			0		10,000	Self Service Scanning to USB was achieved at no
	and the second								cost using the current publicly available
									photocopiers. Investigations are underway with
						8			vendors to use the funds to upgrade the self
									service kiosks at each branch library to improve
		A STATE OF A			1.1				their efficiency and reliability and to purchase a
211	CILL								standalone scanner to provide archival quality
311 - Management Libraries	CW	CW1416 - SelfService Public Scanning and Faxing	(13,800)	0	0	0	0	(13,800)	scanning with CRT.
		的复数有关的 网络黑黑 化分析的 计分析 计分析法							The Spydus Upgrade is scheduled for May'17 and
									although there will be no cost for the actual
	Contraction of the								upgrade these funds will cover staff training, the purchase of the statistics module at a reduced
	14 21 40 - 24 A	2011年1月1日至1月1日,1月1日日,1月1日日月1日,1月1日日日。 1月1日日日日(1月1日日) 1月1日日日(1月1日日)				×			cost and also additional apps that are needed to
311 - Management Libraries	OP	OP9856 - Spydus 9 Upgrade	(12,000)	0	0	0	0	(12 000)	fully utilise the product.
and the second second second	S Salaria		(//					(12,000)	iuny dunse the product.
									Baseball Batting Cages proposed to be deferred
									until completion of the Nicholson Reserve Small
323 - Recreational Services	CW	CW5751 - Baseball Batting Cages - Mellar Park	(30,000)	0	0	0	0	(30,000)	ball sports masterplan is completed
323 - Recreational Services	cw								Calleyea Design being completed by the
323 - Recreational Services	OP	CW5749 - Calleyea Reserve Community Centre/Clubroom design OP6252 - Recreation and Community Facilities Structure Plan	(70,000)	0	(70,000)	0	0	0	developers
525 Recreational Services		or 0252 - Recreation and community Facilities Structure Flam	(10,000)	0	0	(10,000)	0	0	Reduction in expenditure NEW - Sporting Wall of Fame. Proposed new
	a start								project which Council resolved to consider at the
323 - Recreational Services	OP	-NEW-	20,000	0	0	0	0	20.000	December OCM
	The seal							20,000	
			0.000						We installed an electronic sign on Beeliar Drive
	C State Trans								last financial year. We had budgeted \$30,000 based on quotes we had received but traffic
	a statistication				-				management including having to do the works
									and the electrics at night that had not been
					-				accounted for. The final cost was \$42,500. I was
									able to use other signage related budgets to
	Sec. Sec.								finish the job (billboard, update illuminated
									signs). We budgeted \$30K for this FY to upgrade
	the start								the sign on North Lake Road because at that time
341 - Communications and	a Sheller								we did not know that the first (or this second)
Marketing	OP	OP8590 - Electronic Signage	12,500	0	0	0	0	12,500	sign would cost more than this.

	Ser They be		Expenditure	TF to Rsv	External	Frm Rsv	Proceeds	ASSAN LANA	
AP AND A REAL PROPERTY OF			Constant State		Section 1				
Service Unit Le	edger	Designed Description						Muni Cash	
	euger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.								In six months we have spent \$11.5K which could
									mean that we will have spent \$23K - \$6.5K over
						1.000			by the end of the FY. This is down to the
						-	1		quantity of cuttings we have had plus when we are asked to order transcripts – these can be
									quite pricey.
									I can't control the number of 'cuttings' because
									we supply them with subjects which we refine
									over time, We have had some very newsworthy
									subjects since July which has resulted in more
									cuttings
	1.11								- Perth Freight Link
	See.								- 2016 Federal Election
									- Roe8 - by far the most topical issue
									- Greater Fremantle Proposal
341 - Communications and	1. 24						1		- City of Fremantle Fireworks
Marketing OP		OP9847 - Media Monitors	5.500	_					- Brushfoot Avenue Traffic Issues
			5,500	0	0	0	0	5,500	- Outer Harbour
342 - Events and Culture OP		OP9108 - Harvest Lakes Event	0	0	8,000	0	0	(8.000)	healthway grant \$8000 received - so can reduce budget
	2122/54				0,000	Ŭ		(8,000)	Cockburn Central East specialist studies - based
421 - Strategic Planning OP	the second s	OP9992 - Town Planning Studies	16,700	0	0	0	0	16,700	on quotation responses received
423 - Land Administration     OP       423 - Land Administration     OP		OP6803 - Lease-Coogee Beach Cafe	0	0	391	0	0		lease fee increase
423 - Land Administration     OP       423 - Land Administration     OP		OP6806 - Lease-Starling/Hurford St OP6807 - Lease-Lot 22 & 24 Imlah Crt	0	0	6,175	0	0		new lease fee
423 - Land Administration OP		DP6814 - Lease-Fremantle Trotting	0	0	(568)	0	0		other house demolished
A CALL STATE OF THE STATE OF THE	No Card		0		(5,102)	0	0	3,102	policy - peppercorn rent set unforeseen legal costs and additional projects.
423 - Land Administration OP	(	OP8190 - Land Acquisition/Disposal Cost	40,000	0	0	40,000	0	0	SD - Funded from Land Dev Res
	223								increase in project cost. SD - Funded from Land
423 - Land Administration CW	(	CW1598 - Lot 804 Beeliar Drive (N/E) sale	50,000	0	0	50,000	0	0	Dev Res
	20 - 10								SD - Parking construction Lot 104 Cockburn
423 - Land Administration CW		NEW-	50.000						Central West. Funded from Land Dev Res. New
			50,000	0	0	50,000	0	0	CW
									\$2,000 to cover occasional legal costs and
and the second second second	S. S.								expenses that occur. To be transferred from
									Reserve 4173 Naval Base Shacks.
	a cherry								\$10,000 to cover cost of demolition of Naval Base
423 - Leasing and Land	1322				1. S.				Shack 111 which is currently going through the
Administration OP	0	DP9083 - Naval Base review of operations 2011	12,000	0	0	12 000			court system. To be transferred from Reserve
423 - Leasing and Land			12,000		0	12,000	0	0	account 4623 Removal of Naval Base Shacks SD - Lease Lot 104 Cockburn Central West. New
Administration OP	- Starter	NEW-	0	0	15,000	0	0	(15,000)	
Sandar ( A second distance)								(10,000)	Increase external funding and Budget \$17820 for
511 - Waste Collection Services OP	(	DP8268 - Public Place Recycling Stations	17,820	0	17,820	0	0	0	funding from KABC.
511 Waste Collection Services		DDD2C0 Matheres 8 Suisets Davas							Transfer funding from OP8271 to cover
511 - Waste Collection Services OP	0	DP8269 - Mattress & Ewaste Recovery	20,000	0	0	0	0	20,000	overspend
511 - Waste Collection Services OP		DP9555 - Waste Stream Audit	(5.000)	0				15 0000	
			(5,000)	0	0	0	0	(5,000)	No going ahead, funds to cover OP8269
511 - Waste Collection Services OP	1	DP8271 - Bin Pad Mtce	(15,000)	0	5	0			project reduction to cover balance OP8269

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds		
	and the second							Marri Cash	and the second sec
Service Unit	Ledger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Muni Cash Impact	Justification
	Ball A.C.		62 2						Under Budgeted tonnages & Budgeted for no Diversions from SMRC - (491Tonne Diversion.)
									Under budgeted tonnages through. Diversion
511 - Waste Collection Services	OP	OP8206 - COC Commercial MGB & Diversion	108,000	0	0	0	0	108,000	charge to SMRC invoiced to GL485-5560
511 - Waste Collection Services	OP	OP8204 - Collection of MSW Bins	26,739	0	0	0	0	26,739	Under budgetted with increase labour charges
	1200								2 Operation sheds for Staging and Delivery of
511 - Waste Collection Services	cw	-NEW-	05.000						Bins - Includes Pad - Funding Waste Collection
Sir Wate concetion services			95,000	0	0	95,000	0	0	Reserve Purchase of 8000 Bins (2000 this FY - \$80K) -
			1						Balance to be purchase 17/18 FY \$240K - Funding
511 - Waste Collection Services	CW	-NEW-	80,000	0	0	80,000	0	0	Waste Collection Reserve
512 - Waste Disposal Services	OP	OP8204 Handerson Landfill Site Operations						1.056	Reduced Activty Landfill due to contracting
512 - Waste Disposal Services	OP	OP8304 - Henderson Landfill Site Operations OP8223 - E-Waste Recycling Program	(150,198) (30,000)	0	0	0	0		economy
	See Star		(30,000)	0	0	0	0	(30,000)	Ewaste disposal rate drop from \$20T to \$10T Transfer to CW1929 - Feasibility study to cost
512 - Waste Disposal Services	CW	CW1935 - Remediation & landfill leachate management	(50,000)	0	0	(50,000)	0	0	\$100K
512 - Waste Disposal Services	cw	CW1929 - Materials Recovery Facility - Design and Documentation	50.000						
512 - Waste Disposal Services	CW	CW1925 - Polystyrene Melt Machine	(23,000)	0	0	50,000 (23,000)	0	0	Transfer from CW1935 to cover feasibility study Transfer back to reserve
	and the second		(20)0007			(25,000)	0	0	New Project - Green Waste Decontamination
512 - Waste Disposal Services	CW	-NEW-	700,000	0	0	700,000	0	0	Plant - Waste Recycling Reserve
521 - Parks Construction and	and the second								Project deliverables can be accomodated within
Maintenance	cw	CW5775 - Apara Crt Improvements (Lakes Revitalisation Strategy)	(75,000)	0	0	0		(75.000)	a reduced funding allocation. Funds to be transferred to CW 5681
			(10,000)	0	0	0	0	(75,000)	
F21 Darks Construction and									Project yet to be fully scoped and consultation
521 - Parks Construction and Maintenance	cw	CW5800 - Memorial Walk Public Realm Works CCW	(450 000)						with approporiate community members will be
Mantenance	CVV	CW3800 - Memorial Walk Public Realm Works CCW	(150,000)	0	0	0	0	(150,000)	required. Project to be deferred untilnext FY.
									Now that the structures are in place and being
									utilised it has been noted that there will be a
									need to alter some designs to meet playground
									standards and enhance safety. Talking rocks to be reduced in height (\$20K), Install concrete pad
		and the second							under splash pad (\$10K), Hobbit Hill artificial turf
521 - Parks Construction and		· 教训了的说。\$P\$10月第二日第二日的第三日的第三日的第三日的第三日的第三日的第三日的第三日的第三日的第三日的第三							and rocks installation (\$20K), Installation of
Maintenance	CW	CW5261 - Bibra Lake MP Adventure Playground	299,000	0	0	0	0		Shade Sails (\$100K)
521 - Parks Construction and									There has been a significant increase in the
Maintenance	cw	CW5681 - City Street Tree Planting Requests	65,851	0	0	0	0	65 851	number of tree requests thereby requiring additional funding.
521 - Parks Construction and	Contraction of the							05,051	
Maintenance 521 - Parks Construction and	CW	CW5814 - Beeliar Drive Landscaping	(200,000)	0	0	0	0	(200,000)	SD - Split over 16/17 and 17/18
Maintenance	cw	CW5793 - North Lake Rd Landscaping (Lakes Revitalisation Strategy)	(200,000)	0	0	0	0	(200 000)	SD Split over 16/17 and 17/10
N. S. L. S. LEWIS CONTROL	Gars 3-12		(200,000)	0	0	0	0	(200,000)	SD - Split over 16/17 and 17/18
									Over expenditure to cater for addition of Reef
522 - Environmental Management	CW	CW5745 - Port Coogee Dive Trail	21,640	0	0	0	0	21,640	Temple. Funds to be transferred from CW5631
							- 1	1	Urgent need to install stairs to alleviate risk to
522 - Environmental Management	CW	CW5801 - Port Coogee Dive Trail Stage 2	45,000	0	0	0	0	45.000	those using dive trail. Funds to be transferred from CW5631
522 Feeling 114	CIN								
522 - Environmental Management	ICW.	CW5803 - Denis De Young Bitumen path connecting DPAW reserve	(32,000)	0	0	0	0	(32,000)	Transfer these funds to Manning Stairs West

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds	Constanting of		
				San Star						
Service Unit	Lodger						1. 5. 19	Muni Cash		
Service Onit	Ledger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification	
522 - Environmental Management	CW	CW5743 - Manning Park - Finalise path to Western Lookout	32,000	0	0	0	0	32,000	Cost to construct stairs higher than estimate. Funds to be transferred from CW 5803	
522 - Environmental Management 531 - Road Construction and		CW5631 - Yangebup Lake - Solar Power Nutrient Removal Trial.	(120,000)	0	0	0	0	(120,000)	Project value and scope to be decreased to cover overexpenditure of CW 5745 & CW5801. Remaining components of project to the delivered in the 2017/18 FY, subject to budget adoption. SD - Whole project deferred to 17/18 Transfer \$ 13,645 from CW 3429 (Minor Path Works) to cover the construction cost for	
Maintenance	CW	CW3663 - Hammond Road (Beeliar to Last Drop Tavern)	13,645	0	0	0	0	13,645	additional length	
531 - Road Construction and Maintenance	cw	CW3429 - Minor Path Works	(24,303)	0	0	0	0		Transfer \$ 13,645 to CW 3663 (Hammond Road - Beeliar to Last Drop Tavern) and \$10,658 to CW 3668 (Beeliar Drive -Hammond to Poletti) to cover the project's cost increases.	
531 - Road Construction and Maintenance	cw	CWOCC9 Dealine Drive (Usersmand to Delatti)				-			Transfer \$ 10,658 from CW 3429 (Minor Path	
Maintenance	CW	CW3668 - Beeliar Drive (Hammond to Poletti)	10,658	0	0	0	0	10,658	Works) to cover the traffic management cost	
531 - Road Construction and Maintenance	cw	CW2477 - Spearwood Ave Bridge design (Barrington - Beeliar)	35,598	0	0	(8,196)	0	43,794	Transfer \$ 35,598 from CW 33700 (Verde North Lake Rd to Solomon) to cover the design cost; 2016/17 Carry Forwards amount was not approved to continue project completion Iransfer \$ 35,598 from CW 3370 (Verde North	
531 - Road Construction and Maintenance	cw	CW3700 - Verde North Lake to Solomon	(35,598)	0	o	0	0	(35.598)	Lake Rd to Solomon) to CW2477 to cover the design cost; Verdy Dr project is not visible until the Armadale Rd project finalised and land acquisition completed	
531 - Road Construction and Maintenance	cw	CW3386 - Traffic Safety Management - Traffic Calming & minor works	93,141	0	93,141	0	0		Project funded from MRRG direct grant fund; project title need to be changed to CoC Drainage Catchment Study	
531 - Road Construction and Maintenance	cw	CW3695 - Lyon and Gibbs Signalisation and upgrade			500.000				Transfer \$500,000 RTR alocation from CW3702 (Rockingham Rd Revitalisation) to CW3695 (Lyon and Gibbs intersection upgrade) and transfer \$500,000 CoC fund alocation from CW3695 (Lyon and Gibbs intersection upgrade) to Activity 694	
		consistent constant constant satisfies and upgrade	0	0	500,000	0	0	(500,000)	Resurfacing Transfer \$135,000 from CW3720 (Friar John	
531 - Road Construction and Maintenance	cw	CW3720 - Friar John Upgrade stage 2	(135,000)	0	0	0	0	(135,000)	Upgrade stage 2) to CW3654 (292 Hamilton Road flooding) to cover construction cost.	
531 - Road Construction and Maintenance	cw	CW3654 - 292 Hamilton Road flooding	159,428	0	0	0	0	159,428	Transfer \$135,000 to CW3654 (292 Hamilton Road flooding) from CW3720 (Friar John Upgrade stage 2) and \$24,428 from CW3655 (Tony Ales upgrade flooding) to cover construction cost.	
531 - Road Construction and Maintenance	cw	CW3655 - Tony Ales upgrade flooding	(24,428)	0	0	0	0		Transfer \$24,428 from CW3655 (Tony Ales upgrade flooding) to CW3654 (292 Hamilton Road flooding) to cover construction cost.	

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds		
				A State	and the second	Stead of the			
Service Unit	Ledger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Muni Cash Impact	Justification
								Inpace	
	S. Carlos								Transfer \$42,600 to CW3694 (Mayor Road Rockingham Rd to Fawcett Rd) from CW3710
									(Guidice Way sump review for rational), \$50,000
									from CW3715 (Bullfinch Street Median), \$30,000
									from CW3722 (Crossville Flooding investigation)
531 - Road Construction and									and \$30,000 from CW3723 (Power Avenue
Maintenance	cw	CW3694 - Mayor Road Rockingham to Fawcett	152,600	0	0				Investigate and design) to cover additional
			132,600	0	0	0	0	152,600	drainage and street lighting cost.
									Transfer \$42,600 from CW3710 (Guidice Way
531 - Road Construction and									sump review for rational) to CW3694 (Mayor
Maintenance	cw	CW3710 - Guidice Way sump review for rationalisation	(42,000)						Road Rockingham Rd to Fawcett Rd) to cover
		Citoria Culture way sumplicate in factorialisation	(42,600)	0	0	0	0	(42,600)	additional drainage and street lighting cost. Transfer \$50,000 from CW3715 (Bullfinch Street
									Median) to CW3694 (Mayor Road Rockingham Rd
531 - Road Construction and				· · · · · ·					to Fawcett Rd) to cover additional drainage and
Maintenance	CW	CW3715 - Bullfinch Street Median	(50,000)	0	0	0	0	(50,000)	street lighting cost.
	1 2 1 1 1								Transfer \$30,000 from CW3722 (Crossville
531 - Road Construction and	a Charles								Flooding investigation) to CW3694 (Mayor Road Rockingham Rd to Fawcett Rd) to cover
Maintenance	CW	CW3722 - Crossville Flooding investigation and design	(30,000)	0	0	0	0	(30.000)	additional drainage and street lighting cost.
								(//	and the second
									Transfer \$30,000 from CW3723 (Power Avenue
531 - Road Construction and									Investigate and design) to CW3694 (Mayor Road
Maintenance	CW	CW3723 - Power Avenue Investigate and design	(30,000)	0	0	0	0	(30,000)	Rockingham Rd to Fawcett Rd) to cover additional drainage and street lighting cost.
			(					(30,000)	Transfer \$500,000 CoC fund alocation from
531 - Road Construction and Maintenance	cw								CW3695 (Lyon and Gibbs intersection upgrade)
531 - Road Construction and	CVV	CW - 694 - Resurfacing - CW	0	0	(505,455)	0	0	505,455	to Activity 694 Resurfacing
Maintenance	CW	CW3707 - Phoenix Rd & North lake Rd Intersection	(201,372)	0	0	0	0	(201 372)	Reduction in expenditure
								(201,372)	
531 - Road Construction and									Transfer \$500,000 RTR alocation from CW3702
Maintenance	cw	CW3702 - Rockingham Road Revitalisation	(4.000.000)		(500.000)	10 000 0000			(Rockingham Rd Revitalisation) to CW3695 (Lyon
			(4,000,000)	0	(500,000)	(3,500,000)	0	0	and Gibbs intersection upgrade) Transfer \$50,000 from CW3707 (Phoenix Rd &
									North lake Rd Intersection) to CW3726 (Breaksea
531 - Road Construction and	0.11								Dr design and construct) to cover a stabilisation
Maintenance	CW	CW3726 - Breaksea Drive design and construct	50,000	0	0	0	0	50,000	testing Transfer \$66,667 from CW3707 (Phoenix Kg &
									North lake Rd Intersection) to to a new -
									Approved State Blackspot Project - Warton Rd
	San Print								(ArmadaleRd to JandakotRd)- Install Road
531 - Road Construction and Maintenance	cw	CW2741 Worten Dd (Armodole Dd te Jendolet Dd) Josef II Dood Link i							Lighting; 2/3 from MRRG and \$66,667 from City
531 - Road Construction and		CW3741 - Warton Rd (ArmadaleRd to JandakotRd)- Install Road Lighting	400,000	0	333,333	0	0	66,667	of Armadale; CW need to be created
Maintenance	CW	CW3699 - Verde Drive Biscayne to Solomon	(800,000)	0	(400,000)	0	0	(400.000)	Project has ben canceled
	5 1 C - 1 C								Transfer \$84,705 from CW3707 (Phoenix Rd &
531 - Road Construction and							1		North lake Rd Intersection) to CW3696 (Gibbs
Maintenance	cw	CW3696 - Gibbs and Liddelow Roundabout	84.705	0					and Liddlow Roundabout) to cover addition WP
			84,705	0	0	0	0	84,705	cost

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds		
and the second second									
Service Unit	Ledger	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Muni Cash	Luck Parking
NO PERSONAL PROPERTY.				•//-/	+/(-/		+/(-)	Impact	Justification Transfer \$113,060 from CW3645(Road Safety
									Strategy actions and travel smart plan) to
531 - Road Construction and		The second second second second second second second							OP8188 to cover cost of TravelSmart officer
Maintenance	CW	CW3645 - Road Safety Strategy action and travel smart plan	(113,060)	0	0	0	0	(113,060)	position and travel smart projects.
									Create OP8188 and transfer \$113,060 from
535 - Road Planning and									CW3645(Road Safety Strategy actions and travel smart plan) to cover cost of TravelSmart officer
Development Services	OP	OP8188 - Travelsmart/Active Smart	113,060	0	0	0	0	113.060	position and travel smart projects.
								115,000	position and traversmart projects.
									Reduced funding need based on changed scope
543 - Facilities Mtce and	and the second					(			of work this current FY, works this year to include
Management 543 - Facilities Mtce and	CW	CW4379 - Disability Access Audit & Improvements	(12,592)	0	0	0	0	(12,592)	additional disability bay marking at Op Centre.
Management	CW	CW/4490 Coogee Reach Escilities . Refurbichments	110.000					and the second	Reduced funding need based on changed scope
543 - Facilities Mtce and	CVV	CW4490 - Coogee Beach Facilities - Refurbishments	(10,000)	0	0	0	0	(10,000)	of work this current FY.
Management	cw	CW4567 - Civic & Community Buildings Various - Floor Covering Replace	(10,823)	0	0			(10,022)	Reduced funding need based on changed scope
		and a community summings turious theor covering reprace	(10,825)	0	0	0	0	(10,823)	of work this FY Cost of required works more than budgeted for,
543 - Facilities Mtce and									included re-sheeting and bracing to
Management	CW	CW4594 - Wellard Street Depot Undercover Area Roof Structure Corrosio	39,743	0	0	0	0	39,743	accommodate PV panel install.
									Order placed against '15/16 budget funds of
									\$25k, however the funds weren't carried forward,
543 - Facilities Mtce and	CIN								works completed but not invoiced until post
Management 543 - Facilities Mtce and	CW	CW4600 - Bibra Lake Community Centre - Refurbish walls	21,918	0	0	0	0	21,918	'15/16 cutoff for payment.
Management	cw	CW4603 - Bibra Lake Wetlands Education Centre - Ceiling replacement	(25.000)			10.0.000			Project completed under budget. Surplus to be
management		eversos bibla take wetiands Education Centre - Centing replacement	(26,000)	0	0	(26,000)	0	0	returned to Reserve.
543 - Facilities Mtce and									Cost of required works this FY less than budgeted
Management	CW	CW4608 - Civic and Community Blds Various - HVAC replacement	(20,000)	0	0	0	0	(20,000)	for, surplus funds available for re-allocation.
								(20,000)	ior, surplus futures available for re-anocation.
	100 5 5								Reduced funding need this FY based on reduced
543 - Facilities Mtce and					· · · · · · · · · · · · · · · · · · ·				scope of work, will look to fund the 'style guide
Management 543 - Facilities Mtce and	CW	CW4636 - Civic and Community Buildings - Sign Upgrade	(10,000)	0	0	0	0	(10,000)	compliant' signage upgrade in '17/18.
Management	cw	CW/4620 Civic and Community Ruildings Asherton Removal							Reduced funding need based on reduced scope
543 - Facilities Mtce and		CW4639 - Civic and Community Buildings - Asbestos Removal	(10,000)	0	0	0	0	(10,000)	
Management	cw	CW4644 - Civic and Community Buildings - Blind Replacement	(10,000)	0	0		0	(10.000)	Reduced funding need based on reduced scope
543 - Facilities Mtce and	20 . No		(10,000)	0	0	0	0	(10,000)	of work this FY. Not proceeding with this project, funds available
Management	CW	CW4646 - Woodman Point - Beach Facilities	(15,000)	0	0	0	0	(15,000)	for re-allocation.
	P. Shannes	Contract of the second of the second second second second second						(10,000)	Reduced funding need based on changed scope
543 - Facilities Mtce and									of work this FY, works this FY include Op Centre
Management	CW	CW4648 - Civic and Community Buildings - Car Park Linemarking	(5,000)	0	0	0	0	(5,000)	
543 - Facilities Mtce and									Area of carpet to be replaced amended to just
Management	cw	CW4650 - Spearwood Library - Refurbishments	(70,000)	0	0	0		(70.000)	the more worn, visible and higher priority
			(70,000)	0	0	0	0	(70,000)	trafficked areas, for surplus funding reallocation. Deferring Stage 2 works. Reducing budget to
			-						\$50k to cover internal lightweight wall
			1 -						installation and de-watering of pool. Remaining
543 - Facilities Mtce and			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1	lleo i i	1	1	\$150k to be put forward for 17/18 (alternatively
Management	CW	CW4653 - South Lake Leisure Centre - Decommissioning	(150,000)	0	0	0	0	(150,000)	
E42 Excilition Mittee and									Cost of required works proposed in the current
543 - Facilities Mtce and	CINI	CWASED Coality of Health & Community Courts Strate 84		1					FY less than budgeted for, surplus funds available
Management	CW	CW4659 - Cockburn Health & Community Centre - Fitout & Improvement	(100,000)	0	0	(100,000)	0	0	for re-allocation.

	1777 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 - 1784 -		Expenditure	TF to Rsv	External	Frm Rsv	Proceeds		
The West Charles				design for	Contraction of the				
Service Unit	Ledger	Project Description		. // >				Muni Cash	and the second sec
	reagen	Project Description	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
543 - Facilities Mtce and	9 P.S. 20. 1								Not proceeding with this project in the current ('16/17) FY, funds available for re-allocation or
Management	CW	CW4627 - Bibra Lake New Southern Toilet Block, carpark mods & sewer c	(347,000)	0	0	(347,600)	0	600	return to Reserve.
543 - Facilities Mtce and	1 Standard		(011)000)		Ť Ť	(347,000)		600	Reduced funding need based on reduced scope
Management	CW	CW4647 - Civic and Community Buildings - Exterior and Interior Painti	(10,000)	0	0	0	o	(10.000)	of work this FY.
								(==,===)	Works unable to be undertaken in '16/17 due to
543 - Facilities Mtce and									User Group requirements, funds being returned
Management 543 - Facilities Mtce and	CW	CW4591 - East Beeliar Community Centre - Minor refurbishment works	(15,000)	0	0	(15,000)	0		and requested again for '17/18.
Management	OP	OP6205 - Bibra Lake Toilets West							
543 - Facilities Mtce and		OF 0205 - BIDTA LAKE TOTIELS WEST	29,241	0	0	0	0	29,241	Increased OP to cover new Toilet facility.
Management	OP	OP9921 - Santich Park Changerooms	10,872	0	0			10.070	
543 - Facilities Mtce and	T ALCO MARCE		10,872	0	0	0	0	10,872	Increased OP to cover plumbing issues.
Management	OP	OP6186 - SUCCESS RECREATIONAL FACILITY	9,487	0	0	0	0	9 4 8 7	Increased OP to cover vandalism damage.
543 - Facilities Mtce and								5,407	Increased OP to cover varidalism damage.
Management	OP	OP6193 - Coogee Beach SLC	15,427	0	0	0	0	15,427	plumbing issues.
543 - Facilities Mtce and							1		
Management	OP	OP9925 - Atwell Reserve Changerooms	14,135	0	0	0	0	14,135	Increased OP to cover roof.
543 - Facilities Mtce and						-			
Management	OP	OP6222 - Manning Reserve Toilets South	10.000						Increased OP required for additional cleaning
manaBerrient		or ozzz iwanning reserve ronets south	10,655	0	0	0	0	10,655	due to opening of toilets on weekends.
543 - Facilities Mtce and								-	Increased OB required for additional cleaning
Management	OP	OP6190 - Botany Park Change rooms	9,665	0	0	0	0	9 665	Increased OP required for additional cleaning due to opening of disabled toilet for public.
								5,005	due to opening of disabled tonet for public.
543 - Facilities Mtce and									Increased OP required for additional cleaning
Management	OP	OP6056 - OLD JANDAKOT PRIMARY SCHOOL;;PORTUGUESE CULTURAL CLUB	8,414	0	0	0	0	8,414	due to opening of facility to user groups.
543 - Facilities Mtce and									A STATE OF STATE OF STATE OF STATE
Management	OP	OP9914 - Tempest Park Changerooms	10.000						Increased OP required for additional cleaning
manaperient			10,208	0	0	0	0	10,208	due to opening of disabled toilet for public. Increased OP required for additional cleaning
543 - Facilities Mtce and	a Persona								due to increased frequency due to opening of
Management	OP	OP9883 - Manning Reserve Toilets North	11,327	0	0	0	0	11 327	markets.
543 - Facilities Mtce and								11,527	Increased OP required for ongoing plumbing
Management	OP	OP9922 - Beale Park Clubrooms	9,131	0	0	0	0	9,131	issues.
543 - Facilities Mtce and									
Management 543 - Facilities Mtce and	OP	OP6054 - Banjup Community Hall	8,975	0	0	0	0	8,975	Increased OP due to increase in user group use.
Management	OP	OP9911 - Davilak Changerooms							Increased OP required for vandalism damage
543 - Facilities Mtce and	UP	OF9911 - Davilak Changelooms	9,061	0	0	0	0	9,061	unclaimable under insurance.
Management	OP	OP6001 - DWELLING - COUNCIL ADMINISTRATION CARETAKER	(25,294)	0	0	0	0	(25.204)	
543 - Facilities Mtce and			(20)2047		0	0	0	(25,294)	Cost of required OP less than budgeted
Management	OP	OP6247 - Henderson Landfill - Demountable Office	(30,222)	0	0	0	0	(30,222)	Cost of required OP less than budgeted
543 - Facilities Mtce and								(,,	cost of required of ress than budgeted
Management	OP	OP6040 - Beeliar Community Centre	(37,024)	0	0	0	0	(37,024)	Cost of required OP less than budgeted
543 - Facilities Mtce and	OP	OBCOCO Course Basely Tellete							
Management	OP	OP6062 - Coogee Beach Toilets	(50,673)	0	0	0	0	(50,673)	Cost of required OP less than budgeted
543 - Facilities Mtce and									New Project. Main Admin Front Stairs emergency
Management	cw	-NEW-	25,000	0	0				access/egress upgrade to address non
		The second s	23,000	0	0	0	0	25,000	compliance. New budget item to cover the cost incurred for
								-	provision of the new depot comms mast and the
543 - Facilities Mtce and				- 12 A					standby generator relocation to serve the
Management	CW	-NEW-	75,000	0	0	0	0		relocated/replaced DR unit.

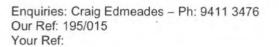
			Expenditure TF to	o Rsv	External	Frm Rsv	Proceeds		
								Muni Cash	13 A 4 1 1 1
Service Unit	Ledger	Project Description	+/(-) +/	/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
543 - Facilities Mtce and									Main Admin Yang Linkto Jamman kuda talah k
Management	CW	CW4632 - Administration Building Christmas Lights	25,000	0	0	0	0	25.000	Main Admin Xmas Lights. Increase budget due to unforeseen increase in scope at request of CEO.
	The States							25,000	Funds for the Adventure Playground CCTV need
	Section 2014								to be increased by \$50,000 drawn from the
543 - Facilities Mtce and	See Section				1		_		Security Reserve to cover the full cost of installation of CCTV and its connection to the
Management	CW	CW4643 - Bibra Lake Adventure Playground CCTV Stage 1	50,000	0	0	50,000	0	0	Depot.
		South a set of the south of the set of the set of the							Funds for the Marina precinct CCTV Install and
	and the states of								upgrade need to be increased by \$60,000 drawn
				-					from the Security Reserve to allow for the full cost of installation of CCTV including to cover the
543 - Facilities Mtce and									marina pens and waterway and its connection to
Management	CW	CW4655 - Port Coogee Marina CCTV & Comms Hookup to Depot	60,000	0	0	60,000	0	0	the Depot
			12.		1				Funds required to cover the Bibra Lake Industrial
	12 S. S. S. M.								Area sewer conection including to the
									Depot/new Operations Centre (covers const'n contract tender award (\$1.149M) plus
543 - Facilities Mtce and									contingencies, design costs and agency fees &
Management	CW	-NEW-	1,455,000	0	0	1,455,000	0	0	charges.
	and the state	「日本はないない」に対応でいた。「日本の人間の中華など」に					- 1		Funds required to meet final o'all cost of design,
543 - Facilities Mtce and	TEL PLATERS								const'n & supervision of sewer to the new
Management	CW	CW4586 - Bibra Lake Management Plan - New Northern Toilet Block & Sew	78,767	0	0	0	0	78 767	northern toilet block (approx \$174k across '15/16 & '16/17). SD - Muni funded
								70,707	a 10/17). 30 - Wall fulded
									Additional funding over start of year allocation to
									pay for '16/17 FY construction contract, design
543 - Facilities Mtce and				5					and supervision costs but excluding mast, DR building and sewer (these separate MYBR
Management	CW	CW4385 - Operations Centre - New Op Cntr Building Design & Constructi	2,054,902	0	0	2,054,902	0	0	submitted items for separate capital provision)
								-	Funds required to meet final o'all cost of design,
									const'n & supervision of the new northern toilet
543 - Facilities Mtce and	A Carton								block incvluding changing places changeroom
Management	CW	CW4588 - Bibra Lake Main Toilet Block Replacement	53,545	0	o	0	0	53.545	(approx \$442k across '15/16 & '16/17). SD - Muni funded
543 - Facilities Mtce and									Funds needed to meet final cost, works
Management	CW	CW4596 - Azelia Ley Homestead - Old Wagon House	3,640	0	0	0	0	3,640	complete. SD - Muni funded
543 - Facilities Mtce and	54 57 20								Project cost to complete in excess of budget
Management	CW	CW4658 - Cockburn Arc CCTV Installation	20,000	0	0	20,000	0	0	funding, propose draw from the security reserve fund.
543 - Facilities Mtce and						20,000			
Management	CW	-NEW-	(6,319,975)		(3,600,000)	(2,719,975)		0	CW 4622 - Visko Park Design & Construct
544 - Plant Maintenance	cw	CW7753 - IVECO Waste Collection Truck PL753-2	(25,464)			10 505	(11.000)		
	C.		(25,464)	0	0	18,536	(44,000)	0	Lower purchase value, reduced proceeds value.
544 - Plant Maintenance	CW	CW7758 - Inter2350E Compactor Waste Collection PL7581 New 2008/9	(26,449)	0	0	10,551	(37,000)	0	Lower purchase value, reduced proceeds value.
									Purchase price less than budget plus
544 - Plant Maintenance	cw	CW/7769 Used Landfill compactor 25T	(100 000)						trade/auction price exceeded budget provisions
JAA Hant Widiftendite	CW	CW7768 - Used Landfill compactor 35T	(120,000)	0	0	(175,000)	55,000	0	also.
544 - Plant Maintenance	CW	CW7769 - Heavy Fleet Waste Truck Side Loader PL NEW	(26,449)	0	0	(12,449)	(14,000)	0	Lower purchase value, reduced proceeds value.
	ST LEATING		(=0)110/		0	(12,777)	(14,000)		New purchase. Lower than forecast purchase
544 - Plant Maintenance	CW	CW7770 - Truck Rubbish 15m3 Rear Loader (New)	(57,166)	0	0	(57,166)	0		price.
544 - Plant Maintenance	cw	CW/7771 Truck Groop Wasto Side Arm 2012 (New) No. 1		-					New purchase. Lower than forecast purchase
Jag Plant Walltenance	LVV	CW7771 - Truck Green Waste Side Arm 29m3 (New) No 1	(19,716)	0	0	(19,716)	0	0	price.

Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

			Expenditure	TF to Rsv	External	Frm Rsv	Proceeds	19 2 3 19	
						2 Section			
Service Unit	Ledger	Deciset Description						Muni Cash	
544 - Plant Maintenance	CW	Project Description CW7777 - Landfill Traxcavator	+/(-)	+/(-)	+/(-)	+/(-)	+/(-)	Impact	Justification
544 - Plant Maintenance	CW	CW7743 - Waste Collection FE Loader inc Attachments (Verge Pickup)	(55,350)	0	0	(00)000)	5,000	and the second se	TBC
		waste conection re coader me Attachments (verge Pickup)	(12,014)	0	0	(12,014)	0	0	TBC
544 - Plant Maintenance	cw	CW7722 - MacDonald Johnston VT605 Sweepers PL 7221 Roads	(11,513)	0	0	(67,513)	56,000	0	Lower purchase value, higher than forecast proceeds.
544 - Plant Maintenance	cw	CW7720 - MacDonald Johnston VT605 Sweeper PL7201 Roads	(11,513)	0	0	(67,513)	56,000	0	Lower purchase value, higher than forecast proceeds.
544 - Plant Maintenance	cw	CW7715 - Heavy Fleet Parks Hino Dutro 5500 PL7151	(11.050)			10			
544 - Plant Maintenance	cw	CW7747 - Waste Collection Rear Loading Compactor Truck (Verge Pickup)	(11,950) 25,512	0	0	(0)	(8,180)		Lower purchase value, slightly lower proceeds
		state contestion near codaing compactor mack (verge nekup)	25,512	0	0	(2,388)	27,900	0	Higher purchase value, higher proceeds Disposal of PL2126 - N Mauricio MV in-lieu of
544 - Plant Maintenance	cw	CW7212 - Light Fleet Manager of Finance PL212	(38,000)	14,000	0	(24,000)	0	0	allowance.
544 - Plant Maintenance	cw	CW7214 - Light Fleet Manager Env Health Svs PL214	(38,000)	14,000	0	(24,000)	0	0	Disposal of PL2415 - N Jones MV in-lieu of allowance.
		2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2							Disposal of PL2196 - R Avard MV in-lieu of
544 - Plant Maintenance	CW	CW7219 - Light Fleet Manager Community Svs PL219	(38,000)	14,000	0	(24,000)	0	0	allowance.
									Disposal of PL5412 - S Seymour-Eyles MV
544 - Plant Maintenance	CW	-NEW-	0	24,000	0	0	24,000	0	allocated to T Green until 17/18. To be disposed
544 - Plant Maintenance	cw	CW7555 - Emergency Management Coordinator Supercab (NEW)	(11,745)	0	0	0	0	(11,745)	New purchase. Lower than forecast purchase value.
544 - Plant Maintenance	CINI								New purchase. \$0 budget allocated. SD - funded
544 - Plant Maintenance	CW	CW7556 - Light Fleet PL556 Cockburn ARC Manager	32,790	0	0	32,790	0	0	from plant res
544 - Plant Maintenance	cw	CW7557 - Light Vehicle PL557 – Marina & Coastal Engineering Manager	35,146	0	0	35,146	0	0	New purchase. \$0 budget allocated. SD - funded from plant res
	S. S. P.								New purchase. \$0 budget allocated. SD - funded
544 - Plant Maintenance	CW	CW7558 - Light Fleet PL558 Facilities Technical Officer	28,120	0	0	28,120	0	0	from plant res
544 - Plant Maintenance	cw	-NEW-						1	PL2405 Shane Palmer 4wd d/cab utility b/fwd
544 - Plant Maintenance	CW	-NEW-	35,000	0	0	20,000	15,000		due to high km usage
	CVV	-/// / // -	18,000	0	0	18,000	0	0	Ranger Vehicle CCTV purchases
544 - Plant Maintenance	cw	-NEW-		12 000			10.000		PL2315 T Green. Dispose existing, replace with
			0	12,000	0	0	12,000	0	PL5412 until 17/18 replacement.
544 - Plant Maintenance	cw	CW7723 - Heavy Fleet - Roads Isuzu NPR400 Crew Cab PL7232	(85,000)	0	0	(50,000)	(35,000)		Transfer to 17/18 replacement due to low km
			(05,000)		0	(30,000)	(55,000)	0	usage. Transfer to 17/18 replacement due to low km
544 - Plant Maintenance	cw	CW7724 - Heavy Fleet - Roads Isuzu NPR400 Crew Cab PL7242	(85,000)	0	0	(50,000)	(35,000)	0	usage.
544 - Plant Maintenance	CW	CW7745 - Waste Collection rear loader PL 745	25,512	0	0	(2,388)	27,900		
						(-//			Higher purchase value, higher proceeds New project. Livestock trailer for Rangers to
	Constant of the second					2 1 1			enable them to shift larger animals running loos
						3			back to secure pens. Ranger Services advise
	1.1								horse floats not readily available at short notice
544 - Plant Maintenance	CW	-NEW-	20,000	0	0	0	0	20,000	when required.
									New Waste Bin larger capacity Ute ( Waste
544 - Plant Maintenance	CW	-NEW-	70,000	0	. 0	70,000	0	0	Reserve) - due to increase in 3rd bin rollout
									Need to Increase for additional Security Charges
545 - Marina and Coastal Services	OP	OP6254 Port Coorgon Marina Pons							\$50K - Extrapolated general exp plus Full year
SHS IMalina and Coastal Services		OP6254 - Port Coogee Marina Pens	84,962	0	0	0	0	84,962	Cosafe \$50K
									Annual Service contract for GID & \$15K
545 - Marina and Coastal Services	OP	OP6257 - Port Coogee Marina Groundwater Interception Device	61,650	0		C1 CT0			electricity. SD - Funded from Marina
		or our coopee manina croundwater interception bevice	01,650	0	0	61,650	0	0	Maintenance Res New OP item for marina specific carpark leasing
545 - Marina and Coastal Services	OP	-NEW-	12,000	0				12 000	
			12,000	0	0	0	0	12,000	and maintenance Feb-June costs
			(6,351,320.07)	78,000	(4,105,265)		105,620	(380,386)	



## OCM 9/02/2017 Item 17,1 Attach



wetlands to waves

Mr Vinder Singh Traffic Services Coordinator Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892

Dear Vinder,

#### BERRIGAN DRIVE - KEEP CLEAR PAVEMENT MARKING PLAN

Please find enclosed for your approval the proposed signs and pavement marking plan for the installation of keep clear line marking installation on Berrigan Drive, South Lake drawing number 3404B16.

03 7569-02

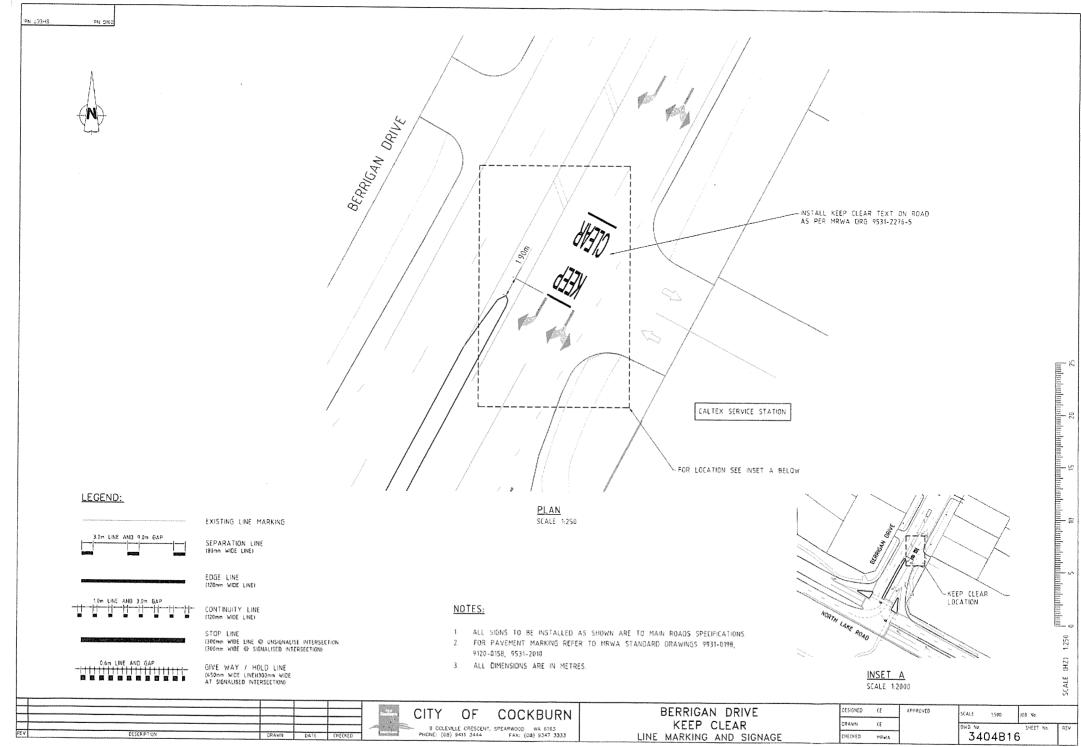
Should you require further information, please contact me on 9411 3476.

Yours sincerely,

Craig Edmeades Technical Officer Traffic 8<sup>th</sup> September 2016

Encl.

9 Coleville Crescent, Spearwood WA 6163. PO Box 1215, Bibra Lake DC WA 6965. P (08) 9411 3444 F (08) 9411 3333. ABN 27 471 341 209.



Document Set ID: 5554084

Version: 1, Version Date: 03/02/2017

Enquiries: Jadranka Kiurski File No. 047/014

22 December 2016

To The Resident 758L Berrigan Drive SOUTH LAKE WA 6164

Dear Sir/Madam

#### Temporary Road Works, Berrigan Drive

The City of Cockburn has decided to introduce some temporary road measures in your street during the first week of January to improve safety near the fuel station on the corner of Berrigan Drive and North Lake Road.

As the local Road Network Manager responsible for road safety, the City has decided urgent action is necessary following numerous accidents in recent months at the Berrigan Drive entry/exit point to the Caltex fuel station. In the most recent collision, children were injured.

The City has notified the Fuels and Metro WA State Manager of Woolworths who oversees operation of the fuel station, that it will erect a temporary extension to the existing median strip on Berrigan Drive early next month.

This measure will prevent cars originating from North Lake Road turning right into the fuel station entry on Berrigan Drive until a permanent solution can be identified in consultation with Main Roads and other stakeholders.

Traffic will be monitored at the intersection in coming weeks to measure safety outcomes.

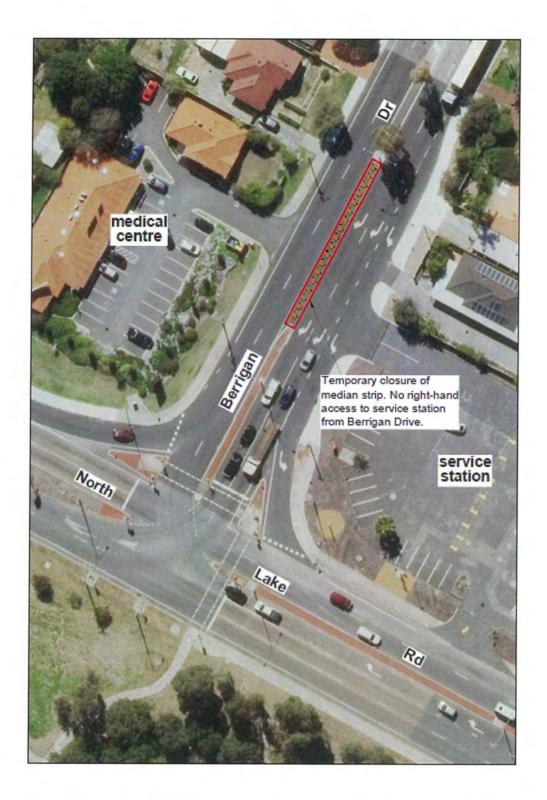
The two entry points to the service station on North Lake Road East will remain open.

Thank you for your understanding during these roadworks. Please contact the City on 94113444 with any questions. Please find a map enclosed showing the temporary works.

Yours sincerely

Jadranka Kiurski Manager of Engineering and Works

Encl: Map



7\_39891\_001.docx

#### Attach 3

## WOOLWORTHS GROUP

23 December 2016

Mr Charles Sullivan **Director Engineering & Works** City of Coburn

Email: csullivan@cockburn.wa.gov.au

Dear Charles.

#### RE: Woolworths Petrol Station - 752 North Lake Road, South Lake

We refer to the meeting between John McDonald and Jadranka Kiurski from City of Cockburn (Council) and Kylie Gunning and Stephen Vernall from Woolworths Limited (Woolworths) on 22 December 2016.

During that meeting Council informed Woolworths that it is Council's intention to install bollards on Berrigan Drive next week from the northern end of the median strip to prevent right hand entry to and exit from the Woolworths petrol station.

At the outset, Woolworths wishes to make clear, in the strongest possible terms that it is deeply concerned by the position adopted by Council for the following reasons:

- 1. The prevention of right hand access to the Woolworths petrol station from Berrigan Drive (and right hand exit from the petrol station back onto Berrigan Drive) will have a significant and adverse affect on our business. We estimate that fifty percent of our customers enter and exit the Woolworths petrol station via this route. Our business is
- very much a convenience proposition and any change to the current access from Berrigan Drive will in our view result in a reflective reduction in sales of fifty percent.
- 2. Woolworths is of the understanding that the traffic issues giving rise to Council's concerns have arisen in the last 6 months since the construction by Council of a slip lane on Berrigan Drive.
- 3. Woolworths has not been given sufficient notice of Council's intention (particularly in circumstances where our business is heading into its busiest trade period) nor has Woolworths been given any opportunity to discuss alternative solutions with Council.

In the first instance Woolworths urgently requests that Council give serious consideration to reinstating Berrigan Drive to its original 2 lanes and refrain from installing the proposed bollards.

A

Woolworths Group Р 1 Woolworths Way Bella Vista, NSW 2153 W woolworthslimited.com.au

(02) 8885 9137 Woolworths Limited E cleatham@woolworths.com.au ABN 88 000 014 675 Woolworths would welcome the opportunity to discuss alternative traffic solutions with Council and is of the view that if it is afforded a reasonable time to engage a traffic consultant that a mutually acceptable solution could be agreed.

Yours faithfully

Cherie Leatham Senior Property Lawyer Legal Services

#### Lynette Jakovcevic

From:	SYMCOX Albert (MTMS) <albert.symcox@mainroads.wa.gov.au></albert.symcox@mainroads.wa.gov.au>			
Sent:	Thursday, 19 January 2017 4:38 PM			
To:	Charles Sullivan			
Cc:	RYAN Patrick (TSCSW); ROSE Edward (On Leave)			
Subject:	FW: Charles Sullivan - City of Cockburn - Berrigan Drive, South Lake			

Hi Charles

Further to our meeting held on the 17<sup>th</sup> Jan at the North Lake Road Berrigan Dr intersection, Councils safety concerns are acknowledged with regard to traffic turning right into the service station and medical centre on Berrigan Drive near the North Lake Road traffic signals. I therefore advise that Main Roads has reconsidered your request for Keep Clear road markings adjacent to the driveways and will proceed with installation under the following conditions;

1. Council to resubmit a revised drawing showing the three lane approach incorporating Keep Clear road markings in each lane over a distance of approximately 20m between solid lines. The markings to start from the northern side of the first driveway on entering the left-slip lane and ending to the rear of the second bank of lane arrow markings. This extended distance will allow for increased sight distance for right turning vehicles into the service station and other driveways. An example of the markings can be seen by following the following link.

> https://www.googl e.com.au/maps/@-31.9548614,115.8688404,1 10m/data=!3m1!1e3

- 2. The driveway exit from the service station on to Berrigan Drive to be marked left out only within the road reserve on the driveway with a left turn arrow.
- 3. Council to monitor the operation of the Keep Clear markings and provide a six and twelve month report on its effectiveness in addressing safety concerns. Should this treatment be unsuccessful then Council are to meet the full costs for removal preferably by re-surfacing.
- Main Roads request that Council progress the preferred treatment of full closure of the central in the longer term.

I will be away for the next week therefore should you require any further clarification of the above conditions please contact Patrick or Ed Rose, regards Albert

From: Charles Sullivan [mailto:csullivan@cockburn.wa.gov.au] Sent: Friday, 6 January 2017 2:28 PM To: KAROW Lynne (Con) Subject: RE: Armadale Road Upgrade (Tapper to Anstey) Project

Thank you Lynne – the attached proposal for pavement marking was rejected by MRWA last September and is causing a very unsafe situation for vehicles turning from Berrigan Drive into the service station, which the City sought to mitigate by the proposal. A number of serious car accidents has taken place during 2016 and as a responsible road manager the City had to install temporary traffic control last week to extend the central median to

physically block vehicle access into the service station which is causing extreme angst from not only the service station owner but the medical centre on the other side of Berrigan Drive as we have cut off their right turn from Berrigan into their property as well. We had no choice as the most recent accident before Christmas resulted in a child being injured and there was extreme community reaction on the City.

I really need a senior officer from MRWA to meet with me direct as a matter of extreme urgency to resolve the situation. The City disagrees most strongly with the MRWA decision to decline the proposed pavement marking based on the reason given, which is shown below.

I hope you can assist in getting this meeting happening as this matter is now extremely urgent.

Regards

CS

It does not meet our policy and guidelines for Keep clear signs as per below:

3.2.3 Driveways

KEEP CLEAR marking shall not be used as a device to minimise delays to vehicles entering or leaving private or business properties. KEEP CLEAR marking shall not be installed for private residences, shopping and commercial centres and / or business car parks.

Charles Sullivan	Church
Director, Engineering and Works	Cockburn
9 Coleville Crescent, Spearwood WA 6163	C
PO Box 1215, Bibra Lake DC WA 6965	
P 08 9411 3444 F 08 9411 3333	arehands to viewes
<u>csullivan@cockburn.wa.gov.au</u> www.cockburn.wa.gov.au	
stay connected	
(f) (y) (y)	
From: KAROW Lynne (Con) [mailto:lynne.karow@ma Sent: Wednesday, 4 January 2017 3:43 PM	ainroads.wa.gov.au]

To: Charles Sullivan Cc: LENTON Samantha (Con) Subject: RE: Armadale Road Upgrade (Tapper to Anstey) Project

Charles

Apologies for the late reply. Des has seen your email and will respond shortly with the appropriate person to deal with your urgent request. Unfortunately at this present time some key people are still on leave.

Once the appropriate contact is confirmed, he will reply to you.

Samantha, thank you for assisting by copying me in.

#### Kind regards

Lynne Karow

A/Executive Assistant to Des Snook Executive Director Metropolitan & Southern Regions Directorate mainroads Telephone: (08) 9323 4643 Fax: (08) 9323 4182

From: LENTON Samantha (Con) Sent: Wednesday, 4 January 2017 2:07 PM To: Charles Sullivan Cc: KAROW Lynne (Con) Subject: RE: Armadale Road Upgrade (Tapper to Anstey) Project

Good afternoon Charles

Very good, I shall send the invitation shortly.

Email: lynne.karow@mainroads.wa.gov.au

Regarding your email to Des, I know he has been out of the office all morning and I am sure he will contact you as soon as he is able. In the interim, the best person to speak to with regard to Des' movements and availability is his PA, Lynne Karow. Lynne can be contacted on 9323 4643 or by email at <u>lynne.karow@mainroads.wa.gov.au</u>. I have cc'd Lynne into this email so that she is aware that you may be in contact.

Kind regards,

TRAFFIC



TRAFFIC

From: Charles Sullivan [mailto:csullivan@cockburn.wa.gov.au] Sent: Wednesday, 4 January 2017 12:43 PM To: LENTON Samantha (Con) Subject: RE: Armadale Road Upgrade (Tapper to Anstey) Project

in

Samantha – yes, meeting here at the City would be preferable to us. The suggested times are appropriate and I will forward the invite to the relevant staff.

On another matter, I sent an e-mail to Des Snook yesterday with no response - do you have his telephone number?

Regards

CS

Charles Sullivan Director, Engineering and Works City of Cockburn wetlands to waves

9 Coleville Crescent, Spearwood WA 6163 PO Box 1215, Bibra Lake DC WA 6965 P 08 9411 3444 F 08 9411 3333

csullivan@cockburn.wa.gov.au www.cockburn.wa.gov.au

stay connected



From: LENTON Samantha (Con) [mailto:samantha.lenton@mainroads.wa.gov.au]
Sent: Wednesday, 4 January 2017 11:20 AM
To: Charles Sullivan
Subject: Armadale Road Upgrade (Tapper to Anstey) Project

Good afternoon Charles

The Armadale Road Upgrade Project Team would like to schedule regular meetings with the City of Cockburn as we did previously with yourself and colleagues in September 2015. At this stage, we are thinking of meeting every six weeks, to provide a status update on the Project and discuss any items related to the Project which impact the City and/ or the Project itself.

We don't have a preference for the meeting location so if you would prefer us to come to you, we can do that. I would like to schedule the first meeting toward the end of the month, with the following meeting to take place in early March after the next Steering Committee Meeting on 28 February.

If I send you an invitation, would it be possible for you to forward it to relevant people within the City who you feel should attend?

Kind regards, Samantha Lenton PROJECT DEVELOPMENT OFFICER Planning and Technical Services p: +61 (08) 9323 4938 w: www.mainroads.wa.gov.au



From: LENTON Samantha (Con) [mailto:samantha.lenton@mainroads.wa.gov.au]
Sent: Friday, 2 September 2016 1:39 PM
To: atrosic@cockburn.wa.gov.au
Cc: csullivan@cockburn.wa.gov.au; MARTINEZ Sergio (PM)
Subject: Armadale Road Upgrade (Tapper to Anstey) Project

Good afternoon Andrew

It was great meeting you and your colleagues yesterday to brief you all on the progress of the Armadale Road Upgrade (Tapper Rd to Anstey Rd) Project.

At the meeting we were discussing a couple of things that you were going to look into for us and you asked me to email you on these, as below:

1. Armadale Road access from 37 Gutteridge Road (Lot 5 Gutteridge Road).

As discussed, there appears to be long standing access from the property onto Armadale Road i.e. since approximately 1974 – prior to the construction of Gutteridge Road in the early 1980's. Over time there has been significant work undertaken on the property which now contains two built structures - an extension on the original homestead, and an additional property to the southern end of the lot.

We explained that as part of the Armadale Road upgrade, Main Roads will seek to close this access with the expectation that the property will be accessed in the future from Gutteridge Road. Before broaching the subject with the property owners, we are seeking any relevant information that you (City of Cockburn) can provide on this matter that may assist in these discussions.

2. Community Connect South.

We briefly discussed the possibility of working with City of Cockburn communications staff to potentially tap into the Community Connect South database, and access to the City's website etc. for future project communications; and you offered to put me in contact with the appropriate people internally in order to do this.

Your assistance on these matters will be most appreciated and I look forward to hearing from you.

As we move forward we will keep you informed of the progress of the current project. Should any changes occur to the funding status or commitment to develop the additional works i.e. North Lake Road extension, Tapper Road and Solomon Road intersection modifications and the Kwinana Fwy Bridge widening, we will be in contact to discuss.

In the interim, feel free to contact me if you have any questions.

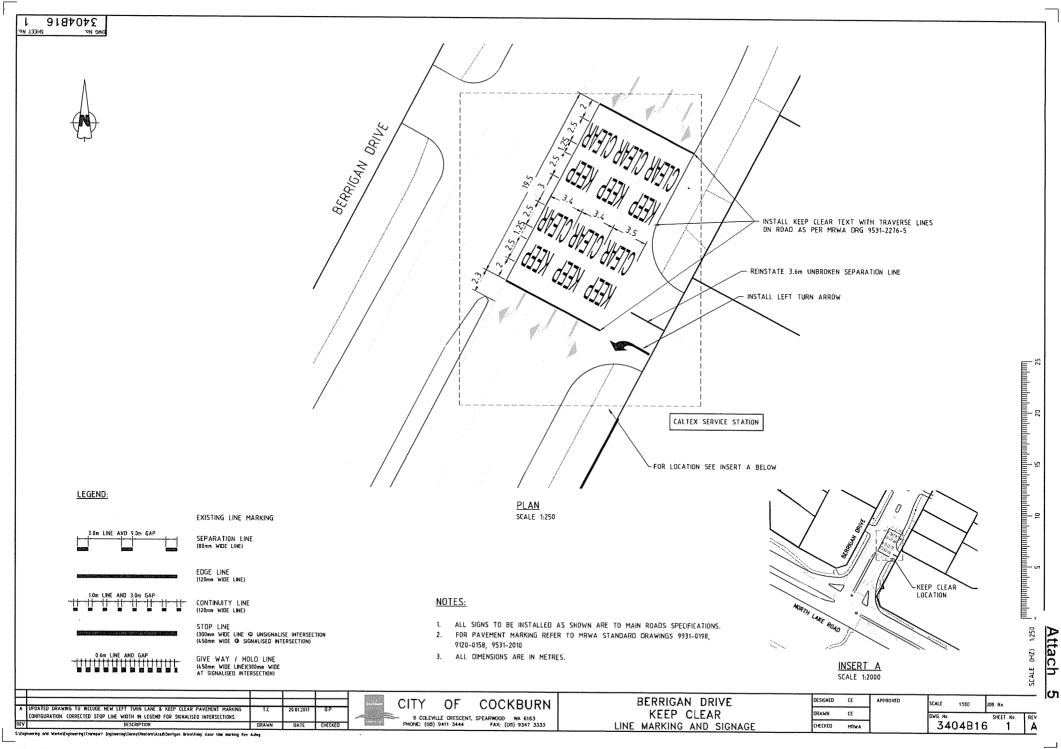
Kind regards,

Samantha Lenton PROJECT DEVELOPMENT OFFICER Planning and Technical Services p: +61 (08) 9323 4938 w: www.mainroads.wa.gov.au

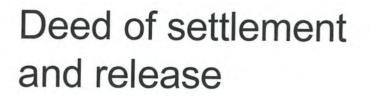


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City of Cockburn (**Cockburn**) City of Melville (**Melville**) City of Fremantle (**Fremantle**) Town of East Fremantle (**East Fremantle**) Southern Metropolitan Regional Council (**SMRC**)

Level 4 Allendale Square 77 St Georges Terrace Perth WA 6000 Australia T +61 8 6189 7800 F +61 8 6189 7999 minterellison.com

# MinterEllison

ME\_134484196\_3ME\_134484196\_3 Document Set ID: 55554084 Version: 1, Version Date: 03/02/2017

## Deed of settlement and release

Det	tails	3
Agi	reed terms	4
1.	Defined terms & interpretation	4
2.	Settlement	5
3.	Release	6
4.	Bar	6
5.	GST on Payments	6
6.	Confidentiality	6
7.	Further assurances	6
8.	Disputes	776
9.	Governing law and jurisdiction	776
10.	Entire agreement	7
11.	Counterparts	7
12.	Severability	7
Sig	ning page	8

Deed of settlement and release MinterEllison | Ref: AYL 1134712 | <u>ME-134484196\_3ME-134484196\_3</u>ME\_134484196\_3

## Details

Date

### Parties

Name	City of Cockburn
Short form name	Cockburn
Notice details	9 Coleville Crescent, Spearwood, WA, 6163 Email: [•]
	Attention: [•]
Name	City of Melville
Short form name	Melville
Notice details	10 Almondbury Road, Booragoon, WA, 6154
	Email: [•]
	Attention: [•]
Name	City of Fremantle
Short form name	Fremantle
Notice details	8 William Street, Fremantle, WA 6160
	Email: [•]
	Attention: [•]
Name	Town of East Fremantle
Short form name	East Fremantle
Notice details	135 Canning Highway, East Fremantle, WA 6158
	Email: [•]
	Attention: [•]
Name	Southern Metropolitan Regional Council
Short form name	SMRC
Notice details	9 Aldous Place, Booragoon, WA 6154
	Email: smrc@smrc.com
	Attention: CEO

## Background

- A Cockburn, Melville, Fremantle and East Fremantle are parties to the Project Participants' Agreement.
- B The Project Participants' Agreement includes obligations on the parties to that agreement, including Cockburn, to deliver waste to the Facility.
- C As a result of Cockburn introducing a new waste collection regime, from 7 October 2015, waste that would have otherwise been delivered to the Facility was diverted away from the Facility.
- D A dispute has arisen in respect of the waste that was diverted away from the Facility (Dispute).
- E On 6 September 2016, Melville, Fremantle and East Fremantle issued a dispute notice pursuant to the Project Participants' Agreement in respect of the Dispute.
- F The Parties have agreed to settle the Dispute on the terms set out in this Deed.

## Agreed terms

## 1. Defined terms & interpretation

#### 1.1 Defined terms

In this Deed:

Bulk Verge Waste means all vegetative waste deposited in bulk on street verges but does not include Green Waste.

**Claims** includes an allegation, claim, notice, demand, action, proceeding, litigation, investigation, judgment, damage, loss, cost, expense or liability however arising, whether present, unascertained, immediate, future or contingent, whether based in contract, tort or statute and whether involving a third party or a Party to this Deed.

District Area means the district of Cockburn which as at the date of this Deed comprises the area defined by the map attached as Annexure B of this Deed as varied by any order made under Schedule 2.1 of the Local Government Act 1995.

Facility means the facility operated by the SMRC known as the RRRC Regional Resource Recovery Centre located at 350 Bannister Road, Canning Vale, Western Australia.

Green Waste means waste collected by or on behalf of Cockburn from the lime green topped bins in Cockburn's administrative area the District Area but does not include Bulk Verge Waste.

GST is defined in the GST Law.

GST Law is defined in the A New Tax System (Goods and Services) Tax Act 1999 (Cth).

Parties means the parties to this Deed, and Party is a reference to any of them.

**Project Participants' Agreement** means the agreement of that name dated 12 April 1999 originally between the City of Canning, Cockburn, Melville, Fremantle and East Fremantle, as varied by a deed of variation dated 29 August 2000.

Settlement means the settlement details referred to in clause 2.

**Settlement Sum** means the total amount of \$[*inserf*].**[Note:** *settlement sum to be calculated as the number of tonnes of green waste not delivered (up to the date of this Deed) multiplied by* \$77.70. The SMRC has advised that the lower amount of \$77.70/tonne (rather than the \$78.10 referred to in the Cockburn letter dated 14 October 2016) is the correct amount payable by Cockburn.]

Waste Supply Agreement means the agreement attached as Annexure A of this Deed, relating to the supply of municipal solid waste by Cockburn to the SMRC.

#### 1.2 Interpretation

In this Deed, including the recitals, unless contrary to or inconsistent with the context:

- (a) words importing:
  - (i) the singular include the plural and vice versa; and
  - a gender includes every other gender;
- (b) a reference to a Party or person includes a reference to that Party or person, its successors, substitutes (including, but not limited to, a party or person taking by novation), executors, administrators and assigns;
- (c) a reference to any thing or matter is a reference to the whole and any part of it;
- (d) the word "person" includes a corporation and vice versa;
- (e) a reference to a group of persons or Parties is a reference to any 2 or more of them jointly and to each of them individually;
- (f) a covenant, representation or warranty in favour of 2 or more persons is for the benefit of them jointly and severally;

Deed of settlement and release MinterEllison | Ref: AYL 1134712 ME 134484196 3ME 134484196 3ME\_134484196\_3

- (g) a covenant, representation or warranty on the part of 2 or more persons binds them jointly and severally;
- a reference to this Deed or other document includes any variation, novation or replacement of or supplement to any of them from time to time;
- (i) a reference to a clause means a reference to a clause of this Deed;
- where any clause contains sub-clauses, paragraphs or sub-paragraphs, each sub-clause, paragraph and sub-paragraph however called will be read and construed separately and independently of each other;
- a reference to a document includes any deed in writing, certificate, notice or other instruction of any kind;
- (I) "writing" and related expressions includes all means of reproducing words in a tangible and permanently visible form; and
- (m) headings are inserted for guidance only and do not affect the interpretation of this Deed.

#### 2. Settlement

#### 2.1 Basis of Settlement

Subject to the terms of this Deed on a without prejudice basis, the Parties have agreed to fully and finally settle the Dispute on the terms set out in this Deed.

#### 2.2 Settlement Sum

- (a) Cockburn agrees to pay the SMRC the Settlement Sum and the SMRC agrees to accept payment of the Settlement Sum.
- (b) Cockburn agrees to pay the SMRC the Settlement Sum within fourteen (14) days of execution of this Deed by the Parties.

#### 2.3 Waste Supply Agreement

The Parties agree to enter into the Waste Supply Agreement on the date of this Deed.

#### 2.4 Green Waste

- (a) Melville, Fremantle, East Fremantle and the SMRC agree that Cockburn will not be required to deliver its Green Waste to the Facility from the date of this Deed.
- (b) From the date of this Deed until and including <u>30</u> June 2017, Cockburn will, within 5 days of the end of each calendar month provide the SMRC with a written notice (which may be provided by email) detailing the number of tonnes of Green Waste collected by or on behalf of Cockburn in that calendar month.
- (c) The SMRC will issue an invoice for the amount of compensation to be paid by Cockburn in respect of that Green Waste (Green Waste Payment), calculated in accordance with the formula below:

Green Waste Payment = GWC  $\times$  \$77.70

Where:

**GWC** means the <u>amount number of tonnes</u> of Green Waste collected <u>in the District Area</u> by or on behalf of Cockburn in a calendar month.

(d) Cockburn will pay the SMRC the Green Waste Payment within thirty (30) days of the date of the invoice issued by the SMRC.

[Note: mechanism for calculating the amounts payable to be confirmed.]

(e) Until 30 June 2017, Cockburn will continue to deliver <u>bulk green wasteBulk Verge Waste</u> collected from its administrative area in the District Area to the Facility in accordance with the Project Participants' Agreement.

#### 2.5 Effect of Execution

By executing this Deed and subject to the <u>Cockburn's</u> ongoing compliance by the Parties with the terms of this Deed, Melville, Fremantle, and East Fremantle and the <u>SMRC</u> agree that the <u>Cockburn's</u> payment of the Settlement Sum and the <u>Cockburn's</u> entry into the Waste Supply Agreement will be in full and final satisfaction of any all claims <u>Claims relating to or arising from the Dispute that Melville, Fremantle, East Fremantle and the SMRC have against</u> <u>Cockburnrelating to the Dispute</u>.[A1]

#### 3. Release

In consideration of the matters contained in this Deed, the Parties absolutely and irrevocably release and forever discharge each other from all and any Claims which the Parties may now have, or at any time might otherwise have had against each other in relation to the Dispute.

#### 4. Bar

This Deed may be pleaded by the Parties as a complete bar to any Claim, demand or legal proceeding commenced or taken by one Party against another in respect of the matters the subject of the release under clause 3 only.

### 5. GST on Payments[A2]

- (a) All amounts due under this Deed are exclusive of GST.
- (b) If any supply made or referred to in this Deed is or becomes chargeable to GST then the person receiving the supply (**Recipient**) will in addition pay the person making the supply (the **GST Supplier**) the amount of that GST against receipt by the Recipient from the GST Supplier of a proper GST invoice in respect of that supply.
- (c) Where under this Deed any amount is calculated by reference to any sum which has or may be incurred by any person, the amount will include any GST in respect of that amount only to the extent that such GST is not recoverable as input tax by that person (or a member of the same GST group), whether by set off or repayment.
- (d) The SMRC will provide Cockburn with any information reasonably requested by Cockburn in relation to the amount of GST chargeable in accordance with this Deed and payable by Cockburn to the SMRC.

## 6. Confidentiality

- (a) The Parties agree to keep the terms and conditions of this Deed confidential and not to disclose its contents or the terms of Settlement to any other person save as permitted by the written consent of the other Party.
- (b) Notwithstanding clause 6(a) of this Deed, the Parties may disclose:
  - such information as is required by law to be disclosed;
  - (ii) information for the purpose of enforcing this Deed and the warranty provided within it; and
  - (iii) confidential information in confidence to the Party's professional advisers for the bona fide purpose of obtaining advice.

## 7. Further assurances

Each Party agrees to do everything reasonably necessary to give complete and prompt effect to the terms of this Deed.

Deed of settlement and release MinterEllison | Ref: AYL 1134712 ME-134484196 3ME 134484196 3ME 134484196 3

## 8. Disputes

Any dispute arising out of or in connection with this Deed will be subject to the dispute resolution procedure in the Project Participants' Agreement.[A3]

## 9. Governing law and jurisdiction

This Deed is governed by the law in force in Western Australia and each Party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of Western Australia.

### 10. Entire agreement

This Deed represents the entire settlement agreement between the Parties.

### 11. Counterparts

This Deed may be executed in any number of counterparts. All counterparts together will be taken to constitute one instrument.

## 12. Severability

Part or all of any provision of this Deed that is illegal or unenforceable may be severed from this Deed and the remaining provisions of this Deed will continue in force.

Deed of settlement and release MinterEllison | Ref: AYL 1134712 <u>ME\_134484196\_3ME\_134484196\_3</u>ME\_134484196\_3

1

## Signing page

EXECUTED as an agreement.

Deed of settlement and release MinterEllison | Ref: AYL 1134712 | <u>ME-134484196\_3ME-134484196\_3</u>ME\_134484196\_3



## Annexure A – Waste Supply Agreement

Annexure to Deed of settlement and release

Deed of settlement and release MinterEllison | Ref: AYL 1134712 <u>ME 134484196 3ME 134484196 3</u>ME\_134484196\_3

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#### Draft

Date: 22 December 2016

# Waste Supply Agreement

Southern Metropolitan Regional Council (SMRC) City of Cockburn (Cockburn)

# MinterEllison

Level 4 Allendale Square 77 St Georges Terrace Perth WA 6000 Australia T +61 8 6189 7800 F +61 8 6189 7999 minterellison.com

ME\_134177383\_14 Document Set ID: 5554084 Version: 1, Version Date: 03/02/2017

# Waste Supply Agreement

Def	tails	4
Ag	reed terms	5
Par	rt A – Preliminary	5
1.	Definitions and Interpretation	5
2.	Condition Precedent	8
3.	Precedence of Documentation	8
4.	Commencement and Duration	9
5.	Warranties	9
6.	Representatives	9
Par	t B – Services	10
7.	Delivery and Acceptance of Contract Waste	10
8.	Ownership and Risk of Contract Waste	10
9.	Maintenance	10
10.	Community Education	11
Part	C – Payment Provisions	11
11.	Invoicing and Payment	11
12.	GST on Payments	11
Part	D – Insurance	12
13.	Required Insurances	12
Part	E – Disputes	13
14.	Dispute Resolution	13
Part	F – Termination and Force Majeure	13
15.	Termination	13
16.	Force Majeure	13
17.	Continuing Obligations	14
Part	G – General	15
18.	Assignment and Subcontracting	15

Minter Ellison | Ref: 1103459

Waste Supply Agreement | page 2

19.	Compliance with Legislation	15
20.	Confidentiality	15
21.	No Liability for Consequential Loss	16
22.	Costs and Expenses	16
23.	Waiver	16
24.	No Agency	16
25.	Entire Agreement	16
26.	Severability	16
27.	Counterparts	17
28.	Notices	17
29.	Proportionate Liability	17
30.	Governing Law and Jurisdiction	17
Sign	ing page	19
Sche	dule 1 – Dispute Resolution Procedure	20
Sche	dule 2 – Waste Delivery Plan	23
Sche	dule 3 – District Area	26

# Details

# Date

# Parties

Name Short form name Notice details Southern Metropolitan Regional Council SMRC 9 Aldous Place, Booragoon, WA 6154 Email: <u>smrc@smrc.com</u>, marked for the attention of the CEO.

Name	
Short form name	
Notice details	

City of Cockburn **Cockburn** 9 Coleville Crescent, Spearwood, WA, 6163 Email: ceo@cockburn.wa.gov.au

# Background

- A The SMRC is a regional local government established under the Local Government Act 1995.
- B The SMRC operates the Facility.
- C Cockburn is a party to the Project Participants' Agreement and has supplied waste to the Facility pursuant to that agreement.
- D On and from 1 July 2017 Cockburn will withdraw from the Project Participants Agreement.
- E This Contract sets out the terms and conditions on which Cockburn will supply Contract Waste to the SMRC on and from 1 July 2017.

ME\_134177383\_14

# Part A – Preliminary

## 1. Definitions and Interpretation

#### 1.1 Definitions

In this Contract, unless the context otherwise requires:.

Accepted means Contract Waste that has been accepted for processing in accordance with the Waste Delivery Plan (and the term Accept shall be construed accordingly).

**Business Day** means a day (other than a Saturday or Sunday) on which banks are open for domestic business in Perth, Western Australia.

**Business Plan** means the business plan for the RRRC adopted by the SMRC on 30 July 1998 and as amended from time to time.

#### Change in Law means:

- (a) any enactment of any new Law after the date of this Contract;
- (b) any enactment of any amendment to any Law after the date of this Contract;
- (c) any change in the interpretation, application or administration of any Law after the date of this Contract; or
- (d) any new policy or change in any policy of, or direction or licence from, any Government Authority (after the date of this Contract).

**Claim** includes any action, claim, demand, proceeding (including any dispute resolution process, administrative or tax proceeding) or suit (including and by way of contribution or indemnity) at law including for payment of money (including damages) or for an extension of time or other relief or remedy, including by statute (to the extent permitted by law), in tort for negligence (including negligent misrepresentation) or for strict liability or for restitution (including based on unjust enrichment) or otherwise.

**Cockburn's Representative** means the representative appointed by Cockburn pursuant to clause 6(d).

**Confidential Information** means information that ought to be considered as confidential (however it is conveyed or on whatever media it is stored) and may include information whose disclosure would or would be likely to prejudice the commercial interests of any person, trade secrets, intellectual property rights, know-how, of either Party and all personal data and sensitive personal data.

**Consequential Loss** means loss of profits, loss of use, loss of production, loss of business, loss of business opportunity, or any claim for consequential loss or for indirect loss of any nature.

**Contract Waste** means all municipal solid waste collected by or on behalf of Cockburn from the Contract Waste Bins in the District Area but does not include Green Waste and Recyclables.

**Contract Waste Bins** means the bins designated (from time to time) by Cockburn for the collection of municipal solid waste from households within its District Area, which at the date of

Minter Ellison | Ref: 1103459

Waste Supply Agreement | page 5

the Contract are the dark green-top bins in those areas with a two-bin system and the red-top bins in those areas with a three-bin system.

Contract Year means a period of twelve (12) Months commencing on 1 July.

**CPI** means the consumer price index – all groups Perth or any index which replaces this that has the same or substantially similar purpose.

Dispute is defined in Schedule 1.

**Dispute Resolution Procedure** means the procedure for the resolution of disputes set out in Schedule 1.

**District Area** means the district of the City of Cockburn which as at the date of this Contract comprises the area defined by the map attached as Schedule 3 as varied by any order made under Schedule 2.1 of the *Local Government Act 1995*.

Expert means the expert appointed pursuant to paragraph 3 of Schedule 1.

Expert Determination Agreement means the agreement between the Expert, Cockburn and the SMRC.

Expiry Date means 30 June 2020.

**Facility** means the facility known as the Waste Composting Facility at the RRRC located at 350 Bannister Road, Canning Vale, Western Australia.

**Force Majeure Event** means any cause beyond the control of the Party affected which that Party could not reasonably have foreseen and guarded against, including an act of God, a Change in Law, fire, explosion, lightning, storm, tempest, flood, bursting or overflowing of water tanks, apparatus or pipes, earthquakes, riot and civil commotion, interference by civil or military authorities or act of war, strikes and other industrial action.

Gate Fee means the gate fee payable by the Ongoing Project Participants for the processing of their municipal solid waste at the Facility, calculated in accordance with the Project Participants' Agreement set annually. *Note to Cockburn: this definition has been updated to reflect the discussion between Stuart Downing and Clints Wiggins on 15.12.16* 

**Government Authority** means any Federal, State, local government (including any local council), and any agency, department, directorate or instrumentality thereof, including any independent regulator deriving power from statute, within Australia or elsewhere.

Green Waste means all vegetative waste collected separately from other forms of waste by or on behalf of Cockburn from properties within its District Area.

GST is defined in the GST Law.

GST Law is defined in the A New Tax System (Goods and Services) Tax Act 1999 (Cth).

Law means any law or any legal requirement, including at common law, any statute or regulation enacted or made by any legislative body, any local law, any directive, any approval, consent or licence with which compliance is required, any decision, directive, guidance, guideline, policy or requirement of any Government Authority, which is binding upon the applicable party.

Month means any month in a Contract Year.

Monthly Payment means for each Month, the aggregate of:

- (a) the Gate Fee multiplied by number of tonnes of Contract Waste delivered in that Month; and
- (b) any other amounts owing under this Contract in respect of that Month.

**Ongoing Project Participants** means the Town of East Fremantle, the City of Fremantle and the City of Melville.

Party means a party to this Contract and 'Parties' shall be construed accordingly.

**PPA Notice of Dispute** means the Notice of Dispute issued by the Ongoing Project Participants to Cockburn on or about 6 September 2016 pursuant to clause 4.2 of the Project Participants' Agreement

Prescribed Rate means 2% above the WATC Rate.

**Project Participants' Agreement** means the agreement of that name dated 12 April 1999 originally between the City of Canning, Cockburn and the Ongoing Project Participants, as varied by a deed of variation dated 29 August 2000.

RRRC means the Regional Resource Recovery Centre.

**Recyclables** means all recyclable material collected separately from other forms of waste by or on behalf of Cockburn from properties within its District Area.

Representative means either or both of the SMRC Representative and Cockburn Representative.

Required Insurances means the insurances specified in clause 13.

Services means:

- (a) the Acceptance of Contract Waste delivered by or on behalf Cockburn pursuant to this Contract; and
- (b) the processing of Contract Waste that is Accepted,

in accordance with and subject to:

- (c) the Waste Delivery Plan;
- (d) the processes, methodologies and objectives applicable to the services provided by the SMRC to the Ongoing Project Participants at the Facility.

Services Commencement Date means 1 July 2017.

Services Period means the period on and from the Services Commencement Date to the Expiry Date, unless this Contract is terminated early.

**Settlement Deed** means the deed of settlement dated on or about the date of this Contract that relates to the subject matter of the Notice of the Dispute, on terms that include:

- the Ongoing Project Participants and SMRC releasing Cockburn from the obligation to deliver Green Waste to the SMRC for the period commencing on the date of that deed and ending on 30 June 2017;
- (b) Cockburn agreeing to compensate the SMRC for the diversion of the Green Waste from the Facility for the period commencing on 7 October 2015 and ending on 30 June 2017 at a rate of \$77.70 per tonne; and
- (c) the Ongoing Project Participants withdrawing the PPA Notice of Dispute.

**Termination Date** means any date of termination of this Contract in accordance with Part F. **Waste Delivery Plan** means the plan agreed between the SMRC and Cockburn for the delivery of Contract Waste and contained in Schedule 2.

WATC Rate means the WATC Local Government Borrowing 10 year rate.

#### 1.2 Interpretation

In this Contract, except where the context otherwise requires:

- (a) the masculine includes the feminine and vice-versa;
- (b) the singular includes the plural and vice-versa;
- (c) a reference to any clause, sub-clause, paragraph, Schedule, recital or Annex is, except where expressly stated to the contrary, a reference to such clause, sub-clause, paragraph, Schedule, recital or Annex of and to this Contract;
- (d) save where otherwise provided in this Contract, any reference to this Contract or to any other document will include any permitted variation, amendment or supplement to this Contract and/or such other document;
- (e) any reference to any enactment, order, regulation or other similar instrument will be construed as a reference to the enactment, order, regulation or instrument as amended, replaced, consolidated or re-enacted;
- (f) references to any documents being 'in the agreed form' means such documents have been initialled by or on behalf of each of the parties for the purposes of identification;
- (g) a reference to a person includes firms, partnerships and corporations and their successors and permitted assignees or transferees;
- (h) headings are for convenience of reference only;
- (i) words preceding 'include', 'includes', 'including' and 'included' must be construed without limitation by the words which follow those words;
- (j) any obligation on a Party to do any act matter or thing includes, unless expressly stated otherwise, an obligation to procure that it is done; and
- (k) subject to any express provisions to the contrary, the obligations of either Party are to be performed at that Party's own cost and expense.

#### 1.3 Schedules

The Schedules to this Contract form part of this Contract.

# 2. Condition Precedent

This Contract is subject to and conditional upon the entry into the Settlement Deed by the Ongoing Participants, the SMRC and Cockburn.

# 3. Precedence of Documentation

In the event of any inconsistency between the provisions of the body of this Contract and the Schedules, the main body of this Contract will take precedence.

# 4. Commencement and Duration

- (a) This Contract and the rights and obligations of the Parties under it will take effect on the date this Contract is entered into and will continue until the earlier of:
  - (i) the Expiry Date; and
  - (ii) the Termination Date.
- (b) Unless the Termination Date has occurred, at any time prior to the Expiry Date, the SMRC and Cockburn may agree to extend this Contract for such period beyond the Expiry Date as they agree.
- (c) Following an agreement to extend this Contract beyond the Expiry Date, the SMRC will provide to Cockburn a notice confirming the extension and the new Expiry Date (an **Extension Notice**).
- (d) If an Extension Notice is properly served pursuant to clause 4(c), the Expiry Date shall be extended by such period as detailed in the Extension Notice and this Contract shall otherwise continue in full force and effect. References thereafter to the Expiry Date shall be references to the date as extended.

# 5. Warranties

Each Party warrants and represents to the other that as at the date of this Contract:

- (a) it has the power to enter into and to exercise its rights and perform its obligations under this Contract;
- (b) all action necessary to authorise the execution of and the performance it obligations under this Contract has been taken;
- (c) the execution, delivery and performance by it of this Contract does not contravene any Law,

and the recipient relies upon such warranties and representations.

# 6. Representatives

- (a) The SMRC and Cockburn will each appoint a Representative who will have full authority to act on behalf of the SMRC and Cockburn respectively for all purposes of this Contract.
- (b) Each Party (and their Representative) will be entitled to treat any act or instruction by the Representative of the other Party as being expressly authorised by that Party and will not be required to determine whether authority has in fact been given.
- (c) The SMRC's Representative will be the CEO of the SMRC from time to time or such other person appointed pursuant to clause 5(e).
- (d) Cockburn's Representative will be Cockburn's Chief Executive Officer or such other person appointed pursuant to clause 5(e).
- (e) The SMRC and Cockburn may by prior written notice to the other Party change their Representative.

Minter Ellison | Ref: 1103459

Waste Supply Agreement | page 9

# Part B – Services

# 7. Delivery and Acceptance of Contract Waste

#### 7.1 Cockburn obligation to deliver and pay

- (a) Cockburn will, during the Services Period:
  - (i) deliver (or procure the delivery of) Contract Waste to the SMRC; and
  - (ii) pay the Gate Fee to the SMRC,

in accordance with and subject to the terms of this Contract.

(b) Delivery of Contract Waste pursuant to clause 7.1(a) must be in accordance with the Waste Delivery Plan.

#### 7.2 SMRC obligation to provide the Services

- (a) The SMRC will, during the Services Period, provide the Services in accordance with and subject to the terms of this Contract.
- (b) If and to the extent the SMRC is unable to accept any Contract Waste:
  - (i) the SMRC must promptly notify Cockburn; and
  - (ii) Cockburn must, at its own cost, arrange for that waste to be delivered to an alternative facility.
- (c) The SMRC makes no warranties or representations with respect to:
  - the manner in which the Contract Waste is processed or any residue is disposed of; or
  - (ii) the delivery to, and the unloading of Contract Waste at, the Facility, including the time which vehicles delivering Contract Waste may spend at the RRRC or at the Facility delivering and unloading Contract Waste.
- (d) Notwithstanding clause 7.2(c)(ii), the SMRC acknowledges and agrees that:
  - (i) it will not manage the delivery of waste from an Ongoing Project Participant in preference to any deliveries of Contract Waste; and
  - (ii) it will deal with and process the Contract Waste on the same terms as any equivalent waste delivered to the Facility by an Ongoing Project Participant.

# 8. Ownership and Risk of Contract Waste

As between the SMRC and Cockburn all Contract Waste that is Accepted by the SMRC or any of its sub-contractors will thereupon become and be deemed to be acquired by and in the ownership of and at the risk of the SMRC who will take full responsibility for it and will handle and dispose of such Contract Waste in accordance with the terms of this Contract.

# 9. Maintenance

(a) The SMRC will undertake routine repairs and maintenance of the Facility in accordance with its usual procedures.

- (b) To the extent the Facility will be shut down for planned maintenance, the SMRC will provide Cockburn with 2 Business Days' prior notice, which shall include details of the length of time that the Facility will be shut down.
- (c) For such time as the Facility is shut down for planned maintenance Cockburn must, at its own cost, arrange for Contract Waste to be delivered to an alternative facility.

# 10. Community Education

Cockburn will use reasonable endeavours to provide education to its community to promote correct source separation of waste materials and to minimise Contamination (as defined in Schedule 2) in Contract Waste.

# Part C – Payment Provisions

### 11. Invoicing and Payment

#### 11.1 Monthly Payment

From the Services Commencement Date, Cockburn will pay the SMRC the Monthly Payment in accordance with this clause 11.

#### 11.2 Report and Invoice

SMRC must invoice Cockburn for the Monthly Payment and for any GST payable by Cockburn in respect of that amount twice a month in accordance with the following procedure:

- (a) the first tax invoice issued within five (5) Business Days of the fifthteenth (15th) day of the current month for Services provided in the period commencing on the first day of that month and ending on the fifthteenth day of that month;
- (b) within five (5) Business Days of the last day of the current month:
  - a second tax invoice issued within five (5) Business Days of the last day of the current month for Services provided in the period commencing on the sixteenth (16th) day of that month and ending on the last day of that month; and
  - (ii) a report showing the applicable Monthly Payment for that month.

#### 11.3 Payment

Cockburn must pay the amount stated in any invoice submitted under clause 11.2 within thirty (30) days after the invoice is received by Cockburn in accordance with this Contract.

#### 11.4 Late payments

Where any payment or sum of money due from Cockburn to the SMRC is not paid on or before the due date, it will bear interest thereon at the Prescribed Rate from the due date (whether before or after any judgement) until payment is received by the SMRC.

### 12. GST on Payments

- (a) All amounts due under this Contract are exclusive of GST.
- (b) If any supply made or referred to in this Contract is or becomes chargeable to GST then the person receiving the supply (**Recipient**) will in addition pay the person making the

supply (**the GST Supplier**) the amount of that GST against receipt by the Recipient from the GST Supplier of a proper GST invoice in respect of that supply.

- (c) Where under this Contract any amount is calculated by reference to any sum which has or may be incurred by any person, the amount will include any GST in respect of that amount only to the extent that such GST is not recoverable as input tax by that person (or a member of the same GST group), whether by set off or repayment.
- (d) The SMRC will provide Cockburn with any information reasonably requested by Cockburn in relation to the amount of GST chargeable in accordance with this Contract and payable by Cockburn to the SMRC.

# Part D – Insurance

# 13. Required Insurances

- (a) The SMRC will, during the Services Period take out and maintain:
  - (i) public liability insurance in the amount of not less than \$20,000,000; and
  - (ii) any other insurances required by Law.
- (b) Cockburn will, during the Services Period procure that any party responsible for deliveries of Contract Waste to the Facility (including Cockburn if applicable) takes out and maintains:
  - (i) public liability insurance in the amount of not less than \$20,000,000;
  - (ii) motor vehicle insurance in the amount of not less than \$10,000,000 covering liability for loss or damage to property caused by any vehicle in connection with the delivery of waste to the Facility by or on behalf of Cockburn; and
  - (iii) any other insurances required by Law,

#### (Cockburn Insurances).

- (c) No party to this Contract will take any action or fail to take any reasonable action, or (insofar as it is reasonably within its power) permit anything to occur in relation to it, which would entitle any insurer to refuse to pay any claim under any insurance policy in which that party is an insured, a co-insured or additional insured person.
- (d) Cockburn will be liable for, and the SMRC shall be entitled to be paid by Cockburn on demand for, any additional premium costs that result from negligent or wilful acts or omissions of Cockburn or those for whom it is responsible which give rise to claims by the SMRC on any of the SMRC's insurances. Such liability to additional premium costs shall cease at the expiry or earlier termination of this Contract.
- (e) The SMRC will be liable for, and Cockburn shall be entitled to be paid by the SMRC on demand for, any additional premium costs that result from any negligent or wilful acts or omissions of the SMRC or those for whom it is responsible which give rise to claims by Cockburn on any of Cockburn's Insurances. Such liability to additional premium costs shall cease at the expiry of earlier termination of this Contract.

# Part E – Disputes

# 14. Dispute Resolution

The provisions in Schedule 1 will apply in respect of a Dispute.

# Part F – Termination and Force Majeure

# 15. Termination

#### 15.1 Immediate termination

A Party may, by giving notice to the other party, immediately terminate this Contract if:

- (a) the other Party commits, persistently, any material breach of this Contract that is not capable of being rectified;
- (b) the other Party commits any material breach of this Contract which is capable of being rectified, and that Party has not rectified the breach, after receiving a notice of breach from the first Party within a reasonable period specified in the notice;
- (c) either party is abolished or wound up; or
- (d) the Project Participants' Agreement is terminated.

#### 15.2 Termination on notice

- (a) Cockburn may, by giving at least six (6) Months' written notice to the SMRC, terminate this Contract in the event that Cockburn enters into a binding contract with an energyfrom-waste facility (EfW Facility) to deliver its municipal solid waste to that facility. This Contract will terminate on the date that Cockburn must commence delivery of all of its municipal solid waste to the EfW Facility. The SMRC agrees that Cockburn may, prior to the date that this Contract terminates, deliver Contract Waste to the EfW Facility for commissioning purposes.
- (b) The SMRC may, by giving at least six (6) Months' notice to Cockburn, terminate this Contract if the SMRC implements or procures an alternative processing system that is unable to receive or process Contract Waste.

#### 15.3 Rights on termination

A Party may terminate this Contract pursuant to this clause 15 without prejudice to any other rights or remedies against the other party under this Contract or otherwise, and without releasing the other Party in respect of any antecedent breach or failure to observe or perform any term or condition of this Contract.

# 16. Force Majeure

#### 16.1 Obligations

(a) No Party will be entitled to bring a claim for a breach of obligations under this Contract by the other Party or incur any liability to the other Party for any losses or damages incurred by that other Party to the extent that a Force Majeure Event occurs and it is prevented from carrying out obligations by that Force Majeure Event.

(b) For the avoidance of doubt, if a Force Majeure Event prevents the SMRC from Accepting any Contract Waste, Cockburn must, at its own cost, arrange for that waste to be delivered to an alternative facility.

#### 16.2 Notification for Force Majeure

On the occurrence of a Force Majeure Event, the Affected Party will notify the other Party as soon as practicable. The notification must include details of the Force Majeure Event, including evidence of its effect on the obligations of the Affected Party and any action proposed to mitigate its effect.

#### 16.3 Consultation

As soon as practicable following such notification, the Parties will consult with each other in good faith and use reasonable endeavours to agree appropriate terms to mitigate the effects of the Force Majeure Event and facilitate the continued performance of this Contract.

#### 16.4 Unable to Agree

If no such terms are agreed on or before the date falling thirty (30) Business Days after the date of the commencement of the Force Majeure Event and such Force Majeure Event is continuing or its consequence remains such that the Affected Party is unable to comply with its obligations under this Contract then, subject to clause 16.5, either Party may terminate this Contract by giving written notice to the other Party. The Termination Date will be the day falling twenty (20) Business Days after the date the termination notice is received.

#### 16.5 Consequences of Termination

Termination of this Contract pursuant to clause 16.4 will be without prejudice to any accrued rights or obligations under this Contract as at the Termination Date but no compensation will be payable to either party arising out of or in consequence of the termination.

#### 16.6 Mitigation

The Parties will at all times following the occurrence of a Force Majeure Event use reasonable endeavours to mitigate the effects of any delay.

#### 16.7 Cessation of Force Majeure Event

The Affected Party will notify the other Party as soon as practicable after the Force Majeure Event ceases or no longer causes the Affected Party to be unable to comply with its obligations under this Contract. Following such notification this Contract will continue to be performed on the terms existing immediately prior to the occurrence of the Force Majeure Event.

# 17. Continuing Obligations

Save as otherwise expressly provided in this Contract:

- (a) termination of this Contract will be without prejudice to any accrued rights or obligations under this Contract as at the Termination Date; and
- (b) termination of this Contract will not affect the continuing rights and obligations of the SMRC and Cockburn under clauses 11 (Invoicing and Payment), 11.4 (Late Payments), Part F (Termination), 14 (Dispute Resolution), 28 (Notices), and 30 (Governing Law and Jurisdiction) or under any other provision of this Contract which is expressed to survive termination or which is required to give effect to such termination or the consequence of such termination.

# Part G – General

# 18. Assignment and Subcontracting

#### 18.1 Assignment

- (a) Subject to clause 18.1(b) neither Party may assign, novate or otherwise transfer the whole or any part of this Contract without the prior written consent of the other Party (which must not be unreasonably withheld or delayed).
- (b) Cockburn will not unreasonably withhold its consent to the assignment of this Contract by the SMRC to a new owner or operator of the Facility provided that:
  - (i) the SMRC has demonstrated, to the satisfaction of the Cockburn, that the proposed assignee has the ability and capacity to deliver the Services to Cockburn at an equivalent level and price to the Services provided by the SMRC for the remainder of the term of this Contract; and
  - prior to Cockburn giving its consent, the SMRC procures the execution of a deed of covenant by the proposed assignee:
    - (A) in which the proposed assignee agrees to observe and perform the SMRC's obligations and be bound by Cockburn's rights in the Contract; and [Note to Cockburn, on the basis that the SMRC will have demonstrated that the services and price will be provided on an equivalent basis, not all proposed additional drafting has been included]
    - (B) provides an original of the executed deed of covenant to Cockburn.

#### 18.2 Subcontracting

- (a) Nothing in this Contract prohibits a Party from procuring services from a sub-contractor that has the necessary financial standing and expertise to undertake the works or services being subcontracted.
- (b) A Party remains liable for the acts and omissions of its sub-contractors as if they were the acts and omissions of that Party.

# 19. Compliance with Legislation

The SMRC and Cockburn will perform their obligations under this Contract in accordance with all applicable Laws from time to time in force.

# 20. Confidentiality

For the purposes of this Contract, a party (Recipient):

- (a) must keep confidential any Confidential Information of the other Party (Disclosing Party) disclosed to the Recipient by the Disclosing Party, or of which the Recipient becomes aware, except information which is public knowledge otherwise than as a result of a breach of confidentiality by the Recipient or any of its permitted disclosees; and
- (b) may disclose any confidential information in respect of which the Recipient has an obligation of confidentiality under clause 20(a) only:

- (i) to those of the Recipient's officers or employees or financial, legal or other advisers who:
  - (A) have a need to know for the purposes of this Contract; and
  - (B) undertake to the Recipient (and, where required by the Disclosing Party, to the Disclosing Party also) a corresponding obligation of confidentiality to that undertaken by the Recipient under this clause; or
- (ii) if required by Law.

# 21. No Liability for Consequential Loss

Neither Party will be liable for any Consequential Loss suffered or incurred by the other Party under or in connection with this Contract or in relation to any act or omission of that Party under or in connection with this Contract, whether in contract (including under this Contract or otherwise), in tort (including negligence), under a warranty, under statute or otherwise.

## 22. Costs and Expenses

Except where expressed otherwise, each party will bear its own costs and expenses (including advisers' fees and expenses) in connection with the preparation, negotiation, execution and completion of this Contract.

### 23. Waiver

- (a) No term or provision of this Contract will be considered as waived by any Party unless a waiver is given in writing by that Party.
- (b) No waiver under clause 23(a) will be a waiver of a past or future default or breach, nor will it amend, delete or add to the terms, conditions or provisions of this Contract unless (and then only to the extent) expressly stated in that waiver.

# 24. No Agency

Nothing in this Contract will be construed as creating a partnership or as a contract of employment between Cockburn and the SMRC. The SMRC will not be, or be deemed to be, an agent of Cockburn and the SMRC will not hold itself out as having any agency on behalf of Cockburn or power to bind Cockburn in any way.

# 25. Entire Agreement

This Contract comprises the whole of the agreement between the parties in respect of its subject matter.

# 26. Severability

If any term, condition or provision of this Contract will be held to be invalid, unlawful or unenforceable to any extent, such term, condition or provision will not affect the validity, legality and enforceability of the other provisions of or any other documents referred to in this Contract.

# 27. Counterparts

This Contract may be executed in any number of counterparts, all of which when taken together will constitute one and the same instrument.

### 28. Notices

Any notice given under this Contract:

- (a) must:
  - (i) be in writing; and
  - (ii) be left at or posted by prepaid post (airmail, if posted outside Australia) to the address of the addressee; or
  - (iii) sent to the addressee's email address,

set out in the Details section on page 4 of this Contract, or to any other address or email address notified by the addressee for receipt of documents under this clause 28;

- (b) is taken to be received:
  - (i) if hand delivered, on the day of delivery if a Business Day, otherwise on the next Business Day;
  - (ii) if sent by pre-paid mail within Australia, on the third Business Day after posting;
  - (iii) if sent by pre-paid mail outside Australia, on the seventh Business Day after posting;
  - (iv) if sent by email:
    - (A) on the date of sending, if sent prior to 4:00 p.m. local time on a Business Day at the physical address of the intended recipient. If it is not a Business Day, then on the next day which is a Business Day in that place; and
    - (B) on the next Business Day after sending, if sent after 4:00 p.m. local time at the physical address of the intended recipient,

in each case provided the sender does not receive an email message showing the failure of the email to be delivered. Non-receipt by the sender of an email message showing the failure of the email to be delivered shall constitute prima facie evidence that the email was sent and received; and

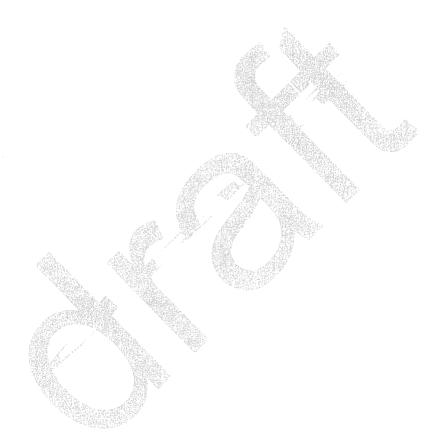
(c) takes effect on the date it is taken to be received unless a later date is specified in it.

# 29. Proportionate Liability

Part 1F of the Civil Liability Act 2002 (WA) is hereby excluded.

# 30. Governing Law and Jurisdiction

The Contract and any non-contractual obligations arising out of or in connection with it will be governed by and construed in all respects in accordance with the laws of Western Australia the Parties submit to the exclusive jurisdiction of the Courts of Western Australia.



# Signing page

**THIS DOCUMENT** is executed as a deed and delivered on the date stated at the beginning of this document.

[to be inserted]



Minter Ellison | Ref: 1103459

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# 1. Procedure for resolving disputes

- (a) Any dispute between Cockburn and the SMRC arising from, in respect of, in relation to or in connection with this Contract or the Services (including any matter concerning the validity of this Contract) (**Dispute**) must be resolved in accordance with the procedures detailed in this Schedule 1.
- (b) The sequential procedure that is to be followed to determine a Dispute is as follows:
  - (i) first, a Party must issue a notice, in writing, to the other Party notifying the other Party:
    - (A) that the notice is given pursuant to this paragraph 1(b);
    - (B) of the legal or technical basis for the Claim, including whether related to any term of this Contract or otherwise, and if based on a term of this Contract, identifying that term;
    - (C) of the facts relied upon in respect of the Claim in sufficient detail to allow assessment or verification of the Claim;
    - (D) of any amount or amounts claimed and how that amount or those amounts have been calculated or determined; and
    - (E) of any other remedy or relief sought,

(Dispute Notice),

- (ii) secondly, the Dispute must be negotiated in accordance with paragraph 2; and
- (iii) thirdly, if the Dispute remains unresolved (in whole or in part) after the expiration of the period for negotiation referred to in paragraph 2, and:
  - (A) the subject matter of the Dispute is technical or financial, the Dispute must be referred to expert determination in accordance with paragraph 3:
  - (B) the subject matter of the Dispute is not technical or financial, the Parties may agree to refer the Dispute to expert determination in accordance with paragraph 3 or otherwise may refer the Dispute to the Courts of Western Australia.
- (c) The parties to a Dispute must continue performing their obligations under this Contract while the Dispute is being resolved.
- (d) If, in relation to a Dispute, a Party breaches any provision of this Schedule 1, the other Party is not bound by the outcome of this Schedule 1 in relation to that Dispute.

# 2. Negotiation

- (a) Within ten (10) Business Days after the Dispute Notice is given, the Parties' representatives (being persons in senior executive roles of each party) must meet and consult to try to resolve the Dispute.
- (b) If the Dispute is resolved pursuant to this paragraph 2:

- (i) the Parties must, as soon as possible, execute a statement setting out the terms of the agreement reached; and
- (ii) each Party must do anything (including execute any document) reasonably required by the other Party to give effect to the agreement.

# 3. Expert determination

- (a) If the Dispute is not resolved pursuant to paragraph 2 within twenty Business Days of the date of the Dispute Notice, then either party may, within twenty Business Days of the meeting of senior executives pursuant to paragraph 2 give a notice (Expert Determination Notice) to the other Party requiring the Dispute to be referred to an Expert for determination in accordance with the principles and procedures set out in this paragraph 3.
- (b) An Expert is a person, having the qualification set out in paragraph (c) below:
  - (i) selected by the Parties within 10 Business Days after the Expert Determination Notice is given; or
  - (ii) if the Parties fail to agree as to the Expert, a person nominated by the President at the time of the Resolution Institute who must choose the expert on the basis of the type of Dispute and the nature of the expertise necessary to consider the relevant issues.
- (c) An Expert must:
  - have suitable and reasonable qualifications as well as commercial and practical experience in the area of the Dispute;
  - be independent of each Party and not be, or have been, an employee, agent, contractor, advisor or consultant of either Party;
  - (iii) have at least ten (10) years' post qualification experience in his or her expert field; and
  - (iv) have no interest or duty which conflicts or may conflict with the Expert's function as an expert.
- (d) If an Expert Determination Notice is given:
  - (i) the Parties must, within five (5) Business Days after an Expert is selected or nominated, arrange for the Expert to be appointed; and
  - (ii) each Party must use its reasonable efforts to provide the Expert with any information reasonably required by the Expert and in any event each Party must provide the Expert with its preferred position in relation to the Dispute based on its understanding of the relevant facts.
- (e) The Expert acts as an expert and not as an arbitrator.
- (f) The Parties agree that:
  - the Dispute is to be resolved according to the rules of the Resolution Institute, current as at the date the Expert Determination Notice is given (Expert Determination Rules); and

- (ii) they must abide by the Expert Determination Rules and must procure the Expert's agreement to resolve the Dispute according to those rules.
- (g) The Parties must use their best efforts to enable the Expert to give the parties a written decision within thirty Business Days after the Dispute is referred to the Expert.
- (h) In the absence of manifest error, the Expert's decision is final and binding on the Parties.
- (i) The Expert must give reasons for the decision.
- (j) The parties to a Dispute must continue performing their obligations under this Contract while the Dispute is being resolved.
- (k) If, in relation to a Dispute, a Party breaches any provision of this Schedule 1, the other Party is not bound by the outcome of this Schedule 1 in relation to that Dispute.

### 4. Costs

Each party must pay:

- (a) its own expenses incurred in connection with the dispute resolution processes under this Schedule 1; and
- (b) an equal proportion of the Expert's costs and the costs of the Expert's advisers unless the Expert, in its absolute discretion, decides otherwise.

# 5. Summary or urgent relief

Nothing in this Schedule 1 will prejudice the right of a party to institute proceedings to seek urgent interlocutory injunctive relief.

### 1. Definitions

In this Schedule 2, words and expressions have the same meaning as they have under the Contract and the following expressions have the meanings set out below:

**Collection Vehicle** means collection vehicles which have been authorised by or on behalf of Cockburn to collect Contract Waste for delivery to the Facility.

#### Contamination means:

- (a) waste not collected from residential premises;
- (b) Hazardous Waste; or
- (c) waste that in the reasonable opinion of SMRC cannot be processed or extracted due to its size, shape or composition.

Contaminated Load has them meaning given in paragraph 4(a).

**Designated Tipping Area** means the area to which the Collection Vehicle is directed by the SMRC and where the Load is to be tipped.

**Hazardous Waste** means waste containing material which poses an acute hazard by virtue of its reactivity, flammability, corrosivity or toxicity as classified in Edition 7.4 of the Australian Dangerous Goods Code (ADG7.4) and includes any:

- (a) firearms, gas cylinder or ordnance or any potentially explosive item or substance;
- (b) paint or thinner or volatile substance or liquid;
- (c) radioactive item or substance, any radioactive medical waste or any smoke detector;
- (d) pesticide, herbicide, medicine or toxic substance or liquid;
- (e) battery acid, pool aid, caustic substance, heavy duty cleaner, "CLR" or any corrosive substance or liquid;
- (f) fuel, oil or grease or any flammable substance or liquid or material containing any flammable substance including any oily or greasy rags;
- (g) chlorine (liquid or powder) or any reactive substance or liquid, or
- (h) lead acid, nickel cadmium or other battery;.

Load means Contract Waste delivered by or on behalf of the Cockburn to the Facility and deposited in a Designated Tipping Area.

**Pre-Registered Collection Vehicle** means a Collection Vehicle that has its vehicle registration details and Tare Weight recorded on the SMRC's monitoring system.

**Site Staff Member** means a member of staff employed by the SMRC or any sub-contractor at the Facility.

**Site Supervisor** means a Site Staff Member designated by the SMRC to assess the level of Contamination and determine whether the Load should be Rejected or Accepted.

Tare Weight means the weight of a Collection Vehicle when it is empty.

Weighbridge means the weighbridge operated by the SMRC within the RRRC.

# 2. Scheduling of deliveries

- (a) Subject to paragraph 2(b),all deliveries of Contract Waste must be made during weighbridge operating hours, being 8.00am to 4.00pm on Business Days (**Operating Hours**).
- (b) If Cockburn wishes to deliver Contract Waste outside of the Operating Hours it must give the SMRC sufficient notice (being not less than 12 hours) so that the SMRC may arrange for the necessary staff to operate the Weighbridge and comply with the SMRC's obligations under this Schedule 2.
- (c) If in any Month, Cockburn delivers Contract Waste outside of the Operating Hours more than once, Cockburn must pay the SMRC's reasonable costs associated with operating the weighbridge in respect of each such delivery.

## 3. Process on Arrival

- (a) Cockburn must ensure that every Collection Vehicle is weighed at the Weighbridge immediately prior to arrival at the Facility to ascertain the gross weight of the vehicle.
- (b) When a Collection Vehicle arrives at the Facility the SMRC will direct the Collection Vehicle to the Designated Tipping Area.
- (c) A Site Staff Member may inspect the Load once tipped.
- (d) Once the Collection Vehicle has tipped its Load at the Designated Tipping Area the Collection Vehicle is to exit the Facility via the designated exit points.
- (e) The difference of the actual gross weight and the Tare Weight of a Pre-Registered Collection Vehicle will be accepted as the weight of the Load. Non Pre-Registered Collection Vehicles are to immediately return to the Weighbridge for recording of the Tare Weight. The difference between these measures will be accepted as the weight of the Load.
- (f) If for any reason the Weighbridge is unavailable, then for the purposes of this Contract:
  - (i) the parties may rely on a docket provided by the driver of the Collection Vehicle that has been obtained from another weighbridge (which may be a public weighbridge or a privately owned weighbridge that has been approved by the SMRC (acting reasonably)); or
  - (ii) the SMRC may convert volume (in cubic metres) into mass (in tonnes); using the following conversion factor:

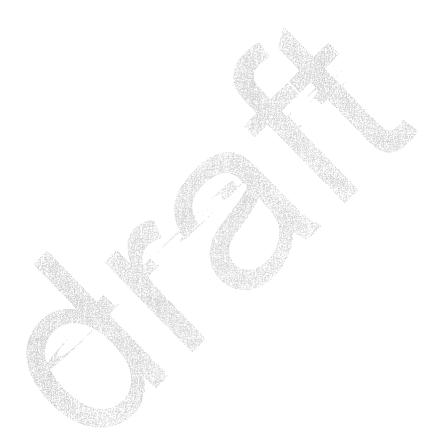
 $1m^3$  of vehicle carrying capacity =  $\frac{35}{100}$  tonne of Contract Waste

# 4. Contaminated Loads

- (a) If, following an inspection pursuant to paragraph 3(c) a Site Staff Member (acting reasonably) determines that a Load may contain Contamination which cannot be reasonably extracted:
  - (i) it shall be a **Contaminated Load**; and

- (ii) the Site Staff Member shall remove the Contaminated Load to a designated quarantine area and contact the Site Supervisor to arrange a further inspection.
- (b) Where safe to do so, the Site Supervisor will visually inspect the Contaminated Load to assess the level of Contamination and determine (acting reasonably) whether the Load should be Accepted or rejected.
- (c) If the Contaminated Load is Accepted by the Site Supervisor, the Load, less any Contamination that can reasonably be removed, shall be processed in the normal manner.
- (d) If the Contaminated Load is rejected by the Site Supervisor, the SMRC must:
  - (i) take photographs of the Contaminated Load;
  - (ii) promptly notify Cockburn of its intention to dispose of the Contaminated Load by alternative means;
  - (iii) allow Cockburn to inspect the Contaminated Load prior to its disposal. Such inspection by Cockburn must be within 12 hours of the notice being given under paragraph 4(d)(ii);
  - (iv) if Cockburn elects to do so, allow Cockburn to remove the Contaminated Load from the Facility and attend to its disposal at another location. Such election and removal by Cockburn must take place within 24 hours of the notice being given under paragraph 4(d)(ii). If Cockburn elects to remove the Contaminated Load, it must do so at its own cost, in a safe and appropriate manner, and subject to the reasonable directions of the SMRC.
- (e) If the SMRC disposes of the Contaminated Load by alternative means, Cockburn must pay on demand by Cockburn the reasonable costs incurred by the SMRC in removing and disposing of the Contaminated Load.

# Schedule 3 – District Area



Minter Ellison | Ref: 1103459

Waste Supply Agreement | page 26

#### 2016/2017

	Description	Minimum / Maximum	2016/17 Incl GST (if applicable) \$	GST Status	GST Amount \$	Total Cost \$	
Cockburn Aquatic and Recreation	Centre (ARC)				1		
Facility / Room Hire							
• Bond - Commercial Special Event			1,800.00		NA NA	1,800.00	
Bond - Community			750.00	Taxable	NA NA	750.00	
Commercial - Special Event	Hire fee = 200% of commercial rate		Hire fee = 200% of commercial rate	Taxable	NA	Hire fee = 200% of commercial rate	I
Cleaning Costs - Special Event	100% of cleaning charges on costed to the hirer		upto 125% of cleaning charges on costed to the hirer	Taxable	NA	upto 125% of cleaning charges on costed to the hirer	
Function Supervisor - After Hours	Upto 150% of employee costs on costed to the hirer		upto to 125% of employee costs on costed to the hirer	Taxable	NA	upto to 125% of employee costs on costed to the hirer	
Facility Hire Bond							
Bond Commercial	Bond hire fee, for bookings as required		800.00	Taxable	72.73	800.00	
Bond Community	Bond hire fee, for bookings as required		420.00	Taxable	38.18	420.00	
Level 1 (per hour)							6 M
Group Fitness Studio - commercial			100.00	Taxable	9.09	100.00	OCM 9/2/2017
Group Fitness Studio - community			50.00	Taxable	4.55	50.00	017
<ul> <li>Group Fitness Studio - schools</li> </ul>			25.00	Taxable	2.27	25.00	- Ite
<ul> <li>Body and Mind Studio - commercial</li> </ul>			75.00	Taxable	6.82	75.00	В
<ul> <li>Body and Mind Studio - community</li> </ul>			37.50	Taxable	3.41	37.50	18.1
<ul> <li>Body and Mind Studio - schools</li> </ul>			18.75	Taxable	1.70	18.75	A
<ul> <li>Indoor cycle - commercial</li> </ul>			50.00	Taxable	4.55	50.00	Attach
Indoor cycle - community			25.00	⊤axable	2.27	25.00	l <del>S</del>
<ul> <li>Indoor cycle - schools</li> </ul>			12.50	Taxable	1.14	12.50	1

#### 2016/2017

	T	2010/2	Т			
		   Minimum /	2016/17	GST	GST	
	Description	Maximum	Incl GST (if applicable)	Status	Amount	Total Cost
			\$		\$	\$
Meeting room - commercial			50.00	Taxable	4.55	50.00
<ul> <li>Meeting room - community</li> </ul>			25.00	Taxable	2.27	25.00
<ul> <li>Meeting room - schools</li> </ul>			12.50	Taxable	1.14	12.50
Assessment rooms			25.00	Taxable	2.27	25.00
<ul> <li>Personal Training Studio</li> </ul>			50.00	Taxable	4.55	50.00
Service Fees - Room hire						
			upto 125% of employee			upto 125% of employe
Group Fitness Instructor			costs on costed to the	Taxable	10%	costs on costed to the hire
			hirer			
			upto 125% of employee			unto 1250/ of amplour
Setup / pack down fee (per hour)			costs on costed to the	Taxable	10%	upto 125% of employe
			hirer			costs on costed to the hir
Sports Hall						
<ul> <li>Full court - commercial</li> </ul>			100.00	Taxable	9.09	100.00
<ul> <li>Full court - community</li> </ul>			50.00	Taxable	4.55	50.00
<ul> <li>Full court - schools</li> </ul>			25.00	Taxable	2.27	25.0
<ul> <li>Half court - commercial</li> </ul>			50.00	Taxable	4.55	50.0
<ul> <li>Half court - community</li> </ul>			25.00	Taxable	2.27	25.0
Half court - schools			12.50	Taxable	1.14	12.5
<ul> <li>Badminton - per court</li> </ul>			18.00	Taxable	1.64	18.0
Umpire room			15.00	Taxable	1.36	15.00
Sports office			15.00	Taxable	1.36	15.00
Casual court admission - per visit			7.00	Taxable	0.64	7.00
<u>Service Fees - Sports</u>						
			upto 125% of employee			upto 125% of employe
Referees, umpires etc	Per referee, per hour		costs on costed to the	Taxable	10%	costs on costed to the hird
			hirer			
Aquatic lane hire						
<ul> <li>Lane Hire (indoor) - commercial</li> </ul>			40.00	Taxable	3.64	
<ul> <li>Lane Hire (indoor) - community</li> </ul>			20.00	Taxable	1.82	20.0

#### 2016/2017

	Description	Minimum / Maximum	2016/17 Incl GST (if applicable) \$	GST Status	GST Amount \$	Total Cost \$
						1
Lane Hire (indoor) - schools / clubs			10.00	Taxable	0.91	10.00
• Lane Hire (outdoor) - commercial			50.00	Taxable	4.55	50.00
Lane Hire (outdoor) - community			25.00	Taxable	2.27	
Lane Hire (outdoor) - schools			12.50	Taxable	1.14	1
Learn to swim pool - Commercial			40.00	Taxable	3.64	
Learn to swim pool - community			20.00	Taxable	1.82	
Learn to swim pool - schools			10.00	Taxable	0.91	10.00
• Warm water pool booking - peak			190.00	Taxable	17.27	
			114.00	Taxable	10.36	
Warm water pool booking - offpeak			114.00	Taxable	10.30	114.00
<ul> <li>Warm water pool - half pool booking - peak</li> </ul>			95.00	Taxable	8.64	95.00
• Warm water pool - half pool			57.00	Taxable	5.18	57.00
booking - off peak						
<ul> <li>Recovery pools</li> </ul>			60.00	Taxable	5.45	60.00
Comico Food Aquetia Lling						
Service Fees - Aquatic Hire						
Waterslde hire (hire cost only, excludes staff costs).	Per hour		300.00	Taxable	27.27	300.00
Pool inflatable hire (hire cost only,						
excludes staff costs).	Per hour		150.00	Taxable	13.64	150.00
			upto 125% of employee			
• Lifeguard	Per lifeguard, per hour		costs on costed to the	Taxable	10%	upto 125% of employee
			hirer			costs on costed to the hirer
			upto 125% of employee			
Instructor	Per instructor, per hour		costs on costed to the	Taxable	10%	upto 125% of employee
			hirer			costs on costed to the hirer
Carnival equipment hire	Per carnival package		100.00	Taxable	9.09	100.00
Outdoor meeting room -			75.00	Taxable	6.82	75.00
commercial			75.00	IUNADIE	0.02	10.00
Outdoor meeting room - community			37.50	Taxable	3.41	37.50
-					1.59	
<ul> <li>Outdoor meeting room - schools</li> </ul>			17.50	Taxable	1.59	17.50

#### 2016/2017

		2010/20				
	Description	Minimum / Maximum	2016/17 Incl GST (if applicable) \$	GST Status	GST Amount \$	Total Cost \$
				<u>,</u>		
Facility Membership						
Service Fees - Memberships						
Cancellation of Direct Debit - within	ו		49.00	Taxable	4.45	49.00
contract period				<b>T</b> 11		
Lost card fee / Wrist band			5.00	Taxable	0.45	5.00
Membership administration fee			15.00	Taxable	1.36	15.00
• Day pass (gym, group fitness				Τ	0.00	22.00
indoor cycle, pools) excluding			22.00	Taxable	2.00	22.00
wellness lounge						
Membership General						
Lifestyle Active	Direct debit per week	Maximum	21.95	Taxable	2.00	21.95
Lifestyle Active	Direct debit per week	Minimum	17.95	Taxable	1.63	17.95
Flexi Active	Direct debit per week	Maximum	24.95	Taxable	2.27	24.95
Flexi Active	Direct debit per week	Minimum	20.95	Taxable	1.90	20.95
Lifestyle Aquatic	Direct debit per week	Maximum	16.95	Taxable	1.54	16.95
Lifestyle Aquatic	Direct debit per week	Minimum	13.95	Taxable	1.27	13.95
Flexi Aquatic	Direct debit per week	Maximum	18.95	Taxable	1.72	18.95
Flexi Aquatic	Direct debit per week	Minimum	15.95	Taxable	1.45	15.95
Youth Active	Direct debit per week	Maximum	18.95	Taxable	1.72	18.95
Youth Active	Direct debit per week	Minimum	15.95	Taxable	1.45	15.95
Joining Fee	Per membership sign up	Maximum	99.00	Taxable	9.00	99.00
Joining Fee	Per membership sign up	Minimum	49.00	Taxable	4.45	49.00
	·					
Membership Foundation			11.05		1.00	
• Foundation Stage 1	Direct debit per week		14.95	Taxable	1.36	14.95
• Foundation Stage 2	Direct debit per week		16.95	Taxable	1.54	16.95
Foundation Stage 3	Direct debit per week		18.95	Taxable	1.72	18.95
Swim School Membership						
Active Swim School	Direct debit per week	Maximum	18.95	Taxable	1.72	18.95
Active Swim School	Direct debit per week	Minimum	15.95	Taxable	1.45	15.95
Active Swim School (GST						
applicable)	Direct debit per week	Maximum	18.95	No		18.95

#### 2016/2017

	Description	Minimum / Maximum	2016/17 Incl GST (if applicable)	GST Status	GST Amount	Total Cost
		1	\$		\$	\$
<ul> <li>Active Swim School (GST applicable)</li> </ul>	Direct debit per week	Minimum	15.95	No		15.95
• One on one swim lessons	Per lesson		50.00	Taxable	4.55	50.00
Swim Squad Membership • Dolphins Swim Squad Membership (8 - 16 years)		Maximum	16.95	Taxable	1.54	16.95
Dolphins Swim Squad Membership     (8 - 16 years)		Minimum	13.95	Taxable	1.27	13.95
Dolphins Swim Squad Membership     16+ years	Direct debit per week	Maximum	18.95	Taxable	1.72	18.95
Dolphins Swim Squad Membership     16+ years	Direct debit per week	Minimum	15.95	Taxable	1.45	15.95
<u>Childrens Services</u> <u>Creche</u> • Per child (1.5 hours) • Per child (1.5 hours)		Maximum Minimum	5.50 3.50	Taxable Taxable	0.50 0.32	5.50 3.50
<ul> <li>Creche membership option (conditions apply)</li> </ul>	Direct debit per week	Maximum	15.00	Taxable	1.36	15.00
<ul> <li>Creche membership option (conditions apply)</li> </ul>	Direct debit per week	Minimum	10.00	Taxable	0.91	10.00
<u>Indoor play centre</u> • Per child (per session) • Per child (per session)		Maximum Minimum	12.00 6.00	Taxable Taxable	1.09 0.55	12.00 6.00
Birthday Parties						
		Minimum	12.00	Taxable	0.91	10.00
		Maximum	22.00	Taxable	1.82	20.00
<ul> <li>Aquatic Birthday Party (per child)</li> </ul>	1 hour session	Minimum	15.00	Taxable	1.36	15.00
Aquatic Birthday Party (per child)	1 hour session	Maximum	25.00	Taxable	2.27	25.00

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	,	2010/20				
	Description	Minimum / Maximum	2016/17 Incl GST (if applicable)	GST Status	GST Amount	Total Cost
			\$		\$	\$
Inflatable Birthday Party (perchild)	1 hour session	Minimum	23.00	Taxable	2.27	25.00
Inflatable Birthday Party (perchild)	1 hour session	Maximum	35.00	Taxable	3.18	35.00
Aquatics Pool general • Adult Entry (16 years+) • Concession or Child Entry • Under 3 years - FREE • Spectator Entry • School Entry • Family Pass (2 x adult, 2 x child or	16 yrs+		7.00 5.20 FREE 2.50 3.80	Taxable Taxable No Taxable Taxable	0.64 0.47 0.23 0.35	7.00 5.20 FREE 2.50 3.80
1 x adult, 3 x child)			19.00	Taxable	1.73	19.00
• Spa, Sauna, Steam, Wellness pool			14.00	Taxable	1.27	14.00
<ul> <li>Adult Vouchers x 20</li> <li>Adult Vouchers x 40</li> <li>Child Vouchers x 10</li> <li>Child Vouchers x 20</li> </ul>	10% discount 12.5% discount 15% discount 10% discount 12.5% discount 15% discount		62.10 120.75 234.60 46.80 91.00 176.80	Taxable Taxable Taxable Taxable Taxable Taxable	5.65 10.98 21.33 4.25 8.27 16.07	62.10 120.75 234.60 46.80 91.00 176.80
, , , , , , , , , , , , , , , , , , , ,	Per visit Per visit		4.50 2.50	Taxable Taxable	0.41 0.23	4.50 2.50
	Per visit		12.00	Taxable	1.09	12.00
	Per visit		6.80	Taxable	0.62	6.80
	Per visit		15.40	Taxable	1.40	15.40
	Per visit		8.40	Taxable	0.76	8.40
	Per visit		46.00	Taxable	4.18	46.00
	Per visit		27.00	Taxable	2.45	27.00
	Per visit		8.40	Taxable	0.76	8.40

#### 2016/2017

		2010/20				
	Description	Minimum / Maximum	2016/17 Incl GST (if applicable)	GST Status	GST Amount	Total Cost
			\$		\$	\$
Child member waterslide	Per visit		6.80	Taxable	0.62	6.80
<ul> <li>Team Sports</li> <li>● Senior Weekly Team Fees (all sports)</li> </ul>			70.00	Taxable	6.36	70.00
Junior Weekly Team Fees (all			55.00	Taxable	5.00	55.00
sports) • Forefit fees			up to two game fees	Taxable		up to two game fees
<ul> <li>Upfront payment option - on</li> </ul>			10% Discount on game			10% Discount on game
season fees			fee	Taxable	10%	fee
Service Fees - Discounts, to apply to Memberships, Single Aquatic Entry only. • Schools Discount (off Community Rate)			25% off perscribed fee	Taxable	10%	25% off perscribed fee
• Seniors and Concession Card Holder Discount (seniors & pension card, war and veterans card, health care card, student card, very important volunteer card).			20% off perscribed fee	Taxable	10%	20% off perscribed fee
• Group Discount/Corporate 5 or more members			10% off prescribed fee, 5 or more members	Taxable	10%	10% off prescribed fee, 5 or more members
Retail						
Retail shop sales	Per item		Cost + Mark-up up to 150%	Taxable	310%	Cost + Mark-up up to 150%

2016/2017

		2010/20	5 T T			
	Description	Minimum / Maximum	2016/17 Incl GST (if applicable) ¢	GST Status	GST Amount \$	Total Cost \$
Schedule of Rates		1	Ψ			Ð
		1				
Note: Schedules are determined by	the number of participants enrolled a			ecovery to the	centre equvalent	to the cost of running the
		program	1 1	·	1 1	
Schedule 1 - Schedule of Fees	Per person / per attendance		2.50		0.23	2.50
Schedule 2 - Schedule of Fees	Per person / per attendance		5.00	Taxable	0.45	5.00
Schedule 3 - Schedule of Fees	Per person / per attendance		7.50	Taxable	0.68	7.50
Schedule 4 - Schedule of Fees	Per person / per attendance		10.00	Taxable	0.91	10.00
Schedule 5 - Schedule of Fees	Per person / per attendance		12.50	Taxable	1.14	12.50
Schedule 6 - Schedule of Fees	Per person / per attendance		15.00	Taxable	1.36	15.00
Schedule 7 - Schedule of Fees	Per person / per attendance		17.50	Taxable	1.59	17.50
Schedule 8 - Schedule of Fees	Per person / per attendance		20.00	Taxable	1.82	20.00
Schedule 9 - Schedule of Fees	Per person / per attendance		22.50	Taxable	2.05	22.50
Schedule 10 - Schedule of Fees	Per person / per attendance		25.00	Taxable	2.27	25.00
Schedule 11 - Schedule of Fees	Per person / per attendance		27.50	Taxable	2.50	27.50
Schedule 12 - Schedule of Fees	Per person / per attendance		30.00	Taxable	2.73	30.00
Schedule 13 - Schedule of Fees	Per person / per attendance		32.50	Taxable	2.95	32.50
Schedule 14 - Schedule of Fees	Per person / per attendance		35.00	Taxable	3.18	35.00
Schedule 15 - Schedule of Fees	Per person / per attendance		37.50	Taxable	3.41	37.50
Schedule 16 - Schedule of Fees	Per person / per attendance		40.00	Taxable	3.64	40.00
Schedule 17 - Schedule of Fees	Per person / per attendance		42.50	Taxable	3.86	42.50
Schedule 18 - Schedule of Fees	Per person / per attendance		45.00	Taxable	4.09	45.00
<ul> <li>Schedule 19 - Schedule of Fees</li> </ul>	Per person / per attendance		47.50	Taxable	4.32	47.50
<ul> <li>Schedule 20 - Schedule of Fees</li> </ul>	Per person / per attendance		50.00	Taxable	4.55	50.00
	Per person / per attendance		52.50	Taxable	4.77	52.50
<ul> <li>Schedule 22 - Schedule of Fees</li> </ul>	Per person / per attendance		55.00	Taxable	5.00	55.00
<ul> <li>Schedule 23 - Schedule of Fees</li> </ul>	Per person / per attendance		57.50	Taxable	5.23	57.50
<ul> <li>Schedule 24 - Schedule of Fees</li> </ul>	Per person / per attendance		60.00	Taxable	5.45	60.00
<ul> <li>Schedule 25 - Schedule of Fees</li> </ul>	Per person / per attendance		62.50	Taxable	5.68	62.50
<ul> <li>Schedule 26 - Schedule of Fees</li> </ul>	Per person / per attendance		65.00	Taxable	5.91	65.00
Schedule 27 - Schedule of Fees	Per person / per attendance		67.50	Taxable	6.14	67.50
Schedule 28 - Schedule of Fees	Per person / per attendance		70.00	Taxable	6.36	70.00
	Per person / per attendance		72.50	Taxable	6.59	72.50
	Per person / per attendance		75.00	Taxable	6.82	75.00

#### **CONCESSIONS**

The City of Cockburn currently offers a number of discounted fees and charges to seniors, students and concession card holders.

- Annual rates Statutory requirement (25% 50%)
- Dog registrations Statutory requirement (50%)

### FINANCIAL MODEL

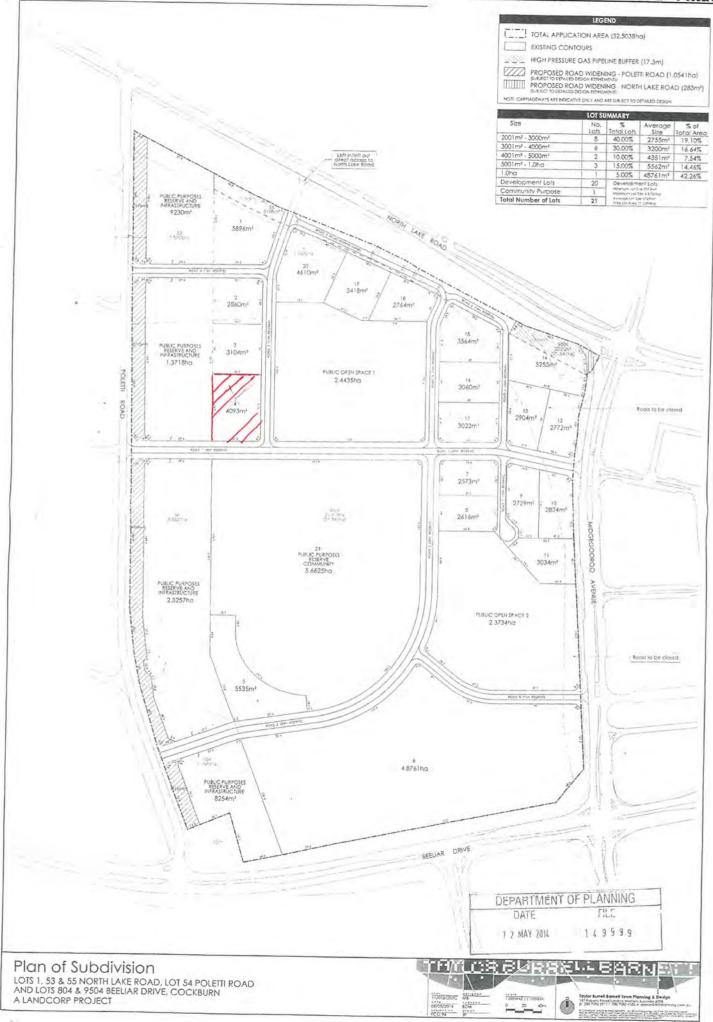
Year 1	Operations and Business Management Plan (2014 projections)	CoC Fees and Charges Financial Model (2017 projections)
Attendances	738,143	868,193
Income	\$7,032,126	\$7,377,378
Expenditure	\$7,643,304	\$7,815,190
Operating surplus/deficit	-\$611,178	-\$437,812
Subsidy/profit per visit	-\$0.83	-\$0.50

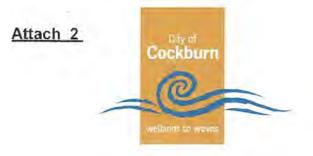
Year 2	Operations and Business Management Plan (2014 projections)	CoC Fees and Charges Financial Model (2017 projections)
Attendances	799,296	946,694
Income	\$8,161,112	\$8,343,515
Expenditure	\$8,088,153	\$8,294,982
Operating surplus/deficit	\$72,960	\$48,533
Subsidy/profit per visit	\$0.09	\$0.05

Year 3	Operations and Business Management Plan (2014 projections)	CoC Fees and Charges Financial Model (2017 projections)
Attendances	840,165	971,871
Income	\$8,970,352	\$8,723,006
Expenditure	\$8,505,357	\$8,588,836
Operating surplus/deficit	\$464,995	\$134,170
Subsidy/profit per visit	\$0.55	\$0.14

Year 4	Operations and Business Management Plan (2014 projections)	CoC Fees and Charges Financial Model (2017 projections)
Attendances	875,275	1,003,613
Income	\$9,567,472	\$9,151,368
Expenditure	\$8,842,135	\$8,817,213
Operating surplus/deficit	\$725,337	\$334,155
Subsidy/profit per visit	\$0.83	\$0.33

# OCM 9/2/2017 Item 18. 2 Attach 1





24 January 2017

Mr Matt Bradley Landcorp Level 6 40 the Esplanade Perth Western Australia

Dear Matt

# Portion of lot 9002 Beeliar Drive on Deposited Plan 409053 known as lot 104 Cockburn Central.

Brookfield Multiplex are currently leasing an area of land from the Western Australian Land Authority Trading as Landcorp described as a portion of lot 9002 on known as lot 104. The lessee has advised the City of Cockburn that they will be terminating the lease within the next few weeks.

The City has been in discussions with Landcorp to lease this same area of land (lot 104) for a period to serve as an overflow carpark for the new recreation facility known as the Cockburn Arc. The City confirms its proposal to lease lot 104 from Landcorp at a peppercorn lease fee and looks forward to finalising these negotiations in the near future.

While the City and Landcorp are still negotiating the terms and conditions of a lease agreement, the City would like to request that Landcorp consider a temporary arrangement for the City to utilise lot 104 immediately upon it being vacated by Brookfield Multiplex. If Landcorp are agreeable to this temporary arrangement the City commit to undertake the conditions detailed in the below extract from the lease agreement between Landcorp and Brookfield Multiplex datedas 8 September 2016.

Any lease agreement between the City of Cockburn and Landcorp for lot 104 will take precedence over this letter of agreement.

For clarity the relevant clause is as follows:

#### 27 RIGHTS AND DUTIES ON TERMINATION

- (a) The provision of this clause will apply in respect of any termination of this lease by expiry, cessation or reason of default.
- (b) At the expiry date, cessation or sooner determination of this leas, the lessee must, unless Landcorp otherwise specifies in writing, at the lessee own expense;
  - i. Remove from the land the plant and equipment;
  - Remove from the land all other improvements (including all partly built or sub surface structures) other than improvements of a capital nature effected by Landcorp; and

- Deliver up possession of the Property to Landcorp in a clean, tidy state free from rubbish and debris consistent with the lessees covenants.
- (c) Subject to the written approval of Landcorp, the lessee may leave any surface or sub- surface structures in place on the land upon the termination of this lease.
- (d) The land must be returned to Landcorp upon the termination of this lease in a condition consistent with the natural surface of the Land at the Commencement Date and with all areas of excavation filled and compacted in accordance with the generally accepted prevailing engineering standards.
- (e) The lessee's obligations under this clause shall survive the expiration or other termination of this lease.
- (f) Upon termination of this lease Landcorp shall be entitled to re-enter the property. For the purposes of this lease Landcorp's appointed agent or servant will have the power to open by any means any door, gate or fastening for the purposes of resuming possession of the property.

Yours faithfully

Stephen Cain Chief Executive officer