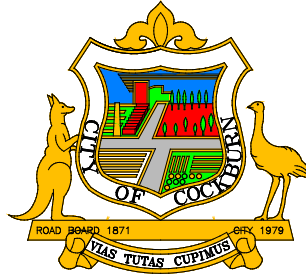


CITY OF COCKBURN



ORDINARY COUNCIL

AGENDA PAPER

FOR

THURSDAY, 11 SEPTEMBER 2014

CITY OF COCKBURN

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

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CITY OF COCKBURN

AGENDA TO BE PRESENTED TO THE ORDINARY COUNCIL MEETING TO BE HELD ON THURSDAY, 11 SEPTEMBER 2014 AT 7:00 PM

1. DECLARATION OF MEETING

2. APPOINTMENT OF PRESIDING MEMBER (If required)

3. DISCLAIMER (To be read aloud by Presiding Member)

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

4. ACKNOWLEDGEMENT OF RECEIPT OF WRITTEN DECLARATIONS OF FINANCIAL INTERESTS AND CONFLICT OF INTEREST (by Presiding Member)

5. APOLOGIES AND LEAVE OF ABSENCE

6. ACTION TAKEN ON PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

7. PUBLIC QUESTION TIME

8. CONFIRMATION OF MINUTES

8.1 (OCM 11/9/2014) - ORDINARY COUNCIL MEETING - 18 AUGUST, 2014

RECOMMENDATION

That Council adopt the Minutes of the Ordinary Council Meeting held on Thursday, 18 August 2014, as a true and accurate record, subject to the following amendment at Item 10. Deputations and Petitions:

Two deputations were given as follows:

- Ms Lisa Bartlett, Resident of Cockburn Central - regarding parking issues for residents at Cockburn Central.

The Presiding Member thanked Ms Bartlett for her deputation and advised the City's administration would look at addressing those particular enquiries she had made.

- Ms Denise Ellement and Ms Kym Hawkins - regarding Item 14.5 - Additional Outbuilding, Ancillary Dwelling and Two (2) Water Tanks - Location: No. 79 (Lot 113) Pearse Road, Wattleup.

The Presiding member thanked Ms Ellement and Ms Hawkins for their deputation and advised the matter would be resolved later in the meeting.

COUNCIL DECISION

8.2 (OCM 11/9/2014) - SPECIAL COUNCIL MEETING - 4 AUGUST, 2014

RECOMMENDATION

That Council adopt the Minutes of the Special Council Meeting held on Monday 4 August 2014, as a true and accurate record.

COUNCIL DECISION

9. WRITTEN REQUESTS FOR LEAVE OF ABSENCE

10. DEPUTATIONS AND PETITIONS

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

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

13. COUNCIL MATTERS

13.1 (OCM 11/9/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING - 28 AUGUST 2014

RECOMMENDATION

That Council receive the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on 28 August 2014, and adopt the recommendations contained therein.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION

Background

The Delegated Authorities, Policies and Position Statements Committee conducted a meeting on 28 August 2014. The Minutes of the meeting are required to be presented.

Submission

N/A

Report

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

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

As contained in the Minutes.

Legal Implications

N/A

Community Consultation

As contained in the Minutes.

Attachment(s)

Minutes of the Delegated Authorities, Policies & Position Statements Committee Meeting – 28 August 2014.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14. PLANNING AND DEVELOPMENT DIVISION ISSUES

14.1 (OCM 11/9/2014) - COOLBELLUP REVITALISATION STRATEGY SCHEME AMENDMENT INITIATION - LOCATION: COOLBELLUP - OWNER: VARIOUS - APPLICANTS: CITY OF COCKBURN (109/041) (R PLEASANT) (ATTACH)

RECOMMENDATION

That Council in pursuance of Section 75 of the Planning and Development Act 2005, amend the City of Cockburn Town Planning Scheme No. 3 by:

1. Rezoning various properties within parts of Coolbellup to 'Residential R30', 'Residential R40', 'Residential R60', and 'Residential R80' in accordance with the adopted Coolbellup Revitalisation Strategy as shown in the attachment – Residential Density and Zoning Plan.
2. Amending the Scheme Map accordingly.

COUNCIL DECISION

Background

At its 14 August 2014 Ordinary Meeting, Council resolved to adopt the Coolbellup Revitalisation Strategy. The purpose of this Report is to

recommend Council initiate an amendment to City of Cockburn Town Planning Scheme No. 3 ("Scheme") to implement the various zoning change recommendations for Coolbellup outlined in the Coolbellup Revitalisation Strategy. Attachment 1 – Residential Density and Zoning Plan showing the various zoning modifications.

Submission

N/A

Report

The associated zoning changes for residential properties are consistent with the now adopted Coolbellup Revitalisation Strategy. The rationale underpinning the zoning changes reflects the prevailing Directions 2031 Strategic Plan, whereby opportunities for urban consolidation in appropriate areas is emphasised. The Coolbellup Revitalisation Strategy has produced an outcome which is considered to reflect Directions 2031 in all aspects, as well as reflect the in-depth community consultation and visioning which has underpinned the Strategy.

The purpose of this report is to recommend Council initiate an amendment to the Scheme to implement the various zoning change recommendations for Coolbellup outlined in the Coolbellup Revitalisation Strategy. Attachment 1 – Residential Density and Zoning Plan shows these various zoning modifications.

The proposed residential density changes are based on the Coolbellup Revitalisation Strategy and the following principles:

R30 base code - An R30 code is proposed so as to meet the two core aims of the Strategy – protect the existing character of Coolbellup and provide opportunities for increased housing. A base code of R30 is considered an appropriate base coding for the majority of the suburb in order to retain the character of the area, while providing for infill development potential for most lots. R30 will also allow most people to at least subdivide their properties.

R40 code - Land adjacent to Public Open Space ("POS"), in proximity to Counsel and Waverley Roads and transition areas between high and low density zones is proposed to be rezoned to a density of R40. This is as a result of recognising it is appropriate R40 codes (and upwards) be located fronting a good provision of services such as POS, public transport and in close proximity to the Coolbellup Town Centre.

R60 code - Land fronting and in proximity to Coolbellup Avenue is proposed to be rezoned to a density of R60. The intent of this zone is to create a stronger, more enclosed streetscape along Coolbellup

Avenue and to act as a transition between the proposed R80 zone surrounding parts of the Coolbellup town centre and the lower scale R30 and R40 zones.

The walkable catchment of the Coolbellup shops is appropriate for the provision of increased densities given proximity to services. Further, the main street and town centre core provides direct access to high frequency buses.

R80 code - Certain lots fronting the Coolbellup town centre and Len Packham Reserve are proposed to be rezoned to a density of R80. The R80 zone proposed over these lots is informed by the following considerations:

- Immediate proximity to the Coolbellup town centre;
- An R80 coding is consistent with densities proposed on the town centre and tavern site;
- Several of these lots are larger than the average residential lot and have the ability to deliver good design outcomes.

Overarching the approaches discussed above, a key outcome is to consider the streetscape and therefore a guiding principle is to ensure consistency and the amenity of streets. As a result decisions that relate to the boundary of a new zone/density are commonly made when:

- A street terminates;
- A change in direction of a road/street alignment.

As a result careful decisions have been made regarding where a change in coding should take place, and these decisions were made regarding the abovementioned principles.

Conclusion

In summary it is recommended that that Council initiate an amendment to the Scheme to implement the various zoning recommendations for Coolbellup outlined in the Coolbellup Revitalisation Strategy.

Growing City

- Diversity of housing to respond to changing needs and expectations.

Environment & Sustainability

- A community that uses resources in a sustainable manner.

Moving Around

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

Budget/Financial Implications

N/A

Legal Implications

Recent advice received from Department of Local Government and Communities regarding Local Government Reform and preparing Scheme amendments suggests the City proceed as normal. Therefore it is understood there are no issues with initiating the subject Scheme amendment so long as the required EPA referral and the advertising period is carried out.

Community Consultation

In accordance with the *Town Planning Regulations 1967* consultation is to be undertaken subsequent to the local government adopting the Scheme Amendment and the Environmental Protection Authority (EPA) advising that the proposal is environmentally acceptable. This requires the amendment to be advertised for a minimum of 42 days.

Attachment(s)

Coolbellup Revitalisation Strategy Residential Density and Zoning Plan

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.2 (OCM 11/9/2014) - LIMESTONE WALL AND RUINS, MUNSTER - PROPOSED ENTRY ON THE LOCAL GOVERNMENT INVENTORY AND HERITAGE LIST (095/001) (D DI RENZO) (ATTACH)**RECOMMENDATION**

That Council

- (1) include 'Limestone Wall and Ruins, Munster' (Lot 103 West Churchill Avenue) on the Local Government Inventory as a 'Management Category B' place, as shown in attachment 1;
- (2) enter 'Limestone Wall and Ruins, Munster' (Lot 103 West Churchill Avenue) on the Heritage List pursuant to clause 7.1.3 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"); and
- (3) give notice of the entry on the Heritage List to the landowner and occupier of Lot 103 West Churchill Avenue, and the Western Australian Planning Commission and Heritage Council of Western Australia in accordance with clause 7.1.4 of the Scheme.

COUNCIL DECISION**Background**

In March 2014 the City was advised by a consultant acting on behalf of the landowner of Lot 103 West Churchill Avenue, Munster that there was a stone wall located on that land which had possible heritage significance. The landowner of the stone wall subsequently requested that the stone wall be included on the City's Heritage List so that it is afforded protection.

The City engaged Eddie Marcus of History Now to undertake a heritage assessment of the place and make a recommendation regarding its heritage significance, and whether it should be included on the City of Cockburn Local Government Inventory ("LGI") and/or Heritage List. The heritage consultant recommended that it be included on the Heritage List and LGI as a 'Management Category B' Place.

At the Ordinary Meeting of Council 10 July 2014 Council resolved to advertise the proposed entry of the Limestone Wall and Ruins on the Heritage List pursuant to clause 7.1.3 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), and the LGI.

The proposed heritage listing and inclusion on the LGI was advertised for a period of 21 days. The purpose of this report is for Council to consider the submissions received and decide whether to enter 'Limestone Wall and Ruins' on the Heritage List, and include it on the LGI.

Submission

N/A

Report

There is a substantial limestone wall and stone ruins located on Lot 103 West Churchill Avenue, Munster. The limestone wall comprises a section of dry stone wall located on the southern boundary of Lot 103 West Churchill Avenue, Munster, directly adjacent to the end of Velaluka Drive. It runs east west along part of the length of the southern boundary of the lot, and is up to 2m in height. The northern side of the wall is concealed by a row of shrubs.

The ruins are located approximately 12m to the north of the wall. They are approximately 0.5m high and form a rectangle. They are set amongst a small olive grove. One remnant storage shed is easy to read on site, although there appear to be the remains of various other walls and structures in the immediate area. A couple of remnant buildings, including a cement-fibre shed, appear to have been associated with the market gardening business previously carried out on the site.

Both the stone wall and the stone ruins are constructed as double skin walls, with smaller rubble infill. This technique does not appear to be common in Western Australia, and may have been introduced from Croatia.

The City engaged Eddie Marcus from History Now to undertake a heritage assessment of the stone wall and ruins, and to make a recommendation regarding whether they have heritage significance and are worthy of inclusion on the LGI and/or Heritage List.

The LGI is a comprehensive register of places in the City of Cockburn that are considered to have heritage significance. Each place is

assigned a 'Management Category', which indicates its level of significance.

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

- * Aesthetic value;
- * Historic value;
- * Research value;
- * Social value;
- * Rarity;
- * Representativeness;
- * Condition, Integrity and Authenticity.

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

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

The heritage consultant has assessed the stone wall and ruins using these criteria, and considers that the place has heritage significance as follows:

- * Limestone Wall and Ruins, Munster, is significant for its association with the market garden industry, which was the predominant source of employment in the area for most of the 20th century.
- * Limestone Wall and Ruins, Munster, has high archaeological potential to reveal aspects of the market gardening industry from the mid-20th century.
- * Limestone Wall and Ruins, Munster, has scientific value as representing a method of dry stone walling uncommon in Western Australia.
- * Limestone Wall and Ruins, Munster, is associated with Jakov and Jakubina Vidovich, Croatian (Slavic) market gardeners who arrived in Western Australia in 1939, and who settled in Munster in 1946.

- * Limestone Wall and Ruins, Munster, if appropriately interpreted, has the potential to be an educational/ recreational resource for the community, demonstrating the market gardening industry in the City of Cockburn.

The heritage consultant has recommended that the place be included on the LGI as a 'Management Category B' place, having considerable significance, being very important to the heritage of the locality, with conservation of the place being highly desirable; and any alterations of extensions being sympathetic to the heritage values of the place.

The heritage consultant has also recommended that this place be included on the Heritage List pursuant to the Scheme, where it will be afforded a greater level of statutory protection than it would be if not included. Inclusion on the Heritage List means that planning approval would be required prior to any works being undertaken to wall.

In accordance with clause 7.1.1 of the Scheme, Council is required to establish and maintain a Heritage List to identify those places which are of cultural heritage significance and worthy of conservation pursuant to the Scheme.

Pursuant to clause 7.1.2 of the Scheme Council is to include on the Heritage List such places on the LGI that it considers to be appropriate. Currently all Management Category A and B places on the LGI are also included on the Heritage List because these are the places with the most heritage significance. Therefore inclusion of this place on the Heritage List is consistent with the City's approach to heritage listing.

A Draft Place record has been prepared by the Heritage Consultant, and is included at Attachment 1.

Clause 7.1.3 of the Scheme sets out the process for including a place on the Heritage List, requiring the owner and occupier of the place to be notified in writing, with reasons for the proposed entry. The proposal is required to be advertised for a period of 21 days, with other consultation undertaken as deemed appropriate. Subsequently submissions are to be considered by Council in resolving whether to include the place on the Heritage List.

Community Consultation

The proposed heritage listing and inclusion on the LGI was advertised for public comment for a period of 21 days, which included a letter to the landowner explaining the reasons for the proposed inclusion. Letters were also sent to surrounding landowners inviting comment,

and a notice was included in the newspaper, on the City's website, and at the City's administration building.

There were five submissions received, with four submissions supporting the proposed listing, with one of these being the landowner (See Attachment 2). No objections to the proposed heritage listing were received.

The other submission raised issues relating to the proposed Structure Plan to the south of the wall at Lot 107 Hobsons Avenue, Munster. This submission raises concerns regarding the extension of Velaluka Drive which would require partial removal of the wall. In recognition of the identified heritage values of the limestone wall this proposed Structure Plan has now been modified to remove the extension of Velaluka Drive, which is now proposed to end in a permanent cul-de-sac.

Conclusion

Based on the assessment undertaken by the heritage consultant and the advice provided, it is recommended that Council include the Limestone Wall and Ruins, Munster on the Heritage List and Local Government Inventory, as shown in Attachment 1.

Strategic Plan/Policy Implications

Community & Lifestyle

- Communities that take pride and aspire to a greater sense of community.
- Conservation of our heritage and areas of cultural significance.

Budget/Financial Implications

The heritage assessment and advertising was undertaken using Strategic Planning general funds.

Legal Implications

N/A

Community Consultation

Community consultation was undertaken in accordance with clause 7.1.3 of the Scheme. The proposal was advertised for a period of 21 days to the landowner, and surrounding landowners, and an article was included in the local newspaper inviting comments.

Attachment(s)

1. Draft Local Government Inventory Place Record
2. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The landowner and those who lodged a submission on the proposal have been advised that this matter is to be considered at the 11 September 2014 Council Meeting.

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

Nil.

14.3 (OCM 11/9/2014) - PROPOSED STRUCTURE PLAN - LOCATION: LOT 107 HOBSONS AVENUE, MUNSTER - OWNER: WAYNE RADONICH - APPLICANT: HARLEY DYKSTRA PLANNING AND SURVEY SOLUTIONS - (110/098) (M CAIN) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the Schedule of Submissions prepared in respect of the Structure Plan;
- (2) adopt the Structure Plan pursuant to City of Cockburn Town Planning Scheme No. 3 ("Scheme") subject to the following modifications being undertaken first:
 1. A temporary cul-de-sac being shown on the Structure Plan and referenced appropriately in Part 1 of the Structure Plan text at the northern end of Templetonia Rise. This is to allow adequate space for waste vehicle access.
- (3) refer the Structure Plan to the Western Australian Planning Commission with a request for endorsement; and
- (4) advise the proponent of the Council's decision.

COUNCIL DECISION

Background

This Structure Plan provides the framework for the zoning and subsequent land use and development controls of Lot 107 Hobsons Avenue, Munster. It seeks to provide for residential development on Lot 107, and the associated structural elements of roads, public open space including drainage management.

The Structure Plan also provides a further piece of the 'Munster – Phase 2' structure plan area to be created. Most of the precinct surrounding the land to the east and west is developed, enabling this portion of land to continue the development phase.

The purpose of this report is to consider the Structure Plan for adoption, in light of the advertising that has taken place. Key to this is how the Structure Plan has responded to the presence of the stone wall located on the northern adjoining land, which is in the process of being formally included on the City's Local Government Inventory and Heritage List.

Submission

N/A

Report

Planning Background

The subject land is located within the suburb of Munster and comprises a site area of 1.178 ha. The structure plan proposes residential development, initially advertised with a straight density of Residential R30.

The subject land is located between Coogee Road to the west, Stock Road to the east, West Churchill Avenue to the north and Frobisher Avenue to the south. The lot is vacant, with residential development either progressing or complete on all surrounding land areas (apart from the north). The site is raised above the surrounding residential levels, is mostly flat and has minor vegetation. Along the adjoining boundary of the northern lot (Lot 103 West Churchill Avenue), runs a hand built limestone wall. No portion of the wall is located on Lot 107 Hobsons Ave; however, its close proximity to the boundary has required it be carefully considered during the planning phase. The wall is currently awaiting Council's determination for its suitability to be placed on the City of Cockburn Local Government Inventory and Heritage List.

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ("MRS") and Development Area under the City of Cockburn

Town Planning Scheme No. 3 ("Scheme"). The subject land is located within Development Area 5 and is subject to both Development Contribution Areas 6 (DCA6) and 13 (DCA13) pursuant to Clause 6.2.6.3 of the Scheme.

Pursuant to Clause 6.2.4 and Schedule 11 of the Scheme, a Structure Plan is required to be prepared and adopted prior to any subdivision and development of land. In accordance with the above, the proposed Structure Plan was submitted by Harley Dykstra Planning & Survey Solutions.

Proposed Structure Plan

The original Structure Plan proposed a traditional Residential R30 density, with east west orientated lots. This had a number of sub-optimal elements, including providing a poor side boundary orientation to the southern public open space, the lack of addressing the future stone wall heritage place and the potential lost opportunity for a greater mix of lot and housing types.

The new Structure Plan is considered an improvement, now comprising a mix of Residential R30 and R40 lots, with an expected lot yield of 22 lots and a mix of lot sizes ranging between 180m² and 400m². These modifications have produced the following outcomes:

- The inclusion of a permanent cul-de-sac at the end of Velaluka Drive and a temporary cul-de-sac at the northern end of Templetonia Rise to allow waste service vehicles sufficient access to lots and manoeuvring space at the end of each road.
- The 1128m² POS allocation for the site been divided into two portions; one portion of open space (480m²) at the northern end and one portion of open space (647m²) at the southern end of the lot. This has allowed for the integration of the 'stone wall' on the adjoining property to be more seamless. A public access way will follow east-west through the POS so to provide a buffer between the 'wall' and future residential lots.
- The redesign of the southern portion of the lot has allowed for a better design outcome to be achieved, through the integration of higher density development adjoining the southern portion of open space. R40 two-storey residential lots have been proposed, which will be designed so to be fronting the POS, encouraging a greater level of visual surveillance.

The proposed Structure Plan indicates a residential density of R30 and R40, which is in keeping with existing subdivisions and proposed development in and around the Munster area. It is noted that the current map does not include the temporary cul-de-sac at the northern

end of Templetonia Rise. This should be included as a condition before final approval can be given.

Community Consultation

The Proposed Structure Plan was referred to the Western Australian Planning Commission ("WAPC") for comment in accordance with Clause 6.2.7.2 of the Scheme as it proposes the subdivision of land. The WAPC provided comments requiring changes to the Structure Plan as it was and noted it would not approve the proposed Structure Plan at this time.

The proposed Structure Plan was advertised for a period of 21 days from 10 June 2014 to 1 July 2014 in accordance with Section 6.2.8.2 (c) of the Scheme. During this time, 7 submissions were received being from landowners and servicing/government authorities. Four of the seven respondents had no objections.

Western Power's support for the proposed structure plan is noted. The recommendations expressed within their submission with relation to future subdivision and the upgrading or implementation of new distribution lines for the subject site is also noted. If future development is approved, the City will ensure the appropriate dialogue is undertaken with Western Power prior to the commencement of works.

The response from the State Heritage Office is noted; however, the submission neither supported nor rejected the LSP. Further contact with the State Heritage Office is anticipated due to the close proximity of the 'Wall' to Lot 107 Hobsons Ave. The wall is currently being assessed for inclusion on the Heritage List/Local Government Inventory.

One local resident responded during the advertising period. The landowner is located directly to the north of the subject site at Lot 103 West Churchill Avenue, as the 'Wall' is located on their property. The submission requested that the City require the northern ends of both Velaluka Road and Templetonia Rise be developed into cul-de-sacs. Further to this, it was also requested that the allocation of POS for the site be reallocated to the northern end of the lot to allow better integration of the 'Wall' into the new development. The issues raised in this submission have been addressed by the final Structure Plan design.

Conclusion

The proposed Structure Plan will facilitate the development of the vacant lot on Hobsons Ave, Munster. Although the site has provided challenges with regards to its integration into the existing urban

environment and the inclusion of the limestone heritage wall, solutions have been designed so to achieve the best possible outcome. It is recommended that Council adopt the proposed Structure Plan.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Environment & Sustainability

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

Budget/Financial Implications

Lot 107 Hobsons Avenue, Munster is subject to Development Contribution Areas No 6 and No 13. There are no other direct financial implications associated with the Proposed Structure Plan.

Legal Implications

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

Community Consultation

In accordance with Clause 6.2.8 of the City's Scheme the proposed Structure Plan was undertaken from 10 June 2014 to 1 July 2014. This included a notice in the Cockburn Gazette, advertising on social media sites and letters to nearby and affected landowners.

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

Attachment(s)

1. Aerial Locality Plan
2. Proposed Local 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 11 September 2014 Council Meeting.

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

Nil.

14.4 (OCM 11/9/2014) - STORAGE YARD (CARVANS, BOATS, TRAILERS & MOTOR HOMES) - LOCATION: NO. 520 (LOT 35) RUSSELL ROAD, WATTLEUP - OWNER: ALEXANDER & KYLIE VAN HOUWELINGEN - APPLICANT: ALEXANDER VAN HOUWELINGEN (4411423) (T CAPPELLUCCI) (ATTACH)

RECOMMENDATION

That Council

- (1) grant planning approval for a storage yard (caravans, boats, trailers and motor homes) at No. 520 (Lot 35) Russell Road, Wattleup, in accordance with the attached plans and subject to the following conditions and footnotes:

Conditions

1. Caravan, boat, trailer and motor home drop offs and collections shall be arranged by appointment only and shall be restricted to between 9:00am and 2:30pm on any day and there shall be a minimum of 30 minutes between each appointment.
2. The storage area is restricted to the storage of caravan, boat, trailer and motor homes and shall not to be parked on the property anywhere outside the storage yard area.
3. This approval is for the storage of caravans, boats, trailers and motor homes only and does not permit any person to be accommodated in any of the items stored on-site at any time.
4. All stormwater being contained and disposed of on-site to the satisfaction of the City.
5. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.

6. 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. The approved development has approval to be used for 'Storage Yard' purposes only. In the event it is proposed to change the use of the subject site, a further application needs to be made to the City for determination.
7. Besides those residing in the dwelling, no other employees are permitted in association with the 'Storage Yard' use.
8. Crossovers are to be located and constructed to the City's specifications. Copies of specifications are available from the City's Engineering Services.
9. The minimum standard of fencing shall be black PVC coated chain/link mesh with black support posts and a height of 1.8m.
10. A detailed Dust Management Plan must be submitted to the City's Health Service and approval obtained, prior to any work commencing on-site.
11. All trafficable and lay down areas to be sealed, graded and suitably drained to the satisfaction of the City's Engineering Services.
12. Walls, fences and landscape 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.
13. Earthworks over the site and batters must 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.
14. No person shall install or cause or permit the installation of outdoor lighting otherwise than in accordance with the requirements of Australian Standard AS 4282 – 1997 "Control of the Obtrusive Effects of Outdoor Lighting".
15. A Traffic Management Plan (TMP) shall be submitted to an approved by the City prior to the commencement of the use of the site. All aspects of the TMP shall be implemented at all times.

16. Landscaping is to be established and reticulated in accordance with the approved and required landscape plan prior to commencement of the use of the site. Landscaped areas are to be maintained thereafter in good order to the satisfaction of the City.
17. Prior to commencement of the use of the site, a revised detailed landscaping plan is to be submitted and approved to the satisfaction of the City and shall include the following:-
 - a) The location, number and type of proposed trees;
 - b) Any lawns to be established;
 - c) Those areas to be reticulated or irrigated;
 - d) Any verge treatments; and
 - e) A landscaping strip with a minimum width of 1.5m shall be provided along the eastern and western boundaries where the proposed storage yard abuts adjoining properties, as marked in red on the site plan.

Advice Notes

1. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, with any requirements of the City of Cockburn Town Planning Scheme No. 3, or the requirements of any other external agency.
2. In regards to Condition 4, all stormwater drainage shall be designed in accordance with the document entitled "Australian Rainfall and Runoff" 1987 (where amended) produced by the Institute of Engineers, Australia, and the design is to 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 1:100 year storm event.
3. The development is to comply with the noise pollution provisions of the Environmental Protection Act 1986, and more particularly with the requirements of the Environment Protection (Noise) Regulations 1997.
4. In relation to Condition 6, it is noted that the primary use of the development hereby approved is 'Storage Yard'. Storage is defined in the City of Cockburn Town Planning Scheme No. 3 as "premises used for the storage of goods, equipment, plant or materials". In the event that

the owner/tenant of the premises intends to utilise the development hereby approved for purposes which do not constitute the above definition, an application for a change of use must be submitted to, and approved by the City.

5. In relation to Condition 10, an application for Approval of a Dust Management Plan form may be obtained from the City of Cockburn website.
 6. In relation to Condition 11, please refer to the City's document "Specifications for pavement and drainage of trafficable areas/parking areas in Industrial areas".
 7. The applicant is to acknowledge the 3m land requirement for Russell Road. Should the applicant require the exact dimensions of road widening affecting the subject site, they would need to apply for a Clause 42 Certificate. The form can be downloaded from <http://www.planning.wa.gov.au/5551.asp>.
 8. Any signage which is not exempt under Schedule 5 of the City of Cockburn Town Planning Scheme No. 3 must be the subject of a separate development approval.
- (2) notify the applicant and the submitters of Council's decision.

COUNCIL DECISION

Background

The subject site is located at No. 520 Russell Road, Wattleup. The subject land is surrounded by rural land uses and residential dwellings either side of Russell Road. The subject and surrounding sites are zoned 'Rural' under the City's Town Planning Scheme No. 3 (TPS 3). The site contains an existing dwelling fronting Russell Road, outbuildings and is cleared of vegetation to the rear of the site as per attachment 2. The site was used for market gardening purposes until 2012/2013.

The proposed use of a portion of the site for 'Storage Yard' purposes is an 'A' use within TPS3 for rural zoned land and as such advertising to adjoining land owners took place. During the advertising period a valid objection was received and after the advertising period, further objections were received on the proposed development. Therefore, given the objections received which cannot be resolved via a condition or through negotiations with the applicant, the application is referred to Council for determination.

Submission

The proposal is for the construction of a storage yard area on site for the purposes of storing items, such as caravans, boats, trailers and motorhomes.

The proposed location of the storage yard area is behind the existing dwelling and outbuildings located on-site in an area clear of any vegetation. It will be accessed via an existing crossover off Russell Road which will be connected to the storage yard area via a sealed driveway. Recycled asphalt has already been purchased by the applicant and is already on-site awaiting approval of this application to be utilised for the driveway. Turning and manoeuvring space will be provided within the storage area.

The storage yard area will be enclosed by 1.8m high chainmesh fencing around the perimeter and provide 37 vehicle parking bays for the storage of items. The applicant's preference is for longer term storage items which will result in minimal vehicle and equipment movement in and out of the property. The owners of the site will be the only staff on-site and have anticipated as part of their proposal that the maximum number of movements a day will be two (2).

The applicants have proposed landscaping to screen the north facing security fence to the eastern side of the access gates to ensure the fence is not visible from Russell Road. The fencing facing north and to the west of the access gate will be hidden from view by the existing shed on-site. In addition, landscaping has been proposed to the east and west side neighbouring lot boundaries.

Report

Zoning and Use

The site is located within the Rural zone in TPS 3, the objective of which is to provide a range of rural pursuits which are compatible with the capability of the land and retain the rural character and amenity of the locality.

Under the Rural zone, Storage Yard is listed as an 'A' use in TPS 3 Zoning Table. Storage Yard is defined as:

"Premises used for the storage of goods, equipment, plant or materials".

The land surrounding the site is zoned 'Rural'. The predominant uses surrounding the subject site are large rural lots which contain residential dwellings and operate rural uses on-site such as market gardening. The subject site to the east is a market garden and to the west that site is currently a vacant area not used for any particular purpose.

The subject use proposed is not deemed to be a 'Transport Depot' which is an 'X' use in the rural zone. The applicant has clearly indicated that trucks and semi-trailers will not be entering or exiting the property for the purposes of transferring goods or persons between vehicles, let alone stored on-site.

Community Consultation

In accordance with TPS3, Clause 9.4, the application was advertised directly to nearby landowners for comment given the proposed use is an 'A' use in a rural zone. During the consultation period, two (2) submissions were received, with one objection and one in support of the proposed development. In addition, after the advertising period had closed, the City received three (3) further objections to the proposal. In summary, the objections raised the following comments which have been addressed in the above sections of this report as well as in the attachment 4:

Objections

1. Additional traffic created not ideal for the area and entry and exit to very busy Russell Road not ideal.
2. Storage Yard not consistent with rural character/lifestyle of the area. Clearing of more bush is a major problem with the delicate surrounds in the area.
3. This area is zoned rural and not industrial or commercial.
4. Owner has commenced development without the appropriate permissions. Property has been cleared, levelled and a hot mix surface has been laid.
5. Latitude 32 is in the near vicinity which is the location for such development, and this proposed development is not consistent with the rural zoning.
6. The noise of trucks coming and going from the property at all hours of the day and night is not ideal along with associated noise

related to the operation of heavy machinery business at the premises.

7. Concerns about the entry and exit of trucks and semi-trailers to Russell Road given the heavy traffic already using Russell Road, the speed at which this traffic travels and the history of vehicle accidents in close proximity to the property.

Referrals

Department of Planning

The subject site abuts Russell Road which is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS) and a Category 2 Road (access subject to approval) per plan Number SP694/3. The site is affected by the ORR reservation for Russell Road per WAPC Land Requirement Plan number 1.2914/1, and as such comment from the Department of Planning (DoP) was required.

DoP made the comment that the proposed plans do not acknowledge that approximately 3m of land along the entire Russell Road frontage is required to be ceded for road reservation. While this is noted and acknowledged, it does not affect the proposed use on-site and as such, an advice note should be imposed to advise the applicant of this requirement. DoP provided no objection to the proposal on regional transport planning grounds.

Traffic

In regards to traffic movements, the proposal is targeting long term storage items (boats, caravans, trailers and motor homes only) minimising the traffic frequency in and out of the site. The applicant has confirmed that anybody storing items will need to deposit and retrieve those items during weekdays and between the hours of 9.00 am and 2.30 pm to minimise any potential traffic concerns. The additional expected infrequent traffic movement is likely to be 1 or 2 maximum movements a day associated with the storage yard proposal.

The City's traffic engineer has reviewed the proposal and is supportive provided that prior to commencement of the use, a traffic management plan is approved by the City which can be imposed as a condition should the proposal be approved.

Amenity Impacts

The proposed use for storage purposes is not seen as causing any undue amenity impacts on adjoining neighbours in regards to noise due to the proposed maximum number of traffic movements only expected to be 2 car movements per day. In addition, the large setback

provided between the proposed storage area to the rear and front boundaries and nature of items to be stored on-site should prevent any adverse amenity impact for nearby properties.

However, to ensure the development causes no negative impacts on the adjoining eastern and western side neighbours, a condition has been recommended requesting a revised landscaping plan to provide a 1.5m wide landscaping strip where the proposed storage area abuts the adjoining side boundaries. This is recommended in order to eliminate any visual impact on the adjoining properties.

In addition, the adjoining property to the east operates as a flower growing business with tractors and machinery used as part of their operation. Therefore, the proposed use of the subject site for storage purposes is seen to generate similar, if not lesser, noise level than that of the adjoining site.

While the objections from the adjoining landowners are noted in attachment 4 'Schedule of Submissions', the key issues for consideration from their comments are on amenity impacts relating to traffic issues raised and the use not considered to be consistent with the intent for a rural zoned area. In regards to traffic issues raised, the applicant has confirmed that trucks and semi-trailers will not be entering or exiting the site and will not be stored on-site. The applicant has confirmed that the use of the storage area proposed is for long term storage for items such as recreational type vehicles (such as camper trailers, boat and boat trailers, mobile homes) and as such the site will not have trucks coming and going at all hours of the night or have heavy machinery operating at the premises.

The applicant has confirmed in their submission that the maximum number of vehicle movements on-site will be two vehicles a day which is considered minimal and acceptable to the City's Traffic Engineer. In addition, given the DoP was referred the application for comment and has no objection to the proposed development on regional transport grounds, and the site is utilising an existing crossover, the traffic issues raised by the objections are not considered to be detrimental given the small scale nature of the proposed operation on-site.

In regards to the objections received on the proposed use not being consistent with the intent of the rural zoning, it is noted that the proposed use of 'Storage Yard', is classified as an industrial use under the City's Town Planning Scheme No.3 zoning table. While this is the case, the proposed use on-site for storage purposes is considered of a relatively low scale and is not a 'Transport Depot' use which is an 'X' use under the rural zone.

Conclusion

The proposed use of a storage yard is ancillary to the existing single house on-site and is of a relatively low scale in regards to the types of items that are intended to be stored on-site and the number of vehicle movements predicted. The proposed area will be well screened from adjoining properties, through the provision of a landscaping buffer to the adjoining eastern and western boundaries.

Given the storage yard does not result in the subject site needing to be cleared of vegetation as well as the types of items to be stored on-site being for long term storage items, the proposed use is not considered to negatively impact on the rural character and amenity of the area and is therefore supported subject to the conditions and advice notes contained in the recommendation.

Strategic Plan/Policy Implications

Demographic Planning

- To ensure the planning of the City is based on an approach that has the potential to achieve high levels of convenience and prosperity for its citizens.
- To ensure development will enhance the levels of amenity currently enjoyed by the community.

Budget/Financial Implications

N/A

Legal Implications

Town Planning Scheme No 3
Planning and Development Act 2005
State Administrative Tribunal Regulations

Attachment(s)

1. Site plan
2. Aerial plan
3. Stormwater Layout
4. Schedule of Submissions

Advice to Proponent(s)/Submissioners

The Proponent(s) and those that submitted objections to the proposed development have been advised that this matter is to be considered at the 11 September 2014 Council Meeting.

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

Nil.

14.5 (OCM 11/9/2014) - DETAILED AREA PLAN FOR LOTS 115 TO 120 O'CONNOR CLOSE, NORTH COOGEE - OWNERS: MULTIPLE (052/014) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council

- (1) approve the subject Detailed Area Plan for Lots 115-120 O'Connor Close North Coogee in accordance with Clause 6.2.15 of Town Planning Scheme No. 3;
- (2) delete the existing Detailed Area Plan for Lots 119-120 O'Connor Close North Coogee; and
- (3) advise those who own land within the area covered by the Detailed Area Plan and those who made submissions of Council's decision.

COUNCIL DECISION

Background

Lots 115 - 120 O'Connor Close are located on the western side of O'Connor Close in North Coogee in the area known as 'South Beach Village' estate within the South Beach Village Structure Plan area. The lots are bounded by a freight railway to the west and are opposite existing residential development to the east. The subject lots are relatively level, are similar in size and range between 2202m² and 2252m² in area. Lots 115 and 116 contain existing industrial buildings;

Lots 117 and 118 are vacant; and Lots 119 and 120 contain buildings under construction.

The lots were all previously used for industrial purposes and were outside the area developed by Stockland and Landcorp and are currently not subject to any approved Detailed Area Plan (DAP), except for Lots 119-120 which are subject to their own DAP. The lack of approved DAP for these large lots which are likely to be developed with a combination of grouped and multiple dwellings means that the only planning tool able to be used to guide development is the Residential Design Codes (R-Codes). Relying on the R-codes to guide the development of these lots is considered inadequate to deliver the best planning outcomes for the site particularly with regards to building height and setbacks.

Submission

N/A

Report

The City engaged Planning Consultants MW Urban to undertake a background study and prepare a Detailed Area Plan for the subject land. It has become evident that more detailed planning provisions were required to ensure that the subject lots were developed at an appropriate scale in order to deliver the outcomes outlined in the structure plan for the area.

The proposed DAP looks to vary the following deemed to comply with provisions of the R-Codes and other additional requirements:

- Building Height
- Primary Street Setback
- Lot Boundary Setbacks
- Open Space
- Street Surveillance
- Building Appearance
- Vehicular Access
- Site Works (Finished Floor Levels)
- Visual Privacy
- Utilities and Facilities
- Acoustic Report requirements.

Planning Framework

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

The land is zoned 'Development' under TPS 3 and sits within Development Area 16 'South Beach' (DA16) in the scheme. DA 16 requires that a structure plan be adopted to guide subdivision and development and that land uses classified in the structure plan apply. It also requires all residential development to be designed and constructed in accordance with the South Beach Village Noise Management Plan.

South Beach Village Structure Plan

The South Beach Village Structure Plan was first adopted in 2002 and most recently modified in 2010. The structure plan designates Lots 115-118 for Mixed Business/Residential R60/R80 and Lots 119-120 for Grouped/Multiple Dwellings R60-R100.

State Planning Policy No. 2.6 – State Coastal Planning Policy (SPP 2.6)

The Planning and Development Act 2005 requires local government to have due regard to the State's policy base when preparing and amending local planning schemes. As DAPs are adopted under the scheme, due regard should be given to SPP 2.6. Previously, SPP 2.6 limited building heights to 21m however the policy was amended in July 2013 to remove the maximum height. In relation to building heights, the policy now states:

- (ii) Maximum building height limits should be specified as part of controls outlined in a local planning scheme and/or structure plan, in order to achieve outcomes which respond to the desired character, built form and amenity of the locality.*
- (iii) When determining building height controls in a local planning scheme and/or structure plan, building heights should have due regard to the following planning criteria:*
 - (a) Development is consistent with the overall visual theme identified as part of land use planning for a locality or in an appropriate planning control instrument such as a local planning strategy.*
 - (b) Development takes into account the built form, topography and landscape character of the surrounding area.*
 - (c) The location is part of an identified coastal node.*
 - (d) The amenity of the coastal foreshore is not detrimentally affected by any significant overshadowing of the foreshore.*
 - (e) There is overall visual permeability of the foreshore and ocean from nearby residential areas, roads and public spaces.'*

Including the building height controls into the DAP is in accordance with the requirements of SPP2.6 and the above points have particular relevance to the preparation of the DAP.

Consultation

The proposed DAP was advertised to those who own lots within the DAP area and also to landowners opposite the subject land on O'Connor Close and Enderby Close. Four submissions were received including two objections and two non-objections. The two objections raised the following issues:

- Object to the 21m height for the rear two-thirds of the site and believe that a four storey maximum should be imposed.
- Concerned about visual privacy from proposed building overlooking property (which is on the opposite side of O'Connor Close).
- Concerned about the wind tunnel affect that may be caused.
- Street parking is a major issue.
- Concerned that South Beach has become a high-rise haven.
- Agree in principle; however, object to the proposed 3m setback on the rear portion of the site above two storeys (as prepared design for No.23 O'Connor includes a 3 storey townhouse with a boundary wall towards the rear of the lot).

Provisions

The following provides an assessment of the R-Code provisions being varied or additional requirements being sought and includes justification for such.

Plot Ratio

R-Code Deemed to Comply Requirement – 6.1.1	DAP Provision	Justification
R60 – 0.7 R80 – 1.0 R100 – 1.25	No changes to the plot ratio proposed. New provision allowing plot ratio to be calculated using the POS to be ceded at the rear of each lot.	Plot ratio was calculated in this manner for the other existing (and those under construction) on O'Connor Close. This provision merely confirms this to avoid confusion and maintain consistency in decision making.

Building Height

R-Code Deemed to Comply Requirement – 6.1.2	DAP Provision	Justification
<p>R60 9m (top of wall) 10m (top of wall concealed roof) 12m (top of pitched roof)</p> <p>R80-R100 12m (top of wall) 13m (top of wall concealed roof) 15m (top of pitched roof)</p>	<p>Front third of the site 9m (top of wall) 12m (top of roof)</p> <p>Rear two-thirds of the site 21m (top of roof)</p>	<p>Previously maximum building heights in this area were guided by SPP 2.6 which was 21m. However, the SPP was amended and now defers to the local planning framework for maximum heights. The 21m maximum height is consistent with the existing buildings and those under construction in O'Connor Close.</p> <p>The 3 storey maximum within the front third of the site will complement the eastern side of O'Connor Close which has the same requirement and push the height away from the street towards the back of the site thereby reducing the impact of the height on the streetscape.</p>

Street Setback

R-Code Deemed to Comply Requirement – 6.1.3	DAP Provision	Justification
Primary – 2m	1-2m setback range	The proposed setbacks will contribute to an urban street environment. The road reserve is 20m wide which can easily accommodate the reduced setback without detracting from the amenity of the street.

Lot Boundary Setbacks

R-Code Deemed to Comply Requirement – 6.1.4	DAP Provision	Justification
R60 - Refers to Table 2a and 2b (depends on wall height and length)	3m minimum above 2 storeys.	These setbacks will provide relief between higher level built form when viewed from the street. Spacing between buildings will provide important view corridors. Nil side setbacks for the front portion of the site for two storeys is consistent with the DAP for lots on the eastern side of O'Connor Close.

Open Space

R-Code Deemed to Comply Requirement – 6.1.5	DAP Provision	Justification
R60 – 45% R80 – R160 – refer to local structure plan or local development plan which sets out development requirements.	40% minimum.	This is consistent with lots on the eastern side of O'Connor Close and is considered minor. It also provides some compensation for the rear 15m portion of the lots which are required to be ceded to the crown as public open space.

Street Surveillance

R-Code Deemed to Comply Requirement – 6.2.1	DAP Provision	Justification
The street elevation of the building to address the street, with facades generally parallel to the street and with clearly definable entry points visible and accessed from the street.	Additional requirement to provide passive surveillance to the public open space at the rear of the site.	Additional surveillance to the public open space to the rear of the lots is considered vital to contribute towards safe, usable spaces.

Building Appearance

R-Code Deemed to Comply Requirement – 6.2.4	DAP Provision	Justification
Buildings that comply with the provisions of a special control area, with the provisions or a local planning policy made under the scheme or with the provisions of the scheme, in respect of the design of carports and garages, the colour, scale, materials and roof pitch of buildings including outbuildings, the form of materials or retaining walls and the extent to which the upper levels of buildings as viewed from the street should be limited.	Reference to the South Beach Design Guidelines.	This will ensure that all buildings proposed on these lots are designed in accordance with the South Beach Design Guidelines.

Outdoor Living Areas

R-Code Deemed to Comply Requirement – 6.3.1	DAP Provision	Justification
Each unit is to be provided with at least one balcony or equivalent accessed directly from a habitable room with a minimum area of 10m ² and a minimum dimension of 2.4m.	The requirement that outdoor living areas of 10m ² in area with a minimum dimension of 2.4m can be used towards the calculation of open space across the site.	This will provide some concession for the rear 15m of each lot being ceded to the crown for open space. It will also encourage open, transparent balconies which will result in more open elevations.

Vehicular Access

R-Code Deemed to Comply Requirement – 6.3.5	DAP Provision	Justification
Vehicle access limited to one opening per 20m of street frontage.	One access point encouraged with a maximum of two access points per lot.	This has been proposed to reduce the number of crossovers and maximise opportunities for street parking and a better streetscape.

Site Works

R-Code Deemed to Comply Requirement – 6.3.6	DAP Provision	Justification
Excavation or filling between the street and building, or within 3m of the street alignment, whichever is lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.	Part basement parking can be a maximum of 1.2m above natural ground level.	This will facilitate basement or semi-basement car parking which is desirable for multiple dwelling developments.

Visual Privacy

R-Code Deemed to Comply Requirement – 6.4.1	DAP Provision	Justification
In accordance with the cone of vision requirements.	Where it can be demonstrated that windows, balconies and terraces do not create an overlooking concern the City may relax the cone of vision requirements.	This clause is consistent with all other DAPs in the South Beach Village. Given the urban nature of apartment living, a slight relaxation of requirements may be necessary, particularly where buildings are designed to maximise ocean views.

Utilities and Facilities

R-Code Deemed to Comply Requirement – 6.4.6	DAP Provision	Justification
A 4m ² store room per dwelling.	Stores may be less than 4m ² subject to justification being provided with the application. Additional requirement for a waste management plan to be provided with the application in accordance with APD 70.	This may be applicable for smaller one or two bedroom apartments where large storage areas may not be necessary for residents. It is based on the notion that smaller dwellings require less storage.

Conclusion

The proposed DAP has been prepared to guide appropriate built form for the subject lots which will provide certainty to both landowners and neighbours. The proposed DAP will result in buildings that will provide a good relationship to the street, the public open space and existing apartment buildings and houses in O'Connor Close and the greater South Beach Village. The minimum and maximum building heights proposed in the DAP will ensure that new buildings are visually consistent with existing buildings (and those under construction) on

O'Connor Close and provides enough height to facilitate a reasonable level of density into the area. For these reasons, the proposed DAP should be approved.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Community consultation was undertaken; please refer to the Consultation section of the report above.

Attachment(s)

Proposed Detailed Area Plan (Draft)

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 11 September 2014 Council Meeting.

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

Nil.

14.6 (OCM 11/9/2014) - RESPONSE TO MATTER NOTED FOR INVESTIGATION WITHOUT DEBATE - FREIGHT RAILWAY (163/007) (TROSIC) (ATTACH)**RECOMMENDATION**

That Council note the responses provided by officers.

COUNCIL DECISION**Background**

At the Ordinary Council meeting of 10 July 2014 a matter was noted for investigation by officers pertaining to Freight Railway operation within the City of Cockburn. This report deals directly with the 17 questions that were asked.

Submission

N/A

Report

There were 17 questions are, and accordingly due to the length of the response these questions are listed and answered in sequential order as follows:

1. Who are the stakeholders in Rail Freight?

From an ownership and operational viewpoint, it is useful to consider the history. The State Government agency of Westrail managed freight rail services and infrastructure in WA until December 2000. At this time, Westrail's freight business was sold to Australian Railroad Group Pty Ltd ("ARG"), comprising both the rail infrastructure (i.e. the physical rail lines & reserves) and rail network (i.e. the rolling stock & transport management) business.

In 2006 ARG was sold to a consortium comprising Babcock and Brown and Queensland Rail. The rail infrastructure business, trading as WestNet Rail, subsequently went to Babcock and Brown, and the rail transport business to Queensland Rail.

Queensland Rail itself then underwent subsequent change, with the selling off (by way of IPO) of its freight business. Known as QR National, this comprised the former Queensland rail's freight operations covering the coal business in Queensland and New South Wales, Australian Railroad Group's bulk operations in Western Australia and Queensland, the interstate intermodal business and the remaining regional freight operations in Queensland. QR National was recently rebranded as Aurizon.

In terms of the rail infrastructure business, in late 2009 Babcock and Brown Infrastructure became known as Prime Infrastructure and in mid-2011 Prime Infrastructure was delisted as a public company. Prime Infrastructure is currently owned by Brookfield Infrastructure Partners. To reflect these ownership changes, WestNet Rail was renamed Brookfield Rail in August 2011.

Accordingly Brookfield Rail is now the lessee of the rail infrastructure under the 2000 lease agreement with the Western Australian Government. For the purposes of section 3 of the Railways (Access) Act 1998 which defines a "railway owner" to mean the person having the management and control of the use of the railway infrastructure, Brookfield Rail is considered to be the railway owner for the freight railway network with management and control of the non-passenger rail network.

From a safety regulation viewpoint, the Department of Transport is responsible. This is specifically through the Office of Rail Safety, which is the business unit within the WA Department of Transport responsible for administering rail safety in Western Australia. They oversee processes such as accreditation of rail transport operations. The purpose of accreditation is to attest that a rail transport operator has demonstrated to the Rail Safety Regulator the competence and capacity to manage risks to safety associated with those railway operations. The current list of accredited railways organisations in WA is provided at Attachment 1.

2. Railway line owner? Rail stock and locomotives?

For the purposes of section 3 of the Railways (Access) Act 1998 which defines a "railway owner" to mean the person having the management and control of the use of the railway infrastructure, Brookfield Rail is considered to be the railway owner for the freight railway network with management and control of the non-passenger rail network.

Rail stock and locomotives are operated by Aurizon as it relates to freight handling on the freight lines of City of Cockburn.

3. Who is responsible for security and maintenance of the Railway land corridor that runs through Cockburn?

This is Brookfield Rail, the owner of the railway and the accredited rail infrastructure manager. According to the Department of Transport, the Office of Rail Safety does not have powers to control illegal access like trail bike riding on railway access roads, vandalism, graffiti or trespassing. These are the responsibility of the rail infrastructure manager, being Brookfield Rail.

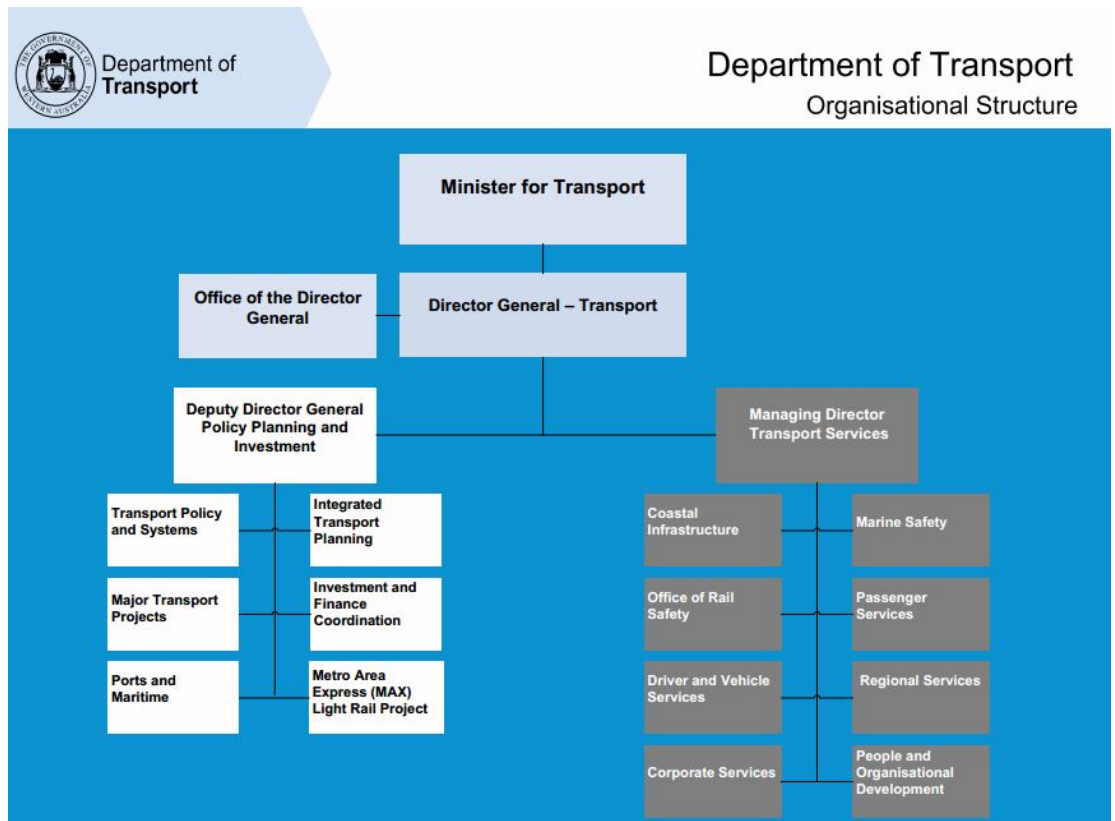
According to Brookfield Rail, as the rail corridor is generally not fenced, there is a perception that it can be accessed at any time by any individual. However the rail corridor is private property and, for the safety of employees, customers, contractors and the wider community, it is illegal for anyone to enter the corridor without appropriate permissions.

4. To whom are the users accountable to? What Laws cover them?

The Office of Rail Safety is the business unit within the Department of Transport responsible for administering rail safety in Western Australia. They perform the functions of the Rail Safety Act 2010. According to the Department of Transport, the Act gives the Regulator (Office of Rail Safety) powers to enforce rail safety through a variety of measures that may be applied according to the severity of the threat to safety, a breach of the Act or the safety management system. These range from the regulator providing advice, written directions, issuing improvement notices or prohibition notices through to suspension of accreditation and prosecution.

5. What is the reporting hierarchy?

The Rail Safety Act 2010 gives the Regulator (Office of Rail Safety) powers to enforce rail safety through a variety of measures that may be applied according to the severity of the threat to safety. That business unit exists within the Department of Transport. That Department falls within the Ministerial responsibilities of the Minister for Transport. This is shown following:



6. What is the State Governments responsibility?'

From a safety perspective, the Rail Safety Act 2010 gives the Regulator powers to enforce rail safety through a variety of measures that may be applied according to the severity of the threat to safety, a breach of the Act or the safety management system. These range from the regulator providing advice, written directions, issuing improvement notices or prohibition notices through to suspension of accreditation and prosecution. In terms of enforcement, Rail Safety Officers are given powers to enter places and be given access to assistance, records and equipment by the rail operator in the course of compliance inspections and investigations. A rail safety officer is also empowered to seize, order the return of equipment or control its use.

The State Government is also responsible for ensuring effective, fair and transparent competition on Western Australia's railway network. This is known as the WA Rail Access Regime, which is overseen by the Economic Regulation Authority. This is through the Railways (Access) Act 1998 and Railways (Access) Code 2000.

In terms of the transport of dangerous goods by rail, this regulated by the Department of Mines and Petroleum, the Office of Rail Safety and the Department of Environment Regulation.

The Resources Safety Division of the Department of Mines and Petroleum regulates all aspects of the storage, processing, handling and transport of dangerous goods (including explosives) through seven sets of dangerous goods regulations under the Dangerous Goods Safety Act 2004

7. What is the Federal Governments Responsibility?

In terms of safety, guidance on the options available for enforcement and what is appropriate under the circumstances is contained within the National Compliance and Enforcement Policy for Rail Safety, which is the responsibility of the National Transport Commission.

The NTC is an inter-governmental agency charged with improving the productivity, safety and environmental performance of Australia's road, rail and intermodal transport systems. State and territory governments contribute 65 per cent of the NTC's funding, and the Commonwealth Government provides 35 per cent.

As an independent statutory body, the NTC develops and submits reform recommendations for approval to the Transport and Infrastructure Council, which comprises federal, state and territory transport, infrastructure and planning ministers. The NTC also plays an important role in implementation planning to ensure reform outcomes are realised on the ground, as well as coordinating, monitoring, evaluating and maintaining the implementation of approved reforms.

8. What powers does the Local Government have over these entities? Including the railway users?

There are no local government powers which extend directly over these entities from an operational or safety viewpoint. However the City does regulate land use and development through its Local Planning Scheme. This ensures that issues associated with rail noise for example, are appropriately considered and inform the planning framework. State Planning Policy 5.4 (Road and Rail Transport Noise and Freight Considerations in Land Use Planning) guides a state wide approach to how this is done. It should be noted that this only applies to proposed land development and proposed road & rail infrastructure.

9. Who is accountable for securing and maintaining the fencing to the borders?

Brookfield Rail is the owner of the railway and the accredited rail infrastructure manager. They are responsible for the network. According to Brookfield Rail their rail corridor is generally not fenced.

10. Who is responsible for securing the area from unauthorized use?

This is Brookfield Rail's responsibility.

11. Who is responsible for monitoring rail safety?

Ultimate responsibility is the Office of Rail Safety, within the Department of Transport. As indicated above, they oversee processes such as accreditation of rail transport operations. The purpose of accreditation is to attest that a rail transport operator has demonstrated to the Rail Safety Regulator the competence and capacity to manage risks to safety associated with those railway operations. They also have powers to enforce rail safety through a variety of measures that may be applied according to the severity of the threat to safety, a breach of the Act or the safety management system. These range from the regulator providing advice, written directions, issuing improvement notices or prohibition notices through to suspension of accreditation and prosecution

12. How does the community report issues?

This should be reported to Brookfield Rail, direct line 9212 2800. According to Brookfield Rail, emergency situations must be reported to 000.

13. What issues have arisen the past 24 months; raised by the community?

As the City does not have responsibilities of the railway network or regulatory responsibilities of rail safety, this needs to be answered by the owner, being Brookfield Rail.

14. What issues have been discovered by City of Cockburn officers?

From a land use planning perspective, key interactions with the railway have been through structure planning and development applications. This has been to ensure that railway noise issues appropriately inform the structural arrangements of land use and development into the future.

15. What are the top 10 most dangerous goods transported via railway thru the City of Cockburn?

The dangerous goods that are transported by rail through the City of Cockburn from Kwinana to Forrestfield and on to Kalgoorlie for use in the mining industry include: 30% sodium cyanide solution, anhydrous

ammonia, ammonium nitrate, sulphuric acid, hydrogen peroxide, xanthates and lead nitrate. The transport of lead carbonate concentrate from Kalgoorlie to Forrestfield and on to the Port of Fremantle has also occurred.

16. What would be needed to cause a catastrophic event?

Rather than answer this question direct, it is more useful to understand what has caused past derailments and what issues resulted. In this respect, rail transport of sodium cyanide solution from Kwinana to Kalgoorlie has been occurring six days per week since 1987, when the Australian Gold Reagents cyanide plant was first commissioned. This transport has had an excellent safety record. There have been only two derailments (one in 1990 and one in 1997), but there was no loss of containment because of the extremely robust carbon steel approved Isotainers used for this product.

These Isotainers are specially designed steel tanks of 18,000L capacity that are protected from impact on all sides by a robust steel frame and are locked into place (two tanks per railway carriage) by secure twist locks. The tanks cannot leak, there are no bottom outlets, and the top valves are closed and protected by a steel coaming. The tank wall is of thick steel (9 mm for much of the construction). Australian Gold Reagents is capable of providing quick and competent emergency response and has stocks of neutralizing agents to de-activate the cyanide.

It should be noted that any loss of containment would not lead to significant emission of toxic hydrogen cyanide gas unless the cyanide solution is mixed with acid. This is not a credible scenario. The cyanide, being buffered with caustic soda, will in the main stay safely in solution until neutralized. The real danger of a cyanide spill is not to the community, but to the emergency responders in the immediate vicinity of the spill, who have to protect themselves against the localised inhalation risk and potential skin contact.

17. Do we have any risk assessments, if so what are they?

Regulation pertaining to dangerous goods includes the nationally consistent Dangerous Goods Safety (Road and Rail Transport of Non-explosives) Regulations 2007, which require consignors and transport companies of dangerous goods to adhere to strict safety requirements as prescribed by the Australian Code for the Transport of Dangerous Goods by Road and Rail.

The regulations require the use of appropriately designed and maintained containers and tanks that will protect the public from loss of containment of the dangerous goods under all but the most extreme

conditions. There are also rules for the proper segregation, stowage, restraint and placarding of dangerous goods containers to minimise the chances of mixing incompatible dangerous goods in the event of a loss of containment.

Risk assessment is therefore considered to be very robust and subject to ongoing improvement at a national scale.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

List of Accredited Railway Organisations in Western Australia

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14.7 (OCM 11/9/2014) - PROPOSED VARIATION TO STRUCTURE PLAN FOR LOT 39 GAEBLER ROAD, HAMMOND PARK (CURRENTLY LOT 9002 WEETMAN ROAD, HAMMOND PARK) OWNERS: MILUC PTY LTD. APPLICANT: GRAY & LEWIS LAND USE PLANNERS (110/061) (L SANTORIELLO) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 6.2.14.1(a) of the City of Cockburn Town Planning Scheme No. 3 ("Scheme") adopt the modified Structure Plan for Lot 39 Gaebler Road, Hammond Park dated July 2014 subject to the following modifications:
 1. Section 1.3.2 and 1.1.3.2 reference the Scheme as '*City of Cockburn Town Planning Scheme No. 3*'.
 2. Section 1.1.4 heading to be modified to read as 'Operation' only.
 3. Section 1.2 heading to be modified to read as '*Land Use*' only.
 4. Delete '*As per Clause 4.3.2 of the City of Cockburn Town Planning Scheme No. 3*' from Section 1.2.
 5. Insert a new subsection 1.2.1 titled '*Residential Density*' and insert the following text: '*Residential densities applicable to the Structure Plan area shall be those residential densities shown on the Structure Plan Map.*'
 6. The text within Section 1.3.1 point 2 to be aligned with text within point 1 of that section.
 7. Section 1.3.3 the words '*Bushfire Management Plan (BMP)*' be replaced with '*Fire Management Plan (FMP)*' to be consistent with the terminology in section 1.3.1 and Appendix 5 (Fire Management Plan).
 8. Part 2 Section 5.1.7.2 '*Approval from adjoining land owners (Lot 9008)*' point 3 paragraph 2, remove the words '*at the City's request*'.
- (2) endorse the Schedule of Submissions prepared in respect of the proposed variation to Local Structure Plan for Lot 39 Gaebler Road, Hammond Park (Attachment 5);
- (3) in pursuance of Clause 6.2.14.3 of the Scheme forward the Local Structure Plan to the Western Australian Planning Commission within 10 days of making the resolution for its endorsement; and
- (4) advise the proponent and those persons who made a submission of Council's decision.

COUNCIL DECISION

Background

This proposed variation to the Structure Plan (“LSP”) was formally lodged with the City of Cockburn on 18 March 2014.

In accordance Clause 6.2.7.2 of City of Cockburn Town Planning Scheme No. 3 (“Scheme”), the Structure Plan was referred to the Western Australian Planning Commission (“WAPC”) for comment. The Structure Plan was then advertised for public comment.

The purpose of this report is to consider for adoption the proposed Structure Plan variation for Lot 39 Gaebler Road, Hammond Park. A copy of this is provided within Attachment 2 of this report. The subject land is, as of recently, formally referred to as Lot 9002 Weetman Road, Hammond Park.

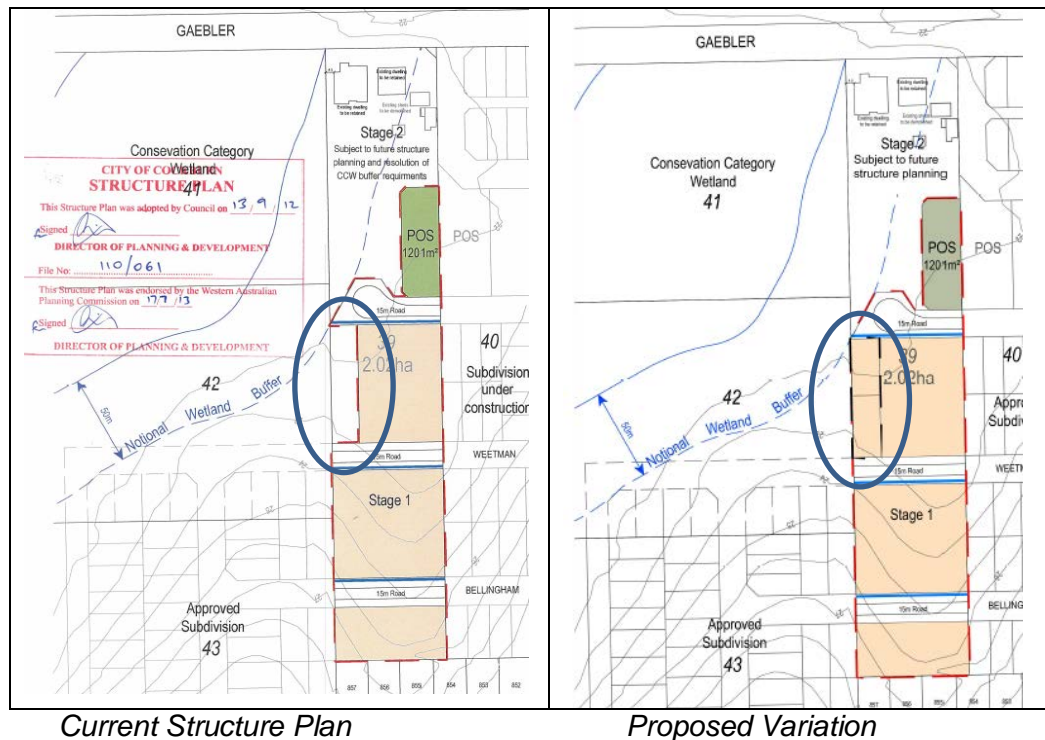
Submission

The proposed Structure Plan variation was prepared by *Gray and Lewis Land-use Planners* on behalf of the landowners.

Report

The Structure Plan for Lot 39 Gaebler Road, Hammond Park was initially adopted by City of Cockburn on 13 September 2012 and later formally endorsed by the WAPC on 17 July 2013.

The WAPC resolved to endorse the Structure Plan subject to a number of modifications. The most significant of this was the removal of two residential lots from being permitted to be created. This removal was due to fire management issues not having been appropriately secured. The new Structure Plan now seeks to permit the creation of these two residential lots, on the basis that in the applicant’s opinion fire management issues are now appropriately addressed. The following side by side comparison of the Structure Plans shows this:



Presence of the Conservation Category Wetland

Lot 9008 (previously lot 42) Frankland Road, Hammond Park (the land to the west of the subject site) contains a Conservation Category Wetland (“CCW”). CCW’s are allocated by the State Government as having the highest degree of conservation value of all wetlands on the Swan Coastal Plain.

Protecting the CCW is enforced under State Government planning and environmental policy. The exact location of the CCW and its 50 metre buffer is identified in Attachment 2 of this report, as well as the previous graphic.

WAPC referral Clause 6.2.7.2 of the Scheme

In accordance with Clause 6.2.7.2 of the Scheme, the City referred the proposed Structure Plan to the WAPC for comment. Clause 6.2.7.3 of the Scheme specifies the WAPC is to provide comments to the local government as to whether it is prepared to endorse the proposed structure plan with or without modifications.

The WAPC’s response dated 8 April 2014, in line with Clause 6.2.7.3 of the Scheme, is outlined as follows;

“A preliminary assessment of the proposed SP has been undertaken. In this regard, please be advised that the WAPC is not prepared to endorse the proposed SP with or without

modifications (at this time). This is because the proposed SP fails to demonstrate the suitability of the land previously excluded by the WAPC from the SP for urban residential development due to the presence of bushland on the adjoining Lot 42 considered to be a fire risk to future residential dwellings. The WAPC is not satisfied that a “clearing permit” adequately removes or mitigates the risk to enable the proposed modification (variation) to the structure plan (to identify the excluded area as residential zoned land for future residential development) to be considered to accord with orderly and proper planning.”

Accordingly, the issue of bush fire risk, and whether an acceptable solution is able to be secured to manage the bushland on the adjoining Lot 42 is critical to the success of this new Structure Plan. This forms a key basis to considering the Structure Plan.

Fire Management Plan

A Fire Management Plan (“FMP”) dated 25 February 2013 was adopted by the City of Cockburn which relates to this Structure Plan. This FMP is included as Appendix 5 of the proposed variation of the Structure Plan.

Appendix F: ‘*Building Protection Zone and Indicative BALs*’ of the FMP identifies the need for a Building Protection Zone (“BPZ”) to be established and maintained on Lot 9008 (previously referred to as Lot 42) to the following standards:

- Width: 20 metre minimum and located over the earthworks area on Lot 42 as indicated in Appendix F and G;
- Fuel load: Reduced to and maintained at 2 tonnes per hectares;
- All tree crowns are a minimum of 10 metres apart;
- All trees to have lower branches pruned to a height of 2 metres;
- All tall shrubs or trees are not to be located within 2 metres of a building (including windows);
- No tree crowns or foliage is to be within 2 metres of any building. This includes existing trees and shrubs and new plantings;
- All fences and sheds are constructed of non-combustible materials (i.e. Colorbond, brick or limestone);
- All shrubs to contain no dead material within the plant;
- No tall shrubs are to be in clumps within 3 metres of the building; and
- No trees are to contain dead material in the crown or on the bole.

As this is privately owned land, there is no ability for the Structure Plan or the FMP to compel the creation and management of the 20m hazard separation zone. This is clearly the basis to why the original Structure Plan had the two lots removed – on the basis that the adjoining

landowner had not indicated a willingness to implement and maintain such an area.

To be able to be satisfied that an adjoining landowner was willing to implement the hazard separation zone, the following would be needed:

- Written consent from the neighbouring Landowner/(s) (Lot 9008).
- Development Approval under the City of Cockburn Town Planning Scheme No. 3 for both the subject site and lot 9008.
- A clearing Permit granted under section 51E of the Environmental Protection Act 1986 over lot 9008.
- A restrictive covenant, to the benefit of the City of Cockburn, pursuant to Section 129B of the Transfer of Land Act 1893 to be placed on the certificate of title of Lot 9008.

Clearing Permit

Amended Clearing Permit CPS 5582/4 was approved by the Department of Environment Regulation – Native Vegetation Conservation Branch on 11 March 2014. This was approved in advance of the City receiving a development application, indicating the Department of Environment Regulation's acceptance of the clearing of bushland adjoining the buffer of the CCW. Attachment 6 of this report provides a visual representation of the approval area.

Associated Development Application (DA14/0512)

The City of Cockburn issued a Development Application ("DA") approval on 14 August 2014 for *'Temporary Turning Area, Vegetation Clearing & Treatment of Bush Fire Protection Zone - Lot 9008 (Previously Lot 42) Frankland Avenue Hammond Park'*. The landowner/(s) of Lot 9008 provided written consent to do so as part of this DA.

The (now) permitted clearing, in accordance with the conditions of the DA approval, provide the landowner/(s) with approval under the City of Cockburn Town Planning Scheme No. 3 to clear native vegetation on lot 9008.

Conclusion

The approval of the Structure Plan variation will allow the requirements of the FMP, as discussed earlier in this report, to be implemented to the benefit of all western blocks. This allows for the formulation and maintenance of a 20 metre Building Protection Zone ("BPZ") consistent with the State Governments' *Planning for Bushfire Protection Guidelines*.

The proposed variation allows for land previously excluded on the Structure Plan, by the WAPC, to be included and approved under the 'Residential' zone at an R25 density.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.

Moving Around

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

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 6.2.9.1 of the Scheme requires Council to make a decision on the application within 60 days from the end of the advertising period. The advertising period formally concluded on the 8th of August 2014.

Community Consultation

In pursuance of Clause 6.2.8 of the City's Scheme, public consultation was undertaken for a minimum period of 21 days. The advertising period commenced on the 18th of July 2014 and concluded on the 8th of August 2014.

Advertising included letters to adjoining and affected landowners, within and surrounding the LSP area as well as various Government Agencies and service providers.

Analysis of the submissions has been undertaken within the 'Report' section above, as well as the attached Schedule of Submissions (Attachment 5). In total the City received 3 formal submissions all 3 from Government agencies. No submissions from the community were received.

Attachment(s)

1. Location Plan
2. Proposed LSP Map
3. Current (approved) LSP
4. Aerial Photography
5. CoC DA Approval DA13/0577
6. Amended Clearing Permit – DER
7. 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 11 September 2014 Council Meeting.

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

Nil.

14.8 (OCM 11/9/2014) - CONSIDERATION TO ADOPT MODIFICATIONS TO MURIEL COURT STRUCTURE PLAN - LOCATION: VARIOUS LANDHOLDINGS IN DEVELOPMENT AREA 19 - OWNER: VARIOUS - APPLICANT: CITY OF COCKBURN (110/007) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) pursuant to Clause 6.2.9.1 of City of Cockburn Town Planning Scheme No. 3 ("Scheme"), adopts the Modified Muriel Court Structure Plan (as shown in Attachment 2);
- (2) consent to advertise the reviewed Local Planning Policy APD60 'Muriel Court Structure Plan - Design Guidelines' (as shown in Attachment 3) in accordance with Clause 2.5.1 of the Scheme;
- (3) endorse the schedule of submissions prepared in respect of the Structure Plan; and
- (4) advise those persons who made a submission of Council's decision.

COUNCIL DECISION

Background

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

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

The purpose of this report is to present to Council an updated version of the Muriel Court Structure Plan for adoption. The Structure Plan has been further modified since the May 2014 OCM as a result of the formal advertising period. Council is also requested to consent to advertise Local Planning Policy APD60 Muriel Court Structure Plan - Design Guidelines, which are proposed to be modified to ensure they are maintained as an effective and response design instrument for the area.

Submission

N/A

Report

The Muriel Court Structure Plan area ('subject area'), also known as Development Area 19 ('DA19') has been earmarked for urban residential development since 1994. The subject area is located in the locality of Cockburn Central; bound by North Lake Road, Semple Court, Verna Court, the Kwinana Freeway and Kentucky Court. Being 79 ha in size and directly adjacent to the Cockburn Central Activity Centre, it comprises a unique and strategic location to accommodate future growth.

Detailed planning of the subject area was instigated by the City's Strategic Planning Department in late 2006 and culminated in the

endorsement of the Structure Plan by the Western Australian Planning Commission ('WAPC') in February 2010. However to date, due to a number of factors, development is only now starting to respond in respect of the opportunities presented by the Structure Plan.

Initially, given the multiplicity of land ownership and the relatively small lot sizes, it was considered that the only practical way of progressing planning of the subject area and facilitating its development potential was for the City to take a lead role. The Structure Plan, in conjunction with other statutory planning instruments, to this day provides a robust framework for the implementation of a dense, walkable, mixed use community. It does however appear that some barriers to development remain, some of which are possible for addressing through a Structure Plan modification. Other barriers, particularly financial costs of servicing, are not issues which the Structure Plan or City are able or should be expected to address.

Previous Council Decisions

The Muriel Court Structure Plan has been presented to Council multiple times over the past 8 years. The most relevant decisions are noted below.

13 November 2008 – Council adopted a Structure Plan and requested the WAPC lift the urban deferment over the subject area.

08 July 2010 – Council adopted a Local Planning Policy for the purposes of applying design guidelines to the Muriel Court Structure Plan and a modified Structure Plan.

08 September 2010 – WAPC endorsed the modification to the Structure Plan.

14 October 2011 and 30 December 2013 – Minor modification are undertaken to the Structure Plan. A copy of the current plan can be found at Attachment 1.

Previous approvals

A number of subdivision and development approvals have been issued in the Muriel Court Development Area.

A number of the subdivision approvals are concentrated in a 16ha area in the south eastern corner. These include Lots 52-55 Tea Tree Close, Lot 75 North Lake Rd, Lots 64 and 100 Muriel Court and Lot 42 Semple Court. The majority of the approvals are to create development lot parcels. A total of 36 development parcels are

conditionally approved, along with 3 public open space lots and several road reserves.

Development approvals for at least four sites have been granted. Once again, the majority of these are concentrated in the south eastern corner of the development area. Lot 53 Tea Tree Close has approval for 151 multiple dwellings. Lots 16 & 17 Kentucky Court has approval for 77 residential units and 5 commercial units.

Statutory Framework

The subject area is zoned 'Urban' under the Metropolitan Region Scheme ('MRS'), with the majority of surrounding land zoned 'Urban'. The adjacent land to the south is zoned 'Industrial' and the Kwinana Freeway Reserve is reserved as a 'Regional Road Reserve'. The Initial District Structure Plan formed the basis for the initial lifting of the 'urban deferral' of the subject area.

The majority of the subject area is zoned 'Development' under the City's Town Planning Scheme No. 3 ('Scheme'), within DA19. The land fronting North Lake Road is zoned 'Mixed Business' while being included within DA19. The majority of the subject area is also included within Development Contribution Area 11 ('DCA11') and the entirety of the subject area lies within Development Contribution Area 13 ('DCA 13').

The following sections provide a succinct discussion of the prevailing statutory and planning policy framework:

Muriel Court Structure Plan

The Muriel Court Structure Plan was initially prepared by officers of the City in conjunction with Koltasz Smith Planning Consultants. The City's leadership initially was seen as vital given the multiplicity of land ownership and the relatively small lot sizes. The involvement of the City was considered the only practical way of progressing planning of the subject area and facilitating its development potential.

The initial Structure Plan was prepared to be consistent with the WAPC's Liveable Neighbourhoods and Network City Strategic Planning Document (now superseded by Directions 2031). Providing a diverse and compact urban outcome that in turn supports alternative transport choices, and further supports the Cockburn Central Activity Centre and train station, were at the heart of the planning for the area. In total the Structure Plan is expected to yield between 2,170 and 2,894 dwellings. The key planning principles that unpinning the Structure Plan preparation were Community Design; Movement

Network; Lot Layout and Public Parkland; Activity Centres, Employment and Schools and; Urban Water Management/Utilities;

Development Area 19

DA19 within Schedule 11 of the Scheme provides for a statutory framework that has led to a Structure Plan that guides subdivision and development within the subject area. Created as part of Scheme Amendment 6 and further advanced by Scheme Amendment 62, it requires that any structure plan proposed on the subject area provide for residential and mixed business development where appropriate, establish the need for a set of design guidelines and ensure that proposals directly accessing North Lake Road have due regard to the North Lake Road Vehicle Access Policy.

Development Contribution Area 11

Development Contribution Area 11 ('DCA 11') is situated over the majority of the subject area; it is bound by the northern edge of the Mixed Business zone fronting North Lake Road, Kentucky Court, the Kwinana Freeway, Berrigan Drive and Semple Court.

Scheme Amendment No. 67, which was gazetted on 7 May 2010, formally introduced DCA 11 into the City's Scheme. DCA 11 requires contributions to the following items.

- Pro rata contribution to the second carriageway of North Lake Road between Kentucky Curt and Semple Court based on traffic generation.
- Widening/upgrading of Semple Court, including traffic management devices, traffic lights and the over and above costs of a realigned Semple Court including the cost of land acquisition.
- Upgrading and widening of the existing internal roads where this exceeds the normal subdivision requirements such as Muriel Court and Kentucky Court.
- Provision and enhancement/upgrade of Public Open Space.
- Internal and external drainage areas and works including gross pollutant traps and nutrient stripping.
- Preliminary professional studies including drainage, geotechnical, engineering, traffic and planning.
- The City's costs of administering the Development Contribution Scheme.
- Cost of acquiring and development of the areas of Public Open Space.

This forms the statutory mechanism by which cost sharing of common infrastructure takes place within the Muriel Court Structure Plan area.

Local Planning Policy

Policy APD60 'Muriel Court Design Guidelines'

In order to achieve high quality development based on good urban design principles, a set of design guidelines have been created; both the Structure Plan and the Scheme require design guidelines to be adopted for the precinct.

The design guidelines apply to all land use, subdivision and development within DA19 as per the adopted Structure Plan. The design guidelines are important to create an attractive and well-designed urban environment, which readily allows the principles and intent of the adopted Structure Plan to be achieved. DA19 is a transit orientated development which aims to provide a range of dwelling types and maximise the number of people living and working near the Cockburn Central activity centre and train station.

The key design guideline standards by zones are outlined in the table below:

	Low Density	Medium Density		High Density		
	R20 + R25	R40	R60	R80 Low Rise	R160 Low Rise	Tower
Build to line	3-4.5m	2-4m	2-4m	4m	4m	Podium: 4m Tower: 8m
Side setback	R-Codes	R-Codes	0m	Nil **	Nil	Podium: 5m Tower: 8m
Rear setback	R-Codes	R-Codes	R-Codes	4m	4m	Podium: 5m Tower: 9m
Minimum lot width	12m	6m	6m	24m	24m **	30m
Maximum lot width	20m	10m	8m	30m	30m	60m
Minimum height	-	No minimum	Two storeys [*] 5.4m wall	3 storeys and 9m	3 storeys and 10m	18m
Maximum height	Two storeys 6m wall 9m roof	9m wall 12m roof	12m wall 15m roof	5 storeys and 15m	18m	29m

* In R60 coded areas only

** Except where adjacent to a secondary street, where 2m applies

** For R160 coded areas only

Policy APD62 'Vehicle Access Policy (formerly: North Lake Road Access')

The North Lake Road Vehicle Access Policy Plan provides the framework for the lots zoned Mixed Business in the Structure Plan to ensure a coordinated approach. The Vehicle Access Policy Plan provides guidance for the north side of North Lake Road between Semple Court and Kentucky Court; indicating crossover locations and arrangements and also mandating a reciprocal access easement along the entirety of the Policy Plan Area.

The North Lake Road Vehicle Access Policy Plan ('VAPP') is currently under review, in conjunction with Main Roads, as part of a wider analysis of the road network around Cockburn Central with a view to supporting implementation of the North Lake Road overpass. The redrafted VAPP is anticipated to be settled with Main Roads before the end of the year to allow advertising and adoption by Council in early 2015.

The Muriel Court Structure Plan does not include an advisory annotation to acknowledge access arrangements should be as per the VAPP. Such an annotation is applicable to the other affected structure plan (east of the Kwinana Freeway). To be consistent, it is proposed an annotation is added to the Muriel Court Structure Plan.

These abovementioned plans and documents provide the current statutory and planning policy framework relevant to the Muriel Court Structure Plan. The following section now deals with the proposed modifications, and recommendations which officers are seeking to make to Council.

Modifications to Structure Plan

As Advertised

A number of changes to the Structure Plan Map and use permissibility within the Mixed Business zone along North Lake Road were proposed as follows:

1. Extension of the Mixed Business R160 Restricted Use Office/Residential Zone to the west;
2. Recoding of the majority of R20 and R25 coded land to medium and high density codes where they are not adjoining existing residential land to the west of the Structure Plan area;
3. Increased use permissibility within the Mixed Business R160 Restricted Use Office/Residential Zone to allow a wider suite of uses that will facilitate commercial viability and add to both the street environment and provide daily needs for residents of the area (see table below); and

4. Inclusion of two additional development blocks in the R160 coded area; increased from R80.

Current Restricted Use	New Restricted Use
<p>Restricted Use – office/Residential R160 Uses in this area are restricted to:</p> <ul style="list-style-type: none"> • Office • Residential in accordance with those shown for Mixed Business Zone as set out in Table 1 of the Scheme • Restaurant • Consulting Room • Lunch Bar • Civic Use • Bank <p>Note: The Residential component will be assessable for the provision of public open space. This shall be a cash-in-lieu contribution calculated in accordance with the principle of the structure plan.</p> <p>Restricted Use – Non Residential Mixed Business uses as set out in Table 1 of the Scheme, excluding:</p> <ul style="list-style-type: none"> • Grouped and Multiple Dwellings • Lodging and single house • Residential Building 	<p>Restricted Use – Office/Residential R160 Uses in this area are restricted to:</p> <ul style="list-style-type: none"> • Office • Residential in accordance with those shown for Mixed Business Zone as set out in Table 1 of the Scheme • Restaurant • Consulting Room • Civic Use • Bank • Betting Agency • Hotel/Tavern • Small Bar • Medical Centre • Lunch Bar • Shop with ‘P’ Use Class Permissibility (where the gross leasable area does not exceed 100m²) • Fast Food Outlet (where the gross leasable area does not exceed 100m² and it does not include a drive-thru facility) <p>Note: The Residential component will be assessable for the provision of public open space. This shall be a cash-in-lieu contribution calculated in accordance with the principle of the structure plan.</p> <p>Restricted Use – Non Residential Mixed Business uses as set out in Table 1 of the Scheme, excluding:</p> <ul style="list-style-type: none"> • Grouped ad Multiple Dwellings • Lodging and single house • Residential Building

These formed the basis of submitters focus, recognising the statutory control which the structure plan has over land use and development.

Post Advertising (subject of adoption)

A number of submissions raised further points as part considering the Structure Plan during advertising. These have been carefully considered, with several proposals found to have merit. These are as follows:

1. Extend the ‘R160-Mixed Business’ zone over lots 18, 53 and 73 North Lake Road where they are currently zoned ‘Mixed Business-Non Residential’.
2. Modify the proposed R40 zoned land on lots 52, 52, 53, 54, 55, 56, 7, 1, 31 and 9 Muriel Court to R80.

3. Add the following additional notation to the LSP map stating –
'Access to North Lake Road shall be in accordance with the adopted Vehicle Access Policy Plan'

Modification to the Muriel Court Design Guidelines

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

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

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

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

The majority of the significant changes have occurred within areas codes R80 and R160; this is significant as the proposed modified Structure Plan proposed to increase areas zoned these codes.

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

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

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

If adopted by Council, the revised Design Guidelines will need to be advertised for community consultation given their status as a local planning policy.

Community Consultation

The Muriel Court Structure Plan has been subject to considerable community consultation over its history.

The proposed modifications have been advertised to government authorities, affected landowners for 60 days; they were also advertised in the Cockburn Gazette. 12 submissions were received in total, with no objections to the proposed modified structure plan. A number of submissions recommended changes to the advertised structure plan; the majority of these have been accepted by the City and are discussed above. As no other submission raised a matter of significant concern these have not been directly addressed in this Council Report. All submissions have however been addressed in the attached schedule of submissions.

The proposed modification to the Local Planning Policy (Design Guidelines) will need to be advertised for 21 days in accordance with the requirements of the Scheme.

Conclusion

It is recommended that the Council adopt the modified Muriel Court Structure Plan and undertake to advertise the reviewed Muriel Court Design Guidelines.

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.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- Communities that are connected, inclusive and promote intergenerational opportunities.

A Prosperous City

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

Budget/Financial Implications

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

Legal Implications

N/A

Community Consultation

The Muriel Court Structure Plan has been subject to considerable community consultation over its history.

The proposed modifications have been advertised to government authorities, affected landowners for 60 days; they were also advertised in the Cockburn Gazette.

The proposed modification to the Local Planning Policy (Design Guidelines) will need to be advertised for 21 days in accordance with the requirements of the Scheme.

Attachment(s)

1. Endorsed Muriel Structure Plan
2. Modified Muriel Court Structure Plan – For Adoption
3. Local Planning Policy APD60 Muriel Court Structure Plan - Design Guidelines
4. Schedule of Submissions

Advice to Proponent(s)/Submissioners

Those who lodged a submission have been advised that the matter will be considered at the Council Meeting to be held on 11 September, 2014.

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

Nil.

14.9 (OCM 11/9/2014) - PROPOSED ROAD NAMING APPLICATION FOR ROADS WITHIN ELIZA PONDS ESTATE - LOT 4 HAMILTON ROAD, COOGEE - APPLICANT: MCMULLEN NOLAN GROUP (3209746) (R CREEVEY / A TROSIC) (ATTACH)

RECOMMENDATION

That Council

- (1) endorse the names 'Haifa Lane, Malta Lane, Piran Lane, Tarifa Lane, Patara Lane, Lerici Lane, Cetara Lane, Murica Lane, Corsica Way, Santorini Boulevard, Portofino Loop, Manarola Loop, Kalamata Circuit, Livorno Approach and Mykonos Road' for the remaining roads with Eliza Ponds Estate (Lot 4) Hamilton Road, Coogee and refer these to the Geographic Names Committee with a request for their approval; and
- (2) advise the developer of the Eliza Ponds Estate of Council's decision.

COUNCIL DECISION

Background

The City received a request for the naming of streets for the remaining roads to be created within the Eliza Ponds Estate (former GWF site - Lot 4 Hamilton Road, Coogee). The request was for the names 'Haifa Lane, Malta Lane, Piran Lane, Tarifa Lane, Patara Lane, Lerici Lane, Cetara Lane, Murica Lane, Corsica Way, Santorini Boulevard, Portofino Loop, Manarola Loop, Kalamata Circuit, Livorno Approach and Mykonos Road.'

The proposed theme reflects a Mediterranean coastal town theme, linking the estate's coastal proximity with the rich heritage of both the Spearwood region (which has played host to extensive European migration), and the heritage of the Watsonia factory. The names are in accordance with the road name theming used in stages 1, 2 & 3 of the Eliza Ponds Estate, and therefore it would be very appropriate to continue this theme.

The road names layout plan is shown in the location plan attached.

In accordance with Council policy and delegation, the request was considered according to Council Policy APD75 (*Naming of Streets and Public Open Space*) and the Geographic Names Committee ("GNC") Principles, Guidelines and Procedures document. As an unsupportive comment was received back during referral to Elected Members, it is now required to be formally considered by full Council.

It is recommended that Council support the road names, on the basis of it being consistent with the naming conventions contained under APD75 and the GNC guidelines. The application also reflects the previously approved names.

Submission

The City received a request for the naming of streets from McMullan Nolan Group, on behalf of the developers of the Eliza Ponds Estate.

Report

The City received a request for the naming of streets for the remaining roads to be created within the Eliza Ponds Estate (former GWF site - Lot 4 Hamilton Road, Coogee). The request was for the names 'Haifa Lane, Malta Lane, Piran Lane, Tarifa Lane, Patara Lane, Lerici Lane, Cetara Lane, Murica Lane, Corsica Way, Santorini Boulevard, Portofino Loop, Manarola Loop, Kalamata Circuit, Livorno Approach and Mykonos Road.'

Historically, the Spearwood region has played host to a rich European migrant community. This migrant community provided the labour force needed to sustain both the market garden industry and Watsonia's meat processing plant across its 100 year history. As these two industries helped shape and define the region, the developers felt it appropriate to acknowledge not only the estates personal history, but the extensive positive input this community has played on the suburb of Spearwood when choosing the names.

The proposed names come from a range of Mediterranean counties, a decision that reflects the diversity of the community in the region. The

developer's idea and naming proposals are often prompted by suggestions and stories from a number of local residents through their own consultation, with local residents expressing their own personal history with the suburb and the land the estate sits on. These stories are consistently reflective of this national diversity and serve as confirmation that the proposed street names need to be reflective of a wider cultural pool if they are to embody the history of the suburb.

The names chosen link between the former heritage, community, theming and the Eliza Ponds Estate as detailed above and on this basis it is recommended that this be adopted by Council.

Strategic Plan/Policy Implications

Lifestyle and Aspiration Achievement

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

The application has been referred to Elected Members as per Council policy and the GNC guidelines.

Attachment(s)

Location Plan

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 September Council Meeting.

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

Nil.

15. FINANCE AND CORPORATE SERVICES DIVISION ISSUES

15.1 (OCM 11/9/2014) - LIST OF CREDITORS PAID - JULY 2014 (076/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

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

COUNCIL DECISION

Background

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

Submission

N/A

Report

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

List of Creditors Paid – July 2014.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

15.2 (OCM 11/9/2014) - STATEMENT OF FINANCIAL ACTIVITY AND ASSOCIATED REPORTS - JULY 2014 (071/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council

- (1) adopt the interim Statement of Financial Activity and associated reports for July 2014, as attached to the Agenda; and
- (2) amend the 2014/15 Municipal Budget by:
 1. Increase Financial Assistance Grants (F.A.G.S.) general united grant revenue (GL 105-5190) from \$2,084,743 to \$2,134,870 (+inc. \$50,127).
 2. Increase the Financial Assistance Grants (F.A.G.S.) roads united grant revenue (GL 105-5191) from \$1,431,565 to \$1,468,183 (+inc.\$36,618).
 3. Increase Engineering conference expenses (GL 830-6110) from \$4,000 to \$6,000 (+exp \$2,000).
 4. Reduce SLLC fitness salary/super expenses (GL 594-6000/6100) from \$433,945 to \$415,576 (-exp\$18,369).

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION**Background**

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

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

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

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

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

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

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

This Regulation requires Council to annually set a materiality threshold for the purpose of disclosing budget variance details. Council adopted a materiality threshold of \$100,000 five years ago. After due consideration, it is thought appropriate to review the threshold level given the growth of the Council over the last five years. The new adopted level is \$200,000.

Submission

N/A

Report

Opening Funds

Due to ongoing end of financial year (EOFY) processing, the current opening funds reported in the July financial statement is not final. The current figure of \$13.1M includes the forecast used in the adopted budget of \$3M, an estimated \$8.6M in municipal funding attached to carried forward works & projects and a residual balance of uncommitted funds.

The final budget position for 2013/14 will be reported to the October Council meeting, along with the associated list of carried forward projects and a final June statement of financial activity. Any residual surplus balance will be dealt with then.

Closing Funds

The City's closing funds of \$97.4M are \$8.2M higher than the YTD budget target. This comprises net favourable cash flow variances across the operating and capital programs as detailed later in this report and the impact of the opening funds variance described earlier.

The revised budget shows end of year closing funds of \$0.1M. This change has predominantly resulted from a small increase from the notional Financial Assistance Grants (FAGS) advised to the City for 2014/15.

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

Operating Revenue

Consolidated operating revenue of \$87.6M was ahead of the YTD budget forecast by \$0.6M. Significant variances included in this result were:

- Revenues from regulatory planning fees & charges were \$0.4M ahead of the allocated YTD budget. The monthly budget phasing will be reviewed to better reflect actual revenue patterns.

- Grants and subsidies received for the Human Services business unit are \$0.5M ahead of the YTD budget primarily due to the first quarterly payment for the HACC program being received ahead of budget.

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

Operating Expenditure

Reported operating expenditure (including asset depreciation) of \$7.5M was under the YTD budget by \$3.6M and comprised the following significant items:

- Material and Contracts were \$1.7M under YTD budget and continues a trend of less activity in July following concerted efforts to complete works and issue invoices for the prior financial year.
- Salaries & direct on-costs incurred were \$1.6M under the YTD budget. The monthly phasing of the budget will be reviewed next month to better align to payroll expense patterns.

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

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

Nature or Type Classification	Actual Expenses	YTD Revised Budget	Variance to YTD Budget	FY Revised Budget
	\$M	\$M	\$	\$M
Employee Costs - Direct	3.10	4.71	1.61	42.69
Employee Costs - Indirect	0.03	0.05	0.02	0.90
Materials and Contracts	1.60	3.34	1.74	35.95
Utilities	0.52	0.38	(0.14)	4.51
Interest Expenses	0.00	0.00	0.00	0.12
Insurances	0.00	0.20	0.20	2.34
Other Expenses	0.46	0.64	0.18	7.58
Depreciation (non-cash)	1.99	1.98	(0.01)	23.76

Capital Expenditure

The City's actual capital spend for the month of July was \$1.65M, representing an under spend of \$2.1M against the YTD budget of \$3.75M.

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

Asset Class	YTD Actuals \$M	YTD Budget \$M	YTD Variance \$M	Annual Budget \$M	Commit Orders \$M
Roads Infrastructure	0.38	1.11	0.73	16.34	1.10
Drainage	0.02	0.03	0.01	1.60	0.03
Footpaths	0.04	0.07	0.03	1.21	0.21
Parks Hard Infrastructure	0.14	0.29	0.15	8.16	1.14
Parks Soft Infrastructure	0.12	0.02	(0.10)	0.86	0.06
Landfill Infrastructure	0.04	0.04	0.00	1.49	0.02
Freehold Land	0.00	0.11	0.11	1.38	0.01
Buildings	0.34	1.52	1.18	31.59	2.46
Furniture & Equipment	0.01	0.02	0.01	0.18	0.00
Computers	0.16	0.28	0.11	1.21	0.27
Plant & Machinery	0.40	0.26	(0.14)	5.59	1.19
Total	1.65	3.75	2.10	69.61	6.49

Further details on significant spending variances by project are disclosed in the attached CW Variance analysis report.

Capital Funding

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

Significant variances for July include:

- Transfers from financial reserves were \$0.79M behind budget, consistent with the capital under spend.
- Balance of GP Super Clinic grant funding for \$0.33M received in July ahead of YTD budget.
- Developer contributions received under the Community Infrastructure plan are \$0.35M ahead of the YTD budget.
- POS cash in lieu contributions of \$0.29M received in July. These are restricted funds and not budgeted ahead of receipt due to inability to estimate.
- Proceeds from the sale of land and plant assets were collectively \$0.38M behind YTD budget settings.

Cash & Investments

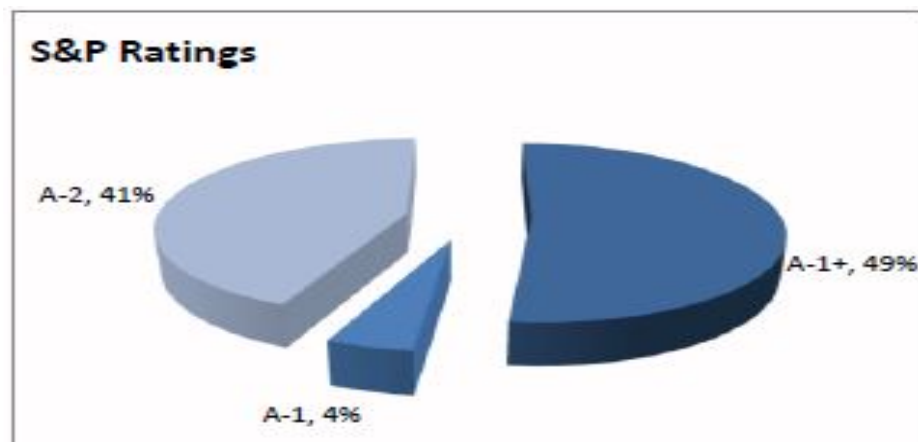
Council's cash and financial investments holding at July month end totalled \$105.5M, down from \$109.2M the previous month.

\$83.1M represents the balance held in the City's cash backed financial reserves. Another \$3.8M represents funds held for other restricted purposes such as deposit and bond liabilities. The remaining \$18.6M represents the cash and financial investment component of the City's working capital, available to fund current operations, capital projects, liabilities and other financial commitments.

The City's investment portfolio made a weighted annualised return of 3.92% in July, down from 3.97% from the previous month. Whilst this compares favourably against the BBSW 6 month annualised rate of 2.70%, the return is trending downwards due to the low official cash rate of 2.50% impacting upon negotiated terms on investment.

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

Figure 1: Council Investment Ratings Mix

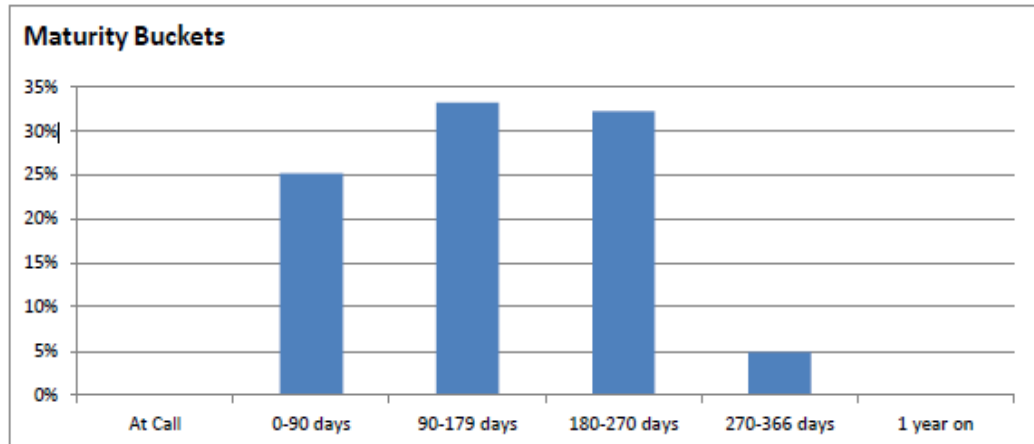


The RBA has reduced rates over the current round of quantitative easing by a total of 2.25%. However, the City's past investment strategy of investing in terms nearer to the extent of statutory limits (12 months) has served to temper the negative impact on the City's total interest earnings.

Given we are now at the bottom of the current interest rate cutting cycle (consensus view of the market) the strategy is now to shorten the average duration for the investment portfolio. TD investments offering value over short to medium terms (3 to 6 months) are now preferred, subject to cash flow planning requirements. This will reduce risks associated with a potential increase in interest rates over the medium

term. The City’s investment portfolio currently has an average duration of 137 days, graphically depicted below:

Figure 2: Council Investment Maturity Profile



Budget Revisions

The City has received advice of an increase in funding of \$86,745 over the notional Financial Assistance Grants (FAGS) previously advised to the City for 2014/15. Savings of \$18,369 have been in the South Lake Leisure Centre Fitness salaries budget following individual program allocation. A small increase in the conferences budget for Engineering is required to carry over deferred spending from last year.

The above changes increase the City’s budgeted closing funds from a balanced budget of \$0 to \$103,114.

Description of Graphs and Charts

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

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

A liquidity graph shows the level of Council’s net current position (adjusted for restricted assets) and trends this against previous years. This gives a good indication of Council’s capacity to meet its financial commitments over the course of the year.

Council's overall cash and investments position is provided in a line graph with a comparison against the YTD budget and the previous year's position at the same time.

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

GST Audit – Sale of land under the margin scheme

The ATO have conducted an audit into the City's treatment of GST on land sales made under what is known as Item 4 of the GST Margin Scheme. The City, on advice from Price Waterhouse Coopers (PwC), retrospectively and prospectively applied a favourable GST treatment to its major residential land sales at Bartram Rd, Atwell and Grandpre Crescent, Hamilton Hill. This was made possible due to a legal determination that local governments could be treated as the 'State' for the purpose of GST on land transactions. The State receives preferential treatment under the law where land sold under the margin scheme was held before 1 July 2000, and there were no improvements on the land as at that date. This treatment has yielded the City a gross saving of \$0.78M since its application, with these funds having been quarantined within the City's Land Development & Investment Fund reserve.

The ATO is challenging the unimproved status of the land as at 1 July 2000 and have advised the City that they intend to retrospectively adjust its Business Activity Statements by the \$0.78M and seek repayment of the refund without interest or penalties. PwC continues to advise the City that it has strong grounds to argue that the land was in fact unimproved as at 1 July 2000 based on the available evidence. The action by the ATO is being replicated nationwide against local governments with similar GST treatment of land transactions. PwC (who represent several of these) claim the ATO's case against the City is weak, compared to some of the other transactions being audited. Accordingly, the City is pursuing a strategy of challenging the ATO's findings with guidance and advice from PwC.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Budget amendment included in the recommendation. Increase the City's Municipal Budget position by \$103,114.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Statement of Financial Activity and associated reports – July 2014.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

16. ENGINEERING AND WORKS DIVISION ISSUES

17. COMMUNITY SERVICES DIVISION ISSUES

17.1 (OCM 11/9/2014) - COCKBURN CENTRAL PARKING (159/011) (R AVARD)

RECOMMENDATION

That Council defer the preparation of a report on the parking around Cockburn Central for a future meeting of Council.

COUNCIL DECISION

Background

Council at its meeting of the August 2014 resolved as a matter for investigation, without debate:

“Mayor Logan Howlett - requested that a report be prepared and presented to the September 2014 Ordinary Council Meeting detailing car parking options for businesses, residents and visitors within the Cockburn Central Town Centre”.

Submission

A delegation to the Council meeting of the 14 August 2014 raised concern about the parking restrictions in place which affect those living in Cockburn Central.

Report

Due to other demands on officer’s time a report could not be prepared in time for the September 2014 meeting of Council. It is proposed that a report be prepared for a future meeting when resources are available to provide the necessary information for Council to consider.

Strategic Plan/Policy Implications

Moving Around

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

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

This will be a subject in the report.

Attachment(s)

N/A

Advice to Proponent(s)/Submissioners

The Proponent has been advised that this matter is to be considered at the September 2014 meeting of Council.

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

Nil.

18. EXECUTIVE DIVISION ISSUES

19. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

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

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

22. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

23. CONFIDENTIAL BUSINESS

23.1 (OCM 11/9/2014) - MINUTES OF CHIEF EXECUTIVE OFFICER PERFORMANCE AND SENIORSTAFF KEY PROJECTS APPRAISAL COMMITTEE MEETING - 27 AUGUST 2014 (027/002) (S CAIN) (ATTACH)

RECOMMENDATION

That Council receive the Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee Meeting held 27 August 2014, as attached to the Agenda, and adopt the recommendations therein.

COUNCIL DECISION

Background

The Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee met on 27 August 2014. The minutes of that meeting are required to be presented to Council and its recommendations considered by Council.

Submission

The minutes of the Committee meeting are attached to the Agenda. Items dealt with at the Committee meeting form the basis of the Minutes.

Report

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

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Committee Minutes refer.

Legal Implications

Committee Minutes refer.

Community Consultation

N/A

Attachment(s)

Minutes of the Chief Executive Officer Performance and Senior Staff Key Projects Appraisal Committee held on 27 August 2014 are provided to the Elected Members as confidential attachments.

Advice to Proponent(s)/Submissioners

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

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

Committee Minutes refer.

24 (OCM 11/9/2014) - RESOLUTION OF COMPLIANCE (SECTION 3.18(3), LOCAL GOVERNMENT ACT 1995)

RECOMMENDATION

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

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

COUNCIL DECISION

25. CLOSURE OF MEETING

CITY OF COCKBURN

SUMMARY OF MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 28 AUGUST 2014 AT 6:00 PM

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CITY OF COCKBURN

MINUTES OF THE DELEGATED AUTHORITIES, POLICIES & POSITION STATEMENTS COMMITTEE MEETING HELD ON THURSDAY, 28 AUGUST 2014 AT 6:00 PM

PRESENT:

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

IN ATTENDANCE:

Mr S. Cain	-	Chief Executive Officer
Mr D. Green	-	Director, Governance & Community Services
Mr S. Downing	-	Director, Finance & Corporate Services
Mr D. Arndt	-	Director, Planning & Development Services
Mrs B. Pinto	-	PA to Directors - Finance. & Corporate. Services/Administration & Community Services

1. DECLARATION OF MEETING

The Presiding Member declared the meeting open at 6.01 pm.

2. APPOINTMENT OF PRESIDING MEMBER (If required)

Nil.

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

Nil

4. APOLOGIES & LEAVE OF ABSENCE

Nil



5. CONFIRMATION OF MINUTES

5.1 (MINUTE NO 253) (DAPPS 28/8/2014) - MINUTES OF THE DELEGATED AUTHORITIES, POLICIES AND POSITION STATEMENTS COMMITTEE MEETING - 22/5/2014

RECOMMENDATION

That Council adopt the Minutes of the Delegated Authorities, Policies and Position Statements Committee Meeting held on Thursday, 22 May 2014, as a true and accurate record.

COMMITTEE RECOMMENDATION

MOVED Clr L Wetton SECONDED Clr Y Mubarakai that the recommendation be adopted.

CARRIED 5/0

6. DEPUTATIONS & PETITIONS

Nil

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

Nil

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

Nil

9. COUNCIL MATTERS

NOTE: AT THIS POINT IN THE MEETING, THE TIME BEING 6.04 PM THE FOLLOWING ITEMS WERE CARRIED BY AN "EN BLOC" RESOLUTION OF COMMITTEE:

9.1	10.2	11.1	13.1
	10.3		13.2
	10.4		13.3
	10.5		
	10.6		



9.1 (MINUTE NO 254) (DAPPS 28/8/2014) - PROPOSED AMENDMENT TO PSES16 'REQUEST FOR INFORMATION ABOUT OWNER OCCUPIERS, ELECTORS AND RATEPAYERS' (182/002) (J NGOROYEMOTO) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Position Statement PSES16 'Request for Information about Owner/Occupiers, Electors and Ratepayers, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION

Background

An amendment was made to the Local Government (Administration) Regulations. Section 5.94 of the Local Government Act 1995 lists categories of information commonly held by local governments that may be inspected by the public on request provided it is not contrary to the limits in section 5.95. This information includes rates records under section 5.94(m) and Electoral Rolls and Registers of Owners and Occupiers under section 5.94(s)

Regulation 29B of the Local Government (Administration) Regulations 1996 was introduced on 16 September 2009 to prescribe restrictions on how copies of information referred to in section 5.94(m) or (s) of the Act can be requested from local governments.

Submission

N/A

Report

Section 5.96 of the Act provides that where a person has a right to inspect information, the person may request a copy of that information from the local government. If a copy is requested under the Act, the



local government must provide the copy unless regulations prescribe otherwise.

The purpose of the regulation is to prevent businesses from being provided with copies of local government-held information with the intent of using it for a commercial purpose. Examples are for bulk advertising, mail outs and targeting ratepayers to sell particular services.

Regulation 29B has been amended to reflect the original intention that local governments have the option to request an applicant to verify their application by statutory declaration, and the local government can only provide the requested copies if the Chief Executive Officer is satisfied that the information will not be used for a commercial purpose.

The revised wording of the regulation is:

29B copies of certain information not to be provided (Act s. 5.96):

A local government must not make available to a person copies of information referred to in section 5.94(m) or (s) unless:-

- (a) the request for the information is made in the manner and form approved by the local government; and*
- (b) the CEO of the local government is satisfied, by statutory declaration or otherwise, that the information will not be used for commercial purposes.*

This amendment will ensure that statutory declarations will not be required if the CEO is otherwise satisfied that the information is not to be used for a commercial purpose. It also highlights the fact that it is not the completion of the statutory declaration that determines the information released, but a decision of the CEO that the proposed use complies with the Act. This amendment was gazetted on Friday, 28 February 2014.

Strategic Plan/Policy Implications

Leading & Listening

- A responsive, accountable and sustainable organisation.
- Quality customer service that promotes business process improvement and innovation that delivers our strategic goals.



Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Position Statement PSES16 'Request for Information about Owner/Occupiers, Electors and Ratepayers'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10. PLANNING & DEVELOPMENT DIVISION ISSUES

10.1 (MINUTE NO 255) (DAPPS 28/8/2014) - PROPOSED NEW LOCAL PLANNING POLICY 'BUSHFIRE PRONE AREAS' (109/025; 182/001) (C HOSSEN) (ATTACH)

RECOMMENDATION

That Council

- (1) in pursuance of Clause 2.5.2(b) of City of Cockburn Town Planning Scheme No. 3 and subject to the gazettal of Scheme Amendment No. 92, resolves to adopt a Local Planning Policy for Bushfire Prone Areas, as shown in that attachments to the Agenda, subject to modification; and
- (2) following the gazettal of Scheme Amendment No. 92 publish a notice of the adoption of the Local Planning Policy in accordance with Clause 2.5.3(a) of the Scheme.



COMMITTEE RECOMMENDATION

MOVED Deputy Mayor C Reeve-Fowkes SECONDED Cllr S Portelli that:

- (1) in pursuance of Clause 2.5.2(b) of City of Cockburn Town Planning Scheme No. 3 and subject to the gazettal of Scheme Amendment No. 92, resolves to adopt a Local Planning Policy for Bushfire Prone Areas subject to the following modification:
 1. that the following text be inserted at the end of clause 2 of the Local Planning Policy for Bushfire Prone Areas:

“Table 2.4.3 of AS3959-2009 outlines the required setback required to achieve relevant bushfire attack levels, this being dependent on slope of the land and the classification of adjacent vegetation. Copies of this table are available from SAI Global, the Building Commission or the City upon request.”
- (2) following the gazettal of Scheme Amendment No. 92 publish a notice of the adoption of the Local Planning Policy in accordance with Clause 2.5.3(a) of the Scheme.

CARRIED 5/0

COUNCIL DECISION

Reason for Decision

Table 2.4.3 of Australian Standard AS3959-2009 outlines the required distance for the five bushfire attack levels, this being dependent on the slope of the land and the adjacent vegetation’s classification. In short, there are 120 different distances that can apply to the BAL’s within Western Australia.

Due to the complex nature of the table and the likelihood that the standard shall be updated in the future, there is a risk that the inclusion of the table in the Local Planning policy may lead to inclusion of incorrect information and duplication of detailed information absent from the rest of AS3959-2009.

It is suggested that instead of including the table within the Policy itself that a notation be included within the Policy to note the existence of the table. It is also suggested that the table be made available to any resident, developer or builder that request it. This approach will remove



the likelihood of unnecessary duplication and remove the chance of out-dated information occurring within Policy.

Background

Australia and Western Australia specifically is a land mass prone to incidences of bushfire. In recent times a number of fire events have come under scrutiny from various State Governments to ascertain the cause, appropriateness of response and need for change. The need for the City of Cockburn to identify Bushfire Prone Areas and take reasonable and appropriate responses to this issue is in response to these reports.

At its Ordinary Council Meeting held on 12 April 2012, Council resolved to initiate Amendment No. 92 to City of Cockburn Town Planning Scheme No. 3 ("Scheme"). The purpose of the amendment is to place a Special Control Area over land currently zoned Rural, Resource, Rural Living and Conservation under the Scheme, dealing with bushfire risk management through the planning process. The amendment also proposes a number of alterations and additions to the Scheme Text.

Council adopted for final approval Amendment No. 92 at its Ordinary Council Meeting held on 4 May 2013. Point 2 of the Council recommendation noted the following: that Council:

"resolves to prepare a Local Planning Policy to help guide development within designated Bushfire Prone Areas to provide consistency to officers, landowners and developers going forward;"

Officers have forwarded Amendment No. 92 to the Western Australian Planning Commission for the Hon Minister's consideration. In anticipation of the Hon Minister's advice, the City has begun preparation of Bushfire Hazard Assessment Maps and Local Planning Policy (the subject of this report). The preparation of both documents is seen as pivotal in ensuring that the regulatory framework is in place in anticipation of the gazettal of Amendment No. 92.

Submission

N/A

Report

Once Scheme Amendment No. 92 is gazetted the City of Cockburn Town Planning Scheme No. 3 ('Scheme') will provide discretion with regard to the assessment of a proposal for development within areas identified as Bushfire Prone under Clause 6.6.1. The Scheme also



provides for a right of review for landowners with respect of a decision of the City to identify their land on a Bushfire Hazard Assessment Map. Both these aspects require Local Planning Policy guidance.

Considering, the discretion allowed for under the Scheme and following consultation with affected landowners during the Amendment No. 92 advertising period, it was deemed necessary to provide policy guidance for the exercise of discretion in respect of development within Bushfire Prone Special Control Areas. Further to this it was deemed necessary to provide guidance as to how requests for review received from landowners concerning Bushfire Hazard Assessment Mapping should be handled.

The Draft Policy provides guidance with regards to the following matters:

1. Identification of Bushfire Prone Land;
2. Minor Extensions to Existing Dwellings, Swimming Pools and Outbuildings; and
3. Review under Clause 6.6.9

With regards to Point 1 above; at its Ordinary Council Meeting held on 12 April 2012 Council initiated Scheme Amendment No, 92 and also endorsed the methodology for the identification of Bushfire Prone Areas on any Bushfire Hazard Assessment Map. The process for such identification being:

1. Inclusion of identified native vegetation of 1 Ha or greater (by aerial photograph);
2. Identification of native vegetation less than 1 Ha in size but within 50m of identified native vegetation (>1 Ha); and
3. Buffering of all the above by 100m (shown in different colour from main hazard area).

For the purpose of registering an accurate assessment of bushfire risk; the identification of bushfire prone areas includes land meeting the first two criteria but which is not within the Bushfire Prone Special Control Area.

During the period between the initial presentation of the Policy to DAPPS and advertising of the Policy, the Office of Bushfire Risk Management ('OBRM') have prepared the 'Bushfire Prone Area Mapping Standard Western Australia', this document was approved by the Fire and Emergency Services Commissioner in May 2014.

The Bushfire Prone Area Mapping Standard provides a methodology for the identification of Bushfire Prone Areas for the purposes of applying the draft State Planning Policy 3.7 – Planning for Bushfire



Risk management, the draft Bushfire Risk Management Guidelines and AS3959-2009. The Standard will also be utilised by OBRM to undertake the creation of the state bushfire-prone area map.

The establishment of a state wide standard necessitated a need to modify the draft Local Planning Policy to ensure that any future Bushfire Hazard Assessment Map would be consistent with the State Bushfire Map. The Draft Policy has been modified to state the following:

“For the purpose of the identifying Bushfire Prone Areas on a Bushfire Hazard Assessment Map the methodology as applied in Section 7 of the Bushfire Prone Area Mapping Standard Western Australia shall be applied.”

For reference the Bushfire Prone Area Mapping Standard Western Australia has been included as an appendix to this report.

With regard to Point 2 above; research of the approach of other jurisdictions and consultation with landowners groups’ as part of Amendment No. 92 outlined concern regarding how the City would treat existing building in Bushfire Prone Areas when extensions were proposed. The need for consistency of decision making was clear.

The Draft Policy notes that in some cases where an existing single house has further development proposed the bushfire attack level assessment may recommend upgrading of that single house. While there is an expectation that this is intended under the scheme, the following types of proposed development would unlikely necessitate a condition of planning approval to upgrade the existing single house at the discretion of the City:

1. Extensions to an existing single house that increases the floor area of that single house (as of the date of gazettal of Scheme Amendment No. 92) by no more than 20% in total and does not increase the bushfire attack level assessment rating of the existing single house.
2. Swimming Pools.
3. Outbuildings
4. Ancillary Accommodation (please note that the Ancillary Accommodation itself must be built to AS3959-2009 requirements).

However, point (a) to (d) will not be applied where the bushfire attack level assessment rating of the existing dwelling is BAL-FZ. In such situations, where the fire risk is clear and extreme, the City does not see it as wise to allow any discretion in regards to addressing the fire risk.



Point 2 of the draft policy has been modified in response to feedback and concern raised by the Banjup Residents' Association as part of the formal advertising of the draft policy. Previously the exemptions under Point 2 were not allowable where an existing dwelling reordered a bushfire attack level assessment rating of the existing dwelling of BAL-29, BAL-40 and BAL-FZ. It was noted that this would place an extreme financial burden on the majority of existing dwellings in Banjup and other suburbs. The proposed modifications are in keeping with the wishes and recommendations of the Banjup Residents' Association.

With regard to Point 3 above; Clause 6.6.9 of the Scheme allows for any landowner whose land is identified on a Bushfire Hazard Assessment Map to request a review of that classification by the City. The Draft Policy outlines the procedures and rationale behind how a review will be assessed. Also, the Draft Policy outlines expectations for the information to be provided by the landowner as part of any review. Importantly the Draft Policy makes it clear that any decision will be accompanied by clear guidance that discretionary decisions made under 6.6.9 can be appealed to the State Administrative Committee.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

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

Environment & Sustainability

- Identification and minimisation of impacts to human health risk.

Budget/Financial Implications

N/A

Legal Implications

N/A

Community Consultation

Community consultation was undertaken in accordance with clause 2.5.1 of the Scheme; it was advertised for 21 days with an advert in the



Cockburn Gazette, letter to all affected residents (1,100 in total) and also consultation with affected Community Associations.

The Schedule of Submissions provides a comprehensive response to the lodged submissions.

Attachment(s)

1. Proposed new Local Planning Policy 'Draft Bushfire Prone Areas'
2. Bushfire Prone Area Mapping Standard Western Australia
3. Schedule of Submissions

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.2 (MINUTE NO 256) (DAPPS 28/8/2014) - FINAL ADOPTION OF PROPOSED AMENDMENTS TO LOCAL PLANNING POLICY APD71 'INDUSTRIAL DEVELOPMENT' (182/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt amendments to APD71 'Industrial Development' in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION

Background

Local Planning Policy APD71 Industrial Development is proposed to be modified as part of the City's Sustainability Action Plan for 2013/14.



One of the key performance indicators of the City's Sustainability Plan for 2013/14 was to encourage commercial/business developments to incorporate end of trip facilities. Policy APD71 is an existing local planning policy that includes design criteria for industrial and commercial development. It is therefore proposed to add specific provisions relating to end of trip facilities for commercial and industrial developments to this policy.

The modifications to the policy were adopted for the purposes of advertising by the DAPPS Committee at its May meeting which was endorsed by Council at its June meeting. Subsequently the modified policy was advertised and no submissions were received.

Submission

N/A

Report

These changes to Policy APD71 are summarised as follows:

1. Clarification as to when end of trip facilities are required for commercial and industrial developments.
2. Details of the minimum requirements necessary for end of trip facilities when required for a particular development.

Ensuring that commercial and industrial developments provide sufficient end of trip facilities will make cycling and walking a more attractive and practical alternative to use of the private vehicle for those working in these areas. The additional requirement is not considered to add an unreasonable cost burden on developers or businesses.

Strategic Plan/Policy Implications

Growing City

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

Community & Lifestyle

- Promotion of active and healthy communities.

Environment & Sustainability

- A community that uses resources in a sustainable manner.

Moving Around

- Facilitate and promote healthy transport opportunities.



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

Budget/Financial Implications

Cost of advertising the amended policy to be met by Statutory Planning Operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the proposed amended policy was published in a newspaper circulating the Scheme Area.

Attachment(s)

Amended Policy APD71 'Industrial Development'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.3 (MINUTE NO 257) (DAPPS 28/8/2014) - PROPOSED NEW LOCAL PLANNING POLICY APD77 'FLAGPOLES AND CAMERA POLES' (182/001) (A LEFORT) (ATTACH)

RECOMMENDATION
That Council adopt the proposed new Local Planning Policy APD77 'Flagpoles and Camera Poles', in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION
MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.
CARRIED 5/0



COUNCIL DECISION

Background

The erection of flagpoles and camera poles in residential areas is becoming more common in the City of Cockburn. Whilst the Residential Design Codes WA provides some criteria for the development of external fixtures, it does not provide any specific development requirements for flagpoles and camera poles. In some instances, the erection of flagpoles and camera poles in a residential setting can have a detrimental impact on the amenity of adjoining residents and/or the streetscape which is why this policy is considered necessary.

The policy was adopted for the purposes of advertising by the DAPPS Committee at its May meeting which was endorsed by Council at its June meeting. Subsequently the modified policy was advertised and submissions were received.

Submission

N/A

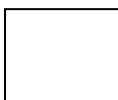
Report

This new policy has been drafted to provide a list of criteria for flagpoles and camera poles which are considered acceptable and which are exempt from the requirement to obtain planning approval. The key aspects of the new policy are:

- Acceptable heights of flagpoles and camera poles
- Acceptable setbacks of flagpoles and camera poles

Flagpoles

To allow the erection of flagpoles in residential areas without planning approval where the maximum height doesn't exceed 6m (equivalent to a two-storey dwelling wall height), is setback behind the minimum street setback area, where the flagpole does not contain commercial advertised and is not a heritage listed property. Proposals for flagpoles which are outside the above criteria will require planning approval to ensure that the proposal will not negatively impact on the amenity of the area.



Camera Poles

The policy will allow camera poles in some locations to be exempt from planning approval. The criteria for exemption will include where camera poles do not exceed the height of the dwelling (up to 6m in height), where camera poles are located behind the alignment of the dwelling, appropriately set back from the side boundaries and where the property is not heritage listed. Proposals for camera poles which are outside the above criteria are discouraged in the policy but can be considered on their individual merits and approved if the amenity of nearby residents and the streetscape is not negatively impacted.

Consultation

During the advertising period a total of four submissions were received which included three in support of the policy and one objection. A summary of the submissions is as follows:

Comments in Support

<u>Submitter's Comment</u>	<u>Officer Response</u>
The definition of flagpole should include the words 'and not to be used as a camera pole'.	The definition has been modified accordingly.
Ensuring that the policy specifies that flagpoles are exempt from the requirement for planning approval only when the structure does not contain security cameras.	The definition of a flagpole now specifically prohibits anything other than a flag being attached.
Suggestion that the camera poles are exempt from the requirement for planning approval where no more than one light which will not be a flood light is fixed to the camera pole and that the light shall not be directed to neighbouring properties.	The exemption for planning approval for a camera pole does not extend to lighting. Therefore any poles containing lighting shall require planning approval.
Non-support of camera poles with security lights expressing concern that neighbouring properties will be filmed.	See comment above.
Suggest that if cameras are fixed to existing/proposed dwellings that the dividing fence shall be at the same height as the camera to ensure that the cameras are not filming adjoining properties.	Dividing fences are governed by the <i>Dividing Fences Act 1961</i> which is not administered by Local Government and as such this policy does not intend to deal with dividing fences.

Reasons for Objection

<u>Submitter's Comment</u>	<u>Officer Response</u>
A suggestion that this policy has only been drafted to cover-up for the illegal and fraudulent actions of the Council as they acted without authority or justification in the past.	Dismissed – This is not a relevant planning consideration.
A suggestion that camera poles are a fact of life in this modern, violent age and concerns that this policy will impinge on the rights of landowners to protect their property and families.	This policy has been drafted to protect the level of residential amenity in the City in accordance with the objectives of the City of Cockburn's Town Planning Scheme No.3.
Questions as to who decides what has the potential to negatively impact the visual amenity of adjoining properties and streetscapes.	The purpose of the policy is to guide decision making in relation to the erection of such structures in accordance with the objectives of the Town Planning Scheme.
Suggests that the reason for the policy is for Council to generate additional revenue.	Dismissed – This is not a relevant planning consideration.
Suggests that the policy should be amended showing the maximum pole heights that will be accepted rather than just what is exempt so that people do not waste their time and money submitting a planning application.	The policy provides pole heights which are considered acceptable and therefore do not require planning approval. Any proposal that does not comply with the exemptions can be assessed on its merits and will take into account the location, proximity of neighbours, neighbour's comments and any other relevant considerations.
Questions why Council is trying to prevent good from being done in relation to protecting neighbouring properties.	This policy has been drafted to protect the level of residential amenity in the City in accordance with the objectives of the City of Cockburn's Town Planning Scheme No.3.
Questions whether Council has more important things to spend money on and does not consider the drafting of the policy to be good value for money as a rate payer.	Dismissed – This is not a relevant planning consideration.



Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

Costs of advertising the new policy to be met by Statutory Planning Operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the proposed amended policy was published in a newspaper circulating the Scheme Area. The results of the consultation are discussed in the report.

Attachment(s)

Proposed new Local Planning Policy APD77 'Flagpoles and Camera Poles'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.4 (MINUTE NO 258) (DAPPS 28/8/2014) - FINAL ADOPTION OF PROPOSED NEW LOCAL PLANNING POLICY APD78 'HEALTH STUDIOS' (182/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt the proposed new Local Planning Policy APD78 'Health Studios' in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION

Background

This new local planning policy has been drafted to provide clarity and specific development provisions for those wishing to undertake the development of a Health Studio and for those assessing the applications which are currently lacking in the existing planning framework.

The policy was adopted for the purposes of advertising by the DAPPS Committee at its May meeting which was endorsed by Council at its June meeting. Subsequently the modified policy was advertised and no submissions were received.

Submission

N/A

Report

The key aspects of the new policy include:

- Clarity to the types of uses which are considered to fall within the Health Studio use class in TPS 3; and
- Car parking requirements.

Uses

The definition of Health Studio in TPS 3 is:

'means land and buildings designed and equipped for physical exercise, recreation and sporting activities including outdoor recreation.'

Uses considered to fall into this definition include gyms, group based fitness classes, personal training, boxing and martial arts training, dance classes or a combination of the above. Specifying the uses within the policy provides clarity and will assist applicants and staff



undertaking development assessment. Previously there has been some confusion as to which uses were deemed health studios and which were deemed private recreation which carries a very low parking standard.

Car Parking

TPS 3 contains no parking provision for health studios which causes uncertainty for applicants and staff undertaking development assessment. The new policy includes a guide for the number of car parking bays required and includes instances where a shortfall in car parking may be supported by the City.

Strategic Plan/Policy Implications

Growing City

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

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.

Budget/Financial Implications

Costs of advertising the new policy to be met by Statutory Planning Operational budget.

Legal Implications

Nil

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the proposed amended policy was published in a newspaper circulating the Scheme Area. No submissions were received.

Attachment(s)

Proposed new Local Planning Policy APD78 'Health Studios'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.



10.5 (MINUTE NO 259) (DAPPS 28/8/2014) - FINAL ADOPTION OF PROPOSED NEW LOCAL PLANNING POLICY APD79 'EDUCATIONAL ESTABLISHMENTS (WORKPLACE TRAINING FACILITIES)' (182/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt new Local Planning Policy APD79 'Educational Establishments (Workplace Training Facilities)' in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION

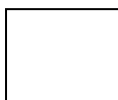
Background

The development of workplace training facilities has become increasingly common within the industrial and mixed use zones in the City of Cockburn. They generally provide specialised engineering and manual workplace education and training often in areas of mechanical repair and fabrication and other trades. There are currently no development provisions in the City's Town Planning Scheme No.3 (TPS 3) which specifically relate to this use, in particular vehicle parking.

The policy was adopted for the purposes of advertising by the DAPPS Committee at its May meeting which was endorsed by Council at its June meeting. Subsequently the modified policy was advertised and no submissions were received.

Submission

N/A



Report

The key aspects of the new policy are:

- Which zones within the City of Cockburn are most appropriate for workplace training facilities; and
- Vehicle parking standards.

Zoning

As workplace training is defined as an 'Educational Establishment' under TPS 3, the use is able to be considered in all zones in TPS 3 except for the conservation zone. Workplace training facilities are not necessarily appropriate in all zones and are encouraged in industrial and mixed business areas, close to places of employment which the training is related to. The new policy therefore provides a guide as to which zones are appropriate for the use.

Vehicle Parking

Workplace training uses often generate the need for a significant number of vehicle parking bays to accommodate staff and students. TPS 3 only provides vehicle parking standards for educational establishments (primary and high schools) providing no guidance for applicants or the City in assessment workplace training proposals. This has led to many examples where insufficient vehicle parking has caused safety and amenity issues.

The new Local Planning Policy includes parking rates for staff and students based on the proximity to a rail station or high frequency bus route on the basis that those premises which with good public transport access may provide less car parking bays.

Strategic Plan/Policy Implications

Growing City

- To grow our City in a sustainable way by: using land efficiently, protecting the natural environment and conserving biodiversity.
- Development that is soundly balanced between new and existing areas.
- Reduction in energy dependency and greenhouse gas emissions within our City.
- Investment in industrial and commercial areas, provide employment, careers and increase economic capacity in the City.



A Prosperous City

- Promotion and support for the growth and sustainability of local businesses and local business centres.
- A range of leading educational facilities and opportunities.

Budget/Financial Implications

Cost of advertising the new policy to be met by Statutory Planning Operational budget.

Legal Implications

N/A

Community Consultation

In accordance with clause 2.5.1 of TPS 3, notice of the proposed amended policy was published in a newspaper circulating the Scheme Area. No submissions were received.

Attachment(s)

Proposed new Local Planning Policy APD79 'Educational Establishments (Workplace Training Facilities)'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

10.6 (MINUTE NO 260) (DAPPS 28/8/2014) - PROPOSED AMENDMENTS TO APD70 'WASTE MANAGEMENT IN MULTIPLE UNIT DEVELOPMENTS' (182/001) (A LEFORT) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy APD70 'Waste Management in Multiple Unit Developments' for the purpose of advertising in accordance with section 2.5.3 of Town Planning Scheme No. 3, as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION**Background**

Local Planning Policy APD70 is an existing local planning policy that details requirements pertaining to waste management and minimisation to be considered in the design, construction and management of larger developments. The policy is informed in part by the principles and objectives of the City's Sustainability Policy, Waste Management and Education Strategy 2013-2023 and the State Government's Waste Avoidance and Resource Recovery Act.

Policy APD70 is proposed to be modified to include some changes to bin provisions and minor administrative changes.

Submission

N/A

Report

These changes to the provisions of APD70 are summarised as follows:

1. The requirement for a waste management plan for four multiple dwellings or more in lieu of the current six multiple dwellings or more. It has become apparent that proposals containing 4-5 units also face similar waste management issues, particularly where basement or under croft parking may be proposed therefore justifying the need for a waste management plan.
2. The reduction of one set of bins (one yellow and one green top) per 3 units.
3. Clarifying that bin servicing by the City's waste truck must be undertaken without the need to reverse.

The proposed amendments to Planning Policy APD70 require advertising for public comment under Town Planning Scheme No.3



section 2.5 – Procedures for making or amending a Local Planning Policy.

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.

Environment & Sustainability

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

Budget/Financial Implications

Costs of advertising the amended policy to be met by Statutory Planning Operational budget.

Legal Implications

Nil

Community Consultation

N/A

Attachment(s)

Proposed amended Policy APD70 'Waste Management in Multiple Unit Developments'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

11. FINANCE & CORPORATE SERVICES DIVISION ISSUES

11.1 (MINUTE NO 261) (DAPPS 28/8/2014) - PROPOSED AMENDMENT TO POLICY SFCS1 'INVESTMENTS' (182/001) (N MAURICIO) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy SFCS1 'Investments', as shown in the attachments to the Agenda.



COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION**Background**

This policy serves to set investment guidelines and restrictions which are compliant with the requirements of Section 6.14 of the Local Government Act 1995 and Regulation 19C of the Local Government (Financial Management) Regulations 1996 as amended.

This policy was last reviewed by Council in June 2012.

Submission

N/A

Report

This latest review of the policy recommends increasing the direct investment maximum able to be held with any individual A-2 institution from 20% to 30%, with a capped limit of \$50M. This change is recommended due to recent regulatory changes within the Australian banking sector making it more difficult for the City to place its funds at a competitive interest rate.

This has been brought about by what is commonly known as the Basel III reforms, developed by the Basel Committee on Banking Supervision which is the primary global standard-setter for the prudential regulation of banks. The reforms are being implemented within the Australian banking sector through APRA and these aim to strengthen the regulation, supervision and risk management of the sector. However, investors have seen outcomes of less competitive interest rates and limit restrictions on banks' exposure to individual investors. This has also seen a reduced bank appetite for term deposits with several banks not offering new term deposits at different times.

The other contributory factor is the growing size of the City investment portfolio, which is expected to peak at over \$150M in 2014/15. This will



require larger amounts to be held with individual institutions and create difficulties in achieving investment performance targets.

The increase to a 30% limit with a \$50M cap proposed for the City's investments with A-2 rated institutions is considered prudent, given it aligns with the APRA set risk based limit of \$50M for bank holdings from individual investors. A-2 institutions include Bank of Queensland and ME Bank, where the City has recently held up to \$20M in investments with each. Australia's banking sector has been rated as one of the five safest in the world by Standard & Poor.

This policy change does not affect or weaken the City's compliance with statutory requirements.

Strategic Plan/Policy Implications

Leading & Listening

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

Budget/Financial Implications

Policy change will support efforts to maximise financial investment returns within a tightly controlled and risk averse portfolio setting.

Legal Implications

N/A

Community Consultation

N/A

Attachment(s)

Proposed amended Policy SFCS1 'Investments'.

Advice to Proponent(s)/Submissioners

N/A



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

Nil.

12. ENGINEERING & WORKS DIVISION ISSUES

Nil

13. COMMUNITY SERVICES DIVISION ISSUES**13.1 (MINUTE NO 262) (DAPPS 28/8/2014) - PROPOSED AMENDMENT TO POLICY ACS10 'CRITERIA FOR AGREEMENTS FOR MANAGEMENT OF THE CITY'S CLUB/CHANGEROOMS' (182/001) (D GREEN) (ATTACH)****RECOMMENDATION**

That Council adopt proposed amendments to Policy ACS10 'Criteria for Agreements for Management of the City's Club/Changerooms', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0**COUNCIL DECISION****Background**

The provision of community infrastructure for recreational and sporting purposes is a responsibility of local government. The City of Cockburn has developed and owns a number of community based sporting facilities located on active reserves within its district.

The usage of these facilities is managed by the Recreation Services Unit and a number of management methods have been used in the past to ensure facilities are maintained and adequately utilised. These models have been either:

- Lease Agreements
- User Management Agreements



- Seasonal Licences

Submission

N/A

Report

It is considered that the most effective facility management models are Lease Agreements and Seasonal Licences.

A Lease gives the relevant occupier full use and responsibility for the facility, including routine maintenance and utility costs.

A Licence commits the City for the maintenance of the facility, with the club having access to the facility for the duration of the allocated seasonal usage. Under this arrangement, the club is charged a fee for use of the facility, the cost of which is relevant to the level of facility provided.

Seasonal Licences have been effective in ensuring assets are well maintained and create better relationships between clubs which share the facility.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- Promotion of active and healthy communities.

Budget/Financial Implications

N/A

Legal Implications

Lease Agreements are prepared in accordance with Council approved legal advice.

Community Consultation

N/A



Attachment(s)

1. Policy ACS10 'Criteria for Agreements for Management of the City's Club/Changerooms'
2. Proposed amended Policy ACS10 'Criteria for Agreements for Management of the City's Club/Changerooms'

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13.2 (MINUTE NO 263) (DAPPS 28/8/2014) - PROPOSED AMENDMENTS TO POLICY ACS5 'COMPLETION OF FIREBREAKS' (182/001) (R AVARD) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Policy ACS5 'Completion of Firebreaks', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.

CARRIED 5/0

COUNCIL DECISION

Background

The City of Cockburn adopts a Fire Order which requires landowners in the district (greater than 2032 m2) to install a suitable firebreak around the perimeter of their property to mitigate against bush fire intrusion.

Submission

N/A



Report

Council's current Policy allows for a warning to be provided to landowners who have not installed a firebreak required by Council's Fire Order by the date specified. This places undue strain on inspectors and provides landowners with an unnecessary opportunity to defer the installation of a firebreak.

This is deemed unfair on the majority of landowners who responsibly install the required firebreak and also requires the inspection process to be repeated to ensure the firebreak on those properties where a warning has been provided has been satisfactorily installed.

Given the heavy emphasis of the safety factors involved with bush fires in recent years, it is considered necessary for a more consistent level of enforcement of the Fire Order requirements to be demonstrated by the authorised officers. In addition, the risk exposure to authorities who demonstrate tolerance to non – compliance is likely to increase in any instance where unnecessary delays in enforcement procedures could be found to have contributed to loss caused by delays to the enforcement process.

In these circumstances, it is considered that Council Policy should eliminate any tolerance for blatant non - compliance with the requirement for fire breaks to be properly installed in a timely manner.

Strategic Plan/Policy Implications

Community & Lifestyle

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

Leading & Listening

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

Environment & Sustainability

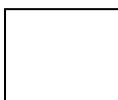
- Identification and minimisation of impacts to human health risk.

Budget/Financial Implications

N/A

Legal Implications

Bush Fires Act refers.



Community Consultation

N/A

Attachment(s)

Proposed amended Policy ACS5 'Completion of Firebreaks'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13.3 (MINUTE NO 264) (DAPPS 28/8/2014) - PROPOSED AMENDMENTS TO POSITION STATEMENT PSCS16 'PUBLIC ART IN THE CITY OF COCKBURN (182/002) (R AVARD) (ATTACH)

RECOMMENDATION
That Council adopt proposed amendments to Position Statement PSCS16 'Public Art in the City of Cockburn', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION
MOVED Clr Y Mubarakai SECONDED Clr S Pratt that the recommendation be adopted.
CARRIED 5/0

COUNCIL DECISION

Background

The City of Cockburn commissions public art in the context of its Public Art Strategy. The City's Strategic Community Plan is the guiding reference point for both the Public Art Strategy and the Public Art Policy through these relevant key areas:



- 5.4 *Facilities that promote the identity of Cockburn and its communities.*
- 5.42 *Maintain urban art investment and other initiatives that create interesting community places and encourage creativity.*

The public art policy also aligns with other key City plans, documents and strategies including the Percent for Art Policy in regards to developer contributions.

Submission

N/A

Report

To establish a set of guidelines for Staff for the commissioning of Public Art projects and to provide the City with a vibrant and vigorous artistic texture making the City of Cockburn an enjoyable place to live, work, visit and invest in. This statement will guide future public art programs and encourage a more unified approach with the aim of encouraging community ownership of public space and will assist in defining a unique cultural, natural and built environment. This statement will assist in achieving the following:

- Developing and enhancing a sense of place, pride and ownership of public spaces.
- Improving the quality, attractiveness, functionality and design of public spaces.
- Increasing public awareness in the value of art.
- Contributing towards the development of Cultural tourism opportunities.
- Giving added meaning to Cockburn's unique environment, history and multicultural community.
- Improving legibility by introducing artworks that assist in making streets and buildings more identifiable.

The focus of the Position Statement is on the public domain and the selection and enhancement of sites of civic, cultural or heritage significance, in accordance with the Public Artworks Strategy.

Commitment will be given to:

1. The implementation of a Council initiated program of ongoing public art commissions.
2. The integration of art with a particular site, through relevance and meaningful connections between the work and the site.



3. The involvement of artists and the Cultural Officer into the early stages of the planning.
4. Placing of completed works onto the City's Asset Register.

Implementation will occur by:

1. Attributing one percent (1%) of construction costs of the City's capital works projects to public art. This applies to new buildings and additions to existing buildings over the value of \$1,000,000. Where the City builds multiple dwellings of a value of greater than \$2 million, Council is to set aside one percent (1%) of the total construction cost for the development of artworks on the subject land.
2. Inclusion of Public Art into specifically designated roadworks and parks.
3. Consultation as per the Community Engagement Framework.

Strategic Plan/Policy Implications

Infrastructure

- Community infrastructure that is well planned, managed, safe, functional, sustainable and aesthetically pleasing.
- Facilities that promote the identity of Cockburn and its communities.

Community & Lifestyle

- Community environments that are socially cohesive and embrace diversity.
- The significance and richness of our local Indigenous people and diverse multicultural community will be recognised and celebrated.

Budget/Financial Implications

1% of building costs of Council facilities and upgrades to Council facilities that cost over \$1,000,000 to construct and as per Public Art Strategy.

Legal Implications

N/A

Community Consultation

Consultation is undertaken for Public Art where applicable.



Attachment(s)

1. Position Statement PSCS16 'Public Art in the City of Cockburn (original)
2. Proposed Position Statement PSCS16 'Public Art in the City of Cockburn'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

13.4 (MINUTE NO 265) (DAPPS 28/8/2014) - REVIEW OF COMMUNITY SERVICES (CS) POLICIES, POSITION STATEMENTS AND DELEGATED AUTHORITIES (182/001; 182/002; 182/003) (D GREEN) (ATTACH)

RECOMMENDATION

That Council adopt Policies ACS1 – ACS13 and associated Delegated Authorities, Position Statements PSCS1 – PSCS17, as shown in report and attachments to the Agenda.

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COMMITTEE RECOMMENDATION

MOVED Clr Y Mubarakai SECONDED Clr S Portelli that the recommendation be adopted.

CARRIED 5/0

TO BE CARRIED BY AN ABSOLUTE MAJORITY OF COUNCIL

COUNCIL DECISION



Background

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

The documents subject to specific review at this Committee Meeting are the Community Services (CS) Unit.

Submission

N/A

Report

The previous overall review of these documents was undertaken in July 2012 and adopted by Council in August 2012. Therefore, in accordance with Council Policy SC47, the review of these documents is timely.

Relevant City Officers have undertaken a review of the documents and have found that most remain current and any recommended amendments are mostly cosmetic, to reflect current nomenclature, or changed format to maintain currency of the information contained within the documents. Where significant changes have been made to any documents, these have considered separately in this Agenda.

The table below identifies the documents reviewed and highlights any amendments proposed. Note references to Position Statements are prefixed with "PSCS", while Policies and Delegated Authorities are identified as "ACS" and "SCS".

<u>No.</u>	<u>Name</u>	<u>Comment</u>
PSCS1	Access & Equity	No Change
PSCS2	Applications by the City for External Grant Funding	No Change
PSCS3	Availability of Council Information	Minor changes to reflect additional information available for public access.
PSCS4	Community Access to City Buses & People Movers	No Change
PSCS5	Donations to Library Service	No Change
PSCS6	Electoral Signs	No Change
PSCS7	Financial Assistance to Local Organisations	No Change
PSCS8	Uniforms for Inside Staff	Title Change
PSCS9	Joint Development of Community Facilities	No Change
PSCS10	Library Internet Use	No Change
PSCS13	Replacement of Cricket Pitch Artificial Turf	No Change
PSCS14	Volunteer Fire Fighters Telephone	No Change

<u>No.</u>	<u>Name</u>	<u>Comment</u>
	Expenses	
PSCS15	Graffiti Response – Non-City Owned Property	No Change
PSCS16	Public Art in the City of Cockburn	Subject to separate item
PSCS17	Sponsorship – Incoming Funds	No Change
ACS1	Community Welfare Funding	No Change
ACS3	Approval to Conduct Circuses	No Change
ACS4	Rewards for Civic Deeds	Title Change
ACS5	Completion of Firebreaks	Subject to separate item
ACS6	Volunteer Fire Fighters Training	Minor change to name of Government Department
ACS7	Donations to Schools	No Change
ACS8	Hire of Council Community Centres and Halls	No Change
ACS10	Criteria for Agreements for Management of the City's Club / Changerooms	Subject to separate item
ACS11	Youth Academic Assistance	No Change
ACS12	Sport & Recreation Club Grants	No Change
ACS13	Emergency Relief Fund	No Change
SCS1	Media Activity	Minor changes to reflect current position/practices

The documents are considered acceptable for Council adoption in their presented form.

Strategic Plan/Policy Implications

Infrastructure

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

Community & Lifestyle

- People of all ages and abilities to have equal access to our facilities and services in our communities.
- Safe communities and to improve the community's sense of safety.
- Promotion of active and healthy communities.

Leading & Listening

- A responsive, accountable and sustainable organisation.

Budget/Financial Implications

N/A

Legal Implications

N/A



Community Consultation

N/A

Attachment(s)

1. Proposed amended Position Statement PSCS3 'Availability of Council Information'.
2. Proposed amended Policy ACS6 'Volunteer Fire Fighters Training'.
3. Proposed amended Policy SCS1 'Media Activity'.
4. Proposed amended Delegated Authority SCS1 'Media Activity'.

Advice to Proponent(s)/Submissioners

N/A

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

Nil.

14. EXECUTIVE DIVISION ISSUES

14.1 (MINUTE NO 266) (DAPPS 28/8/2014) - PROPOSED AMENDMENTS TO POSITION STATEMENT PSES11 'STRUCTURE FOR ADMINISTERING THE CITY OF COCKBURN' (182/002) (M PATTERSON) (ATTACH)

RECOMMENDATION

That Council adopt proposed amendments to Position Statement PSES11 'Structure for Administering the City of Cockburn', as shown in the attachments to the Agenda.

COMMITTEE RECOMMENDATION

MOVED Clr S Portelli SECONDED Clr Y Mubarakai that the recommendation be adopted subject to the amendments, as shown in the attachments to the Minutes.

CARRIED 5/0

COUNCIL DECISION



Reason for Decision

The information presented was not reflected correctly in the attachments. The Service Function for the Governance Service Unit was omitted.

Background

The City of Cockburn is administered through a structure of five Divisions, fourteen Business Units and over forty Service Units. These units are managed by a Chief Executive Officer, Directors, Strategic Business Unit Managers and other managers. The structure is broadly based on the functions that local government has and is reviewed regularly. It is changed when the City embarks on new business opportunities, divests itself of service functions or when there is a need to reorganise functions into different units for better management.

Submission

N/A

Report

The current structure in Position Statement PSES11 has been reviewed by the Strategic Business Group and updated to reflect the current operational structure of the City and ensure alignment to the service unit descriptors in the annual business plan.

The significant amendments are:

Executive Division

- The Executive Support Department have been renamed Executive Support Service Unit

Community Services Division

- The Community Services Division has been renamed to Governance and Community Services Division
- Governance Service Unit has been moved from the Executive Division to the Governance and Community Services Division
- Service function descriptors have been amended to align with the descriptors in the annual business plan.

Planning and Development Division

- The Development Services Unit and Planning Services Unit have been removed and replaced with:
 - Building Services Unit
 - Environmental Services Unit



- Statutory Planning Services Unit
- Strategic Planning Services Unit
- Land Administration Services has been added to the Strategic Planning Services Unit
- Service function descriptors have been amended to align with the descriptors in the annual business plan.

Engineering and Works Division

- Transport and Traffic Services has been added to the Engineering Services Unit
- Service function descriptors have been amended to align with the descriptors in the annual business plan.

Finance and Corporate Services Division

- Information Technology Services has been renamed to Information, Communication and Technology Services
- Service function descriptors have been amended to align with the descriptors in the annual business plan.

In addition, there have been several grammatical and aesthetic changes to the structure.

Strategic Plan/Policy Implications

Leading & Listening

- Effective and constructive dialogue with all City stakeholders.
- Effective advocacy that builds and manages relationships with all stakeholders.
- A responsive, accountable and sustainable organisation.
- Quality customer service that promotes business process improvement and innovation that delivers our strategic goals.
- A culture of risk management and compliance with relevant legislation, policy and guidelines

Budget/Financial Implications

N/A

Legal Implications

N/A



Community Consultation

N/A

Attachment(s)

Proposed amended Position Statement PSES11 'Structure for Administering the City of Cockburn'.

Advice to Proponent(s)/Submissioners

N/A

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

To ensure that the City of Cockburn complies with the obligation imposed on it by Section 5.2 of the Local Government Act, 1995, (the Act) which prescribes that the Council "...is to ensure that there is an appropriate structure for administering the local government."

15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

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

Nil

17. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING BY COUNCILLORS OR OFFICERS

Nil

18. MATTERS TO BE NOTED FOR INVESTIGATION, WITHOUT DEBATE

Nil

19. CONFIDENTIAL BUSINESS

Nil



20 (DAPPS 28/8/2014) - CLOSURE OF MEETING

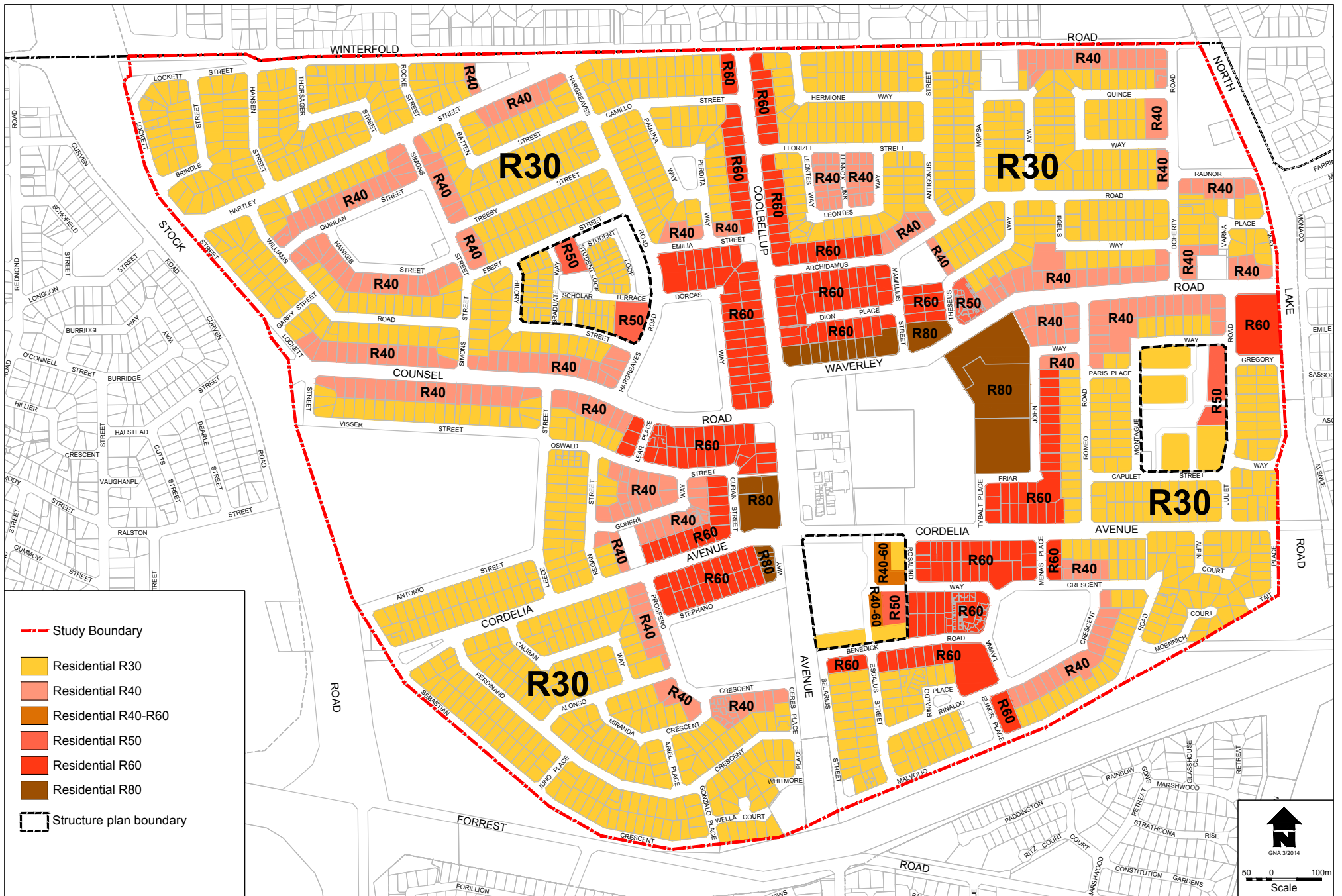
6.09 pm.

CONFIRMATION OF MINUTES

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

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







LOCAL GOVERNMENT INVENTORY

LIMESTONE WALL & RUINS, MUNSTER

B Considerable significance
Entered in Heritage List



LGI #

PIN No.

LOT/PLAN DIAGRAM

LOCATION

OTHER NAME(S)

CONSTRUCTION DATE(S) c.1946

STATEMENT OF SIGNIFICANCE

Limestone Wall & Ruins, Munster, is significant for its association with the market garden industry, which was the predominant source of employment in the area for most of the 20th century.

Limestone Wall & Ruins, Munster, has high archaeological potential to reveal aspects of the market gardening industry from the mid-20th century.

Limestone Wall & Ruins, Munster, has scientific value as representing a method of dry stone walling



LOCAL GOVERNMENT INVENTORY

uncommon in Western Australia.

Limestone Wall & Ruins, Munster, is associated with Jakov and Jakubina Vidovich, Croatian (Slavic) market gardeners who arrived in Western Australia in 1939, and who settled in Munster in 1946.

Limestone Wall & Ruins, Munster, if appropriately interpreted, has the potential to be an educational/recreational resource for the community, demonstrating the market gardening industry in the City of Cockburn.

PHYSICAL DESCRIPTION

Limestone Wall & Ruins, Munster, comprises a section of dry stone wall, up to 2m high, running for part of the length of the southern boundary of the associated Lot, and associated ruins of a number of small storage sheds.

Both the wall and the ruins are constructed as double skin walls, with smaller rubble infill. This technique does not appear to be common in Western Australia, and may have been introduced from Croatia.

One remnant storage shed is easy to read on site, although there appear to be the remains of various other walls and structures in the immediate area which would require archaeological investigation to determine their exact functions.

A couple of remnant buildings, including a cement-fibre shed, appear to have been associated with the market gardening business previously carried out on the site.

ARCHITECTURAL STYLE

CONSTRUCTION MATERIALS

Walls Limestone

Roof -----

Other -----

ORIGINAL USE

Farming / pastoral Market gardens

CURRENT USE

Vacant / unused Historic/Archaeological Site

HISTORIC THEMES

Demographic settlement & mobility Immigration, emigration & refugees

Occupations Rural industry & market gardening

HISTORY

Limestone Wall & Ruins, Munster, was erected in 1946, or shortly after, by Jakov Vidovich, a Croatian (then known as Slavic) market gardener.

Mr Vidovich arrived in Western Australia in 1939, and he purchased the subject site in 1946. Having been a vineyard worker in Croatia, he established himself as a market gardener in South Coogee (later renamed Munster), growing potatoes, onions, carrots and beans.

The limestone wall and associated storage sheds were erected using the dry stone method.



LOCAL GOVERNMENT INVENTORY

Also on the site were olive trees, fig trees and fruit trees, which were for family consumption, rather than retail.

The gardens continued to operate until the death of Mr Vidovich in 1997.

The majority of the site is currently vacant, although the residence is leased to a tenant.

New estates have been erected or are being (as of May 2014) around the subject land, changing its original setting of market gardening district to a more mixed-use area.

ARCHITECT/DESIGNER	Jakov Vidovich
ASSOCIATED PEOPLE	Vidovich family
CONDITION	Archaeological site / ruins only
INTEGRITY	Low
AUTHENTICITY	High

OTHER LISTINGS	<i>HCWA No.</i>	----
	<i>Register National Estate</i>	----
	<i>National Trust WA</i>	----

SUPPORTING INFORMATION	Interview with Mrs Lucy Radich (née Vidovich), 30 April 2014
ASSESSOR(S) NAME	History Now
ADDITIONAL NOTES	----
DATE OF LAST ASSESSMENT	May 2014



Limestone wall (History Now, May 2014)



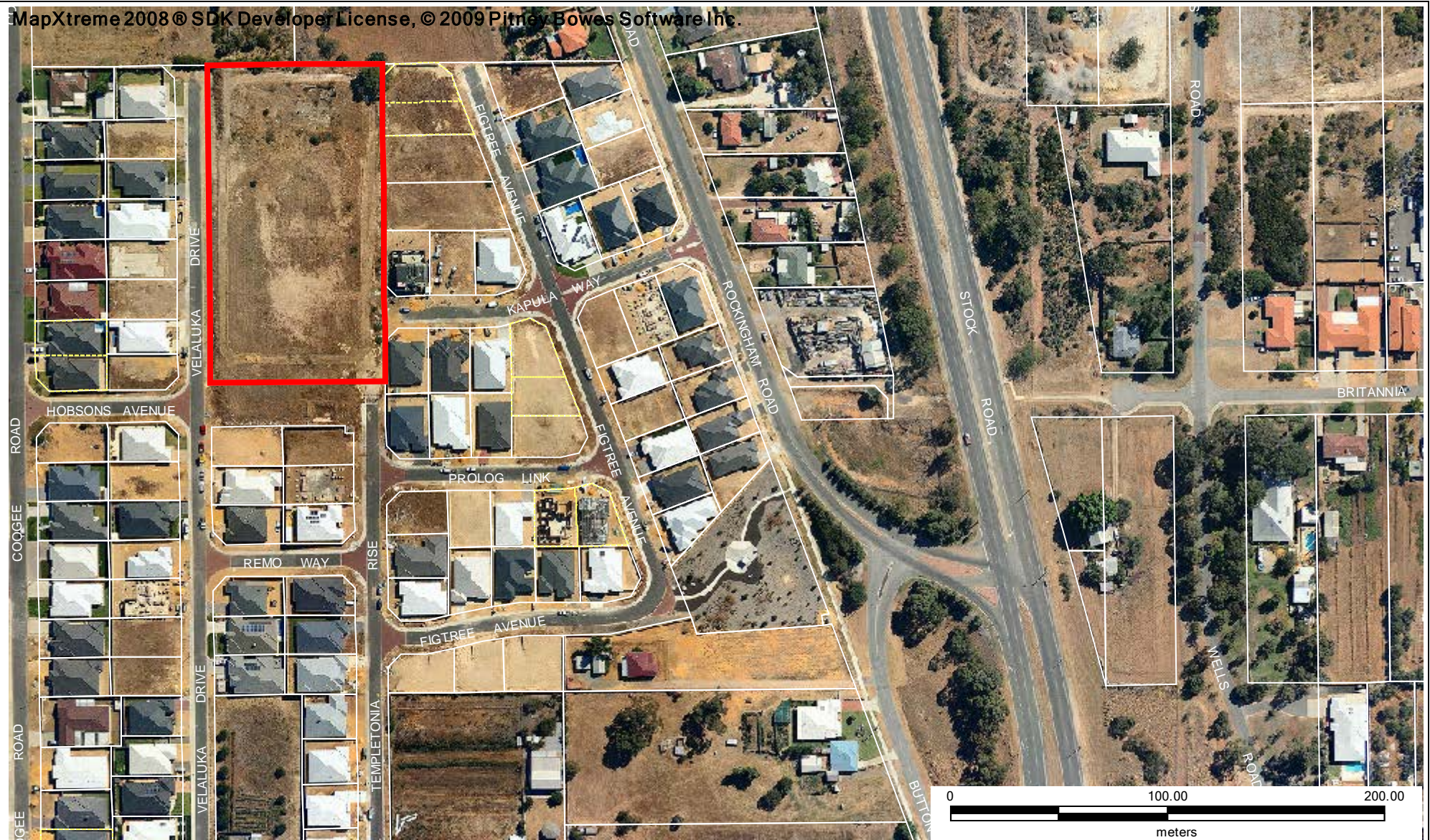
Potential remains of other structures / walls on site (History Now, May 2014)

SCHEDULE OF SUBMISSIONS

PROPOSED NEW HERITAGE PLACE (MUNSTER WALL AND RUINS) LOT 103 WEST CHURCHILL AVENUE, MUNSTER

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	City of Cockburn Landowner	Support For many years i admired these walls as they reminded me of a wall building skill used in Europe, for me my home in Cornwall and Devon England. I noticed there were less and less of them around and I am delighted that they will hopefully be saved. I support preserving this monument to hard working people of the land.	Noted. It is recommended that the Munster Stone Wall and Ruins be entered on the Heritage List pursuant to City of Cockburn Town Planning Scheme No. 3, and included on the Local Government Inventory of Heritage Places.
2	City of Cockburn Landowner	Support I support the submission of the Munster Stone wall & ruins to be kept as Heritage. Our Heritage as Pioneer families in the area of Cockburn is important & it would be a shame to see it go.	Noted. It is recommended that the Munster Stone Wall and Ruins be entered on the Heritage List pursuant to City of Cockburn Town Planning Scheme No. 3, and included on the Local Government Inventory of Heritage Places.
3	Joe Gauci 40 Amberley Way Hamilton Hill WA 6163	Support Lovely piece of Croatian lifestyle. Please keep for all to see.	Noted. It is recommended that the Munster Stone Wall and Ruins be entered on the Heritage List pursuant to City of Cockburn Town Planning Scheme No. 3, and included on the Local Government Inventory of Heritage Places.
4	Lorraine Gauci 40 Amberley Way Hamilton Hill WA 6163	Support I would love to see that stone wall stay in place. A wonderful reminder of Mr Vidovich's hard work and a taste of Croatia for all to see.	Noted. It is recommended that the Munster Stone Wall and Ruins be entered on the Heritage List pursuant to City of Cockburn Town Planning Scheme No. 3, and included on the Local Government Inventory of Heritage Places.
5	Greg Smith	It is impossible for a road to go from Vellaluka Road to Coogee road without destroying more of the proposed heritage wall further earthworks on the land [Radonich land] to the south of the "heritage" wall is impacting upon the wall my client [Lucy Radich] made a submission that the 10 % open space for the Radonich " rezoning" should be to the north of his land in order to consolidate the local POS I am of the opinion the Radonich POS should about the heritage wall in order to protect the wall. thank you	These comments relate primarily to the proposed Local Structure Plan to the south, and these concerns have been addressed as part of that matter.

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City of Cockburn
G.I.S Services Department

Lot 107 Hobsons Avenue Munster

PRINTED ON:
Wednesday, 27 August 2014

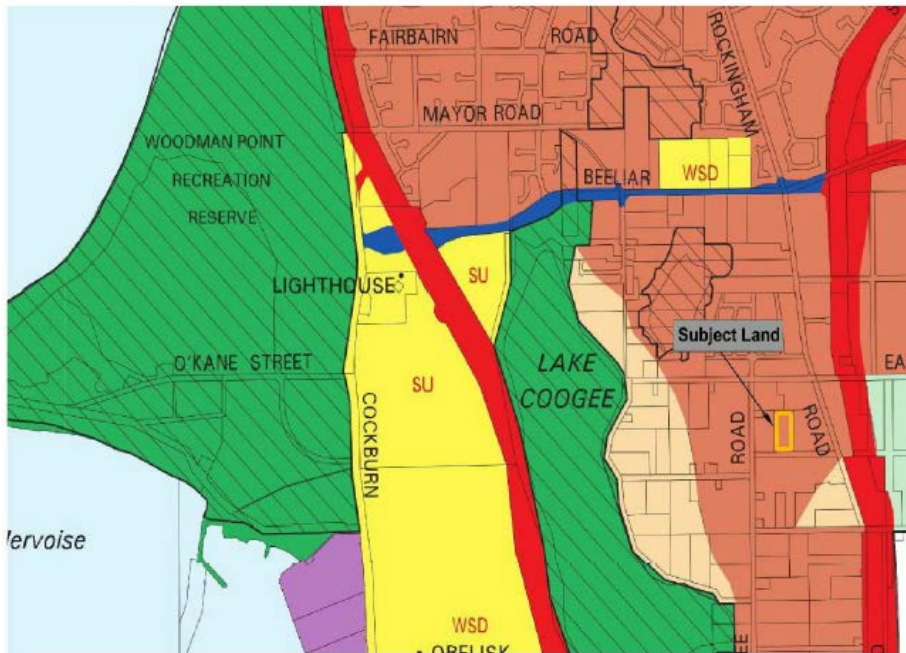
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DISCLAIMER - The City of Cockburn provides the information contained herein and bears no responsibility or liability whatsoever for any errors, faults, defects or omissions of information contained in this document.



NORTH

Location/context



Aerial





LEGEND

Zones and Reserves

- Residential 30 (R30)
- Residential 40 (R40)
- Parks & Recreation

Other

- LSP Area
- Dual Use Path
- Pedestrian Path
- Detailed Area Plan Required

Harley Dykstra
PLANNING & SURVEY SOLUTIONS

Subdivision, Rezoning, Structure Planning, Development Planning, Design, Advocacy
PO Box 316 Kelmscott WA 6991
Level 1/252 Fitzgerald St, Perth
T: (08) 9228 9291
6/2954 Albany Highway, Kelmscott
T: (08) 9495 1947

LOCAL STRUCTURE PLAN

Lot 107 Hobsons Avenue

MUNSTER

19 August 2014

1:1000 @ A3

Plan 1

Notes:

- This document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Engagement.
- The dimensions, areas and number of lots are subject to survey and also the requirements of all authorities.

20038-LSP-F3-P1-140213-B

SCHEDULE OF SUBMISSIONS

STRUCTURE PLAN PROPOSAL – LOT 107 HOBSON AVENUE, MUNSTER

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Department of Parks and Wildlife Locked Bag 104 Bentley Delivery Centre WA 6983	No Objection DPaW has no comments on the proposal. It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.	That the comments be noted but no change required.
2	State Heritage Department PO Box 7479 Cloisters Square WA 6850	Thank you for your correspondence dated 10 June 2014 regarding "Proposed Structure Plan - Lot 107 Hobsons Avenue, Munster" (Reference Number: 110/098).	That the comments be noted but no change required.
3	Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892	No Objection Thank you for your letter dated 10 June 2014 inviting Main Roads to comment on the abovementioned proposal. Main Roads has no objections or comments on the proposed Local Structure Plan.	That the comments be noted but no change required.
4	Department of Aboriginal Affairs PO Box 3153 East Perth WA 6892	No Objection Thank you for the opportunity to provide comment on the above. The Department of Aboriginal Affairs (OM) has reviewed your proposed structure plan and can inform you that based on the OM Heritage Database, there are no known Registered Aboriginal sites, or Other Heritage Places located within the lots subject of the proposed structure plan. As such there are no known Aboriginal heritage reasons why the proposed structure plan shouldn't go ahead. DAA recommends the proposed structure plan include reference to the Cultural Heritage Due Diligence Guidelines (the Guidelines) so that prospective developers are informed of their obligations with regards to Aboriginal places. You can find these electronically at: http://www.daa.wa.gov.au/	That the comments be noted but no change required.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
5	The Department of Education 151 Royal Street East Perth WA 6004	<p>No Objection</p> <p>Thank you for your letter dated 10 June 2014 regarding the Proposed Structure Plan - Lot107 Hobsons Avenue, Munster.</p> <p>The Department of Education has reviewed the structure plan and advises that it has no objection to this proposal.</p>	That the comments be noted but no change required.
6	Western Power GPO Box L921 Perth WA 6842	<p>I refer to your correspondence dated 10 June 2014 regarding the proposed structure plan for Lot 107 Hobsons Avenue, Munster (your reference 110/098). Western Power supports the proposed structure plan subject to the following conditions:</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Works associated with new distribution lines and the upgrading of existing lines (including increasing capacity and undergrounding) will be at the developer's cost. Electrical design will be to the satisfaction of Western Power (refer to http://www.westernpower.com .au/idd/Underground distribution schemes.html and http://www.westernpower.com .au/documents/WA Distribution Connections Manual.pdf). • Where subdivision/development applications adjoin or affect Western Power interests they should be referred for comment prior to approval by the local authority. • No development (including drainage, fill, fencing, storage or parking) or subdivision will be permitted within Western Power easements or zone restrictions without prior written approval of Western Power (refer to http://www.westernpower.com .au/networkprojects/Easements. html) • Western Power to be provided with data and other information to a suitable standard prior to subdivision and development to update load demand forecasting and subsequent detailed infrastructure planning. Please liaise with the Network Forecasting team in this regard on 13 10 87 or enquiry@westernpower.com.au. • Western Power is to be consulted as part of any shared cost contribution plan for the area. <p>If you have any further queries, please contact Parry Serafim on 08 9326 1061 or email parry.seafim@westernpower.com.au</p>	That the comments be noted but no change required.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
7.	Lucy Radich Lot 103 West Churchill Avenue MUNSTER WA 6163	<p>I am the owner of lot 103 West Churchill Avenue MUNSTER. My father Jakov [Jim] Vidovich built the built the dry limestone wall inside the southern boundary of lot 103.</p> <p>My Vidovich / Vodanovich family home was the recently demolished house on lot 2 West Churchill Avenue and the existing home on lot 103.</p> <p>I have no objection to lot 107 being allocated as R30 I believe the dry limestone wall is of heritage value , and adds character and therefore amenity to the locality ; now and , with good planning, the future.</p> <p>I understand the City's heritage assessment of the dry limestone wall supports this belief. I unreservedly wish to preserve the extant dry limestone wall. Given the above , I make the following requests :</p> <ol style="list-style-type: none"> 1 The north end of Velaluka Drive be made a cul de sac; 2 The north end of Templetonia Rise be made into a cul de sac ; 3 The proposed lot 107 POS be located at the northern end of lot 107, thereby joining/linking this POS with the Munster Local Structure Plan Phase 2 POS [MLSP2].Thus making the POS for the locality better. 4 The proposed east west road, linking Figtree Avenue to Coogee Road, be removed from the MLSP2. <p>I make request 4 because the road would destroy the dry limestone wall. I also wish to take this opportunity to advise :</p> <ol style="list-style-type: none"> 1 The MLSP2 should be amended to include the dry limestone wall within the POS 2 The extant dry limestone wall, within my lot, will be proposed to be within the POS that I have to contribute when my lot [103] is allocated as R 40 and developed. 3 If possible, I would like my POS contribution to follow the line of the dry limestone wall to Coogee Rd, the location of the now demolished dry limestone wall. And for the wall to be rebuilt, either symbolically or actually. <p>Two maps enclosed with submission; A illustrating Existing ; and B illustrating Proposed</p>	<p>These comments are addressed through the revised Structure Plan. Specifically:</p> <ul style="list-style-type: none"> • The inclusion of a permanent cul-de-sac at the end of Velaluka Drive and a temporary cul-de-sac at the northern end of Templetonia Rise to allow waste service vehicles sufficient access to lots and manoeuvring space at the end of each road. • The 1128m2 POS allocation for the site been divided into two portions; one portion of open space (480m2) at the northern end and one portion of open space (647m2) at the southern end of the lot. This has allowed for the integration of the 'stone wall' on the adjoining property to be more seamless. A public access way will follow east-west through the POS so to provide a buffer between the 'wall' and future residential lots. • The redesign of the southern portion of the lot has allowed for a better design outcome to be achieved, through the integration of higher density development adjoining the southern portion of open space. R40 two-storey residential lots have been proposed, which will be designed so to be fronting the POS, encouraging a greater level of visual surveillance.

1

RECEIVED
27 AUG 2014



THE BUILDING DEVELOPMENT GROUP
 Suite 24, Riseley Corporate Centre
 135 Riseley Street
 Booragoon WA 6154
 ph 9364 9550 fax 9364 9551
 email bdgwa@westnet.com.au

PROPOSED LAYDOWN AREA 520 RUSSELL ROAD WATTLEUP		Drawing No SK1	
Title SITE PLAN		Rev 2	
Job No.	Scale	Date AUG 2014	



SITE PLAN 1:500 @ A3
 SITE PLAN 1:250 @ A1

MapXtreme 2008 © SDI, Daylight Engineering, 2009 Pitney Bowes Software Inc.



City of Cockburn
G.I.S Services Department

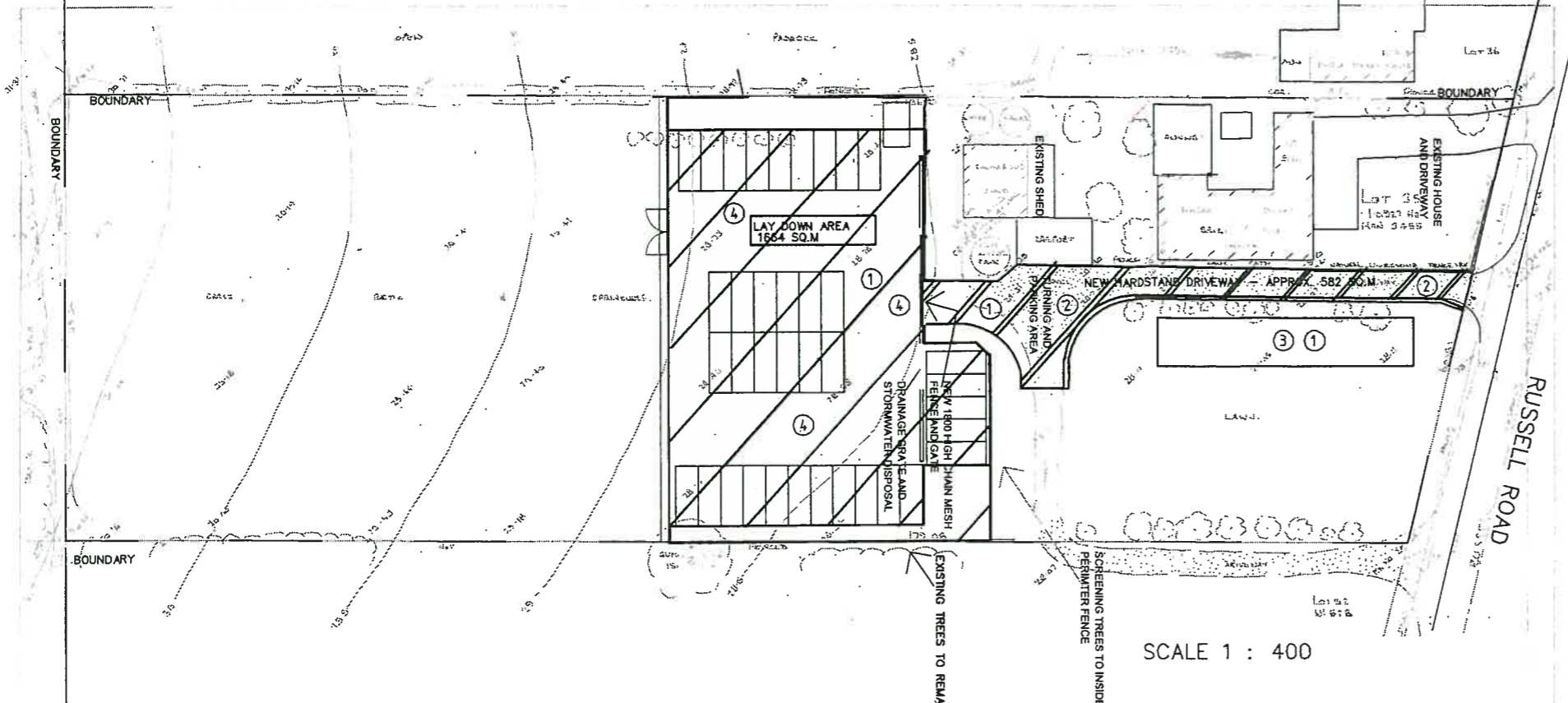
PRINTED ON:
Thursday, 21 August 2014

SCALE = 1:1658

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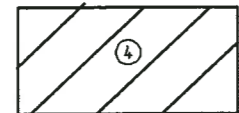
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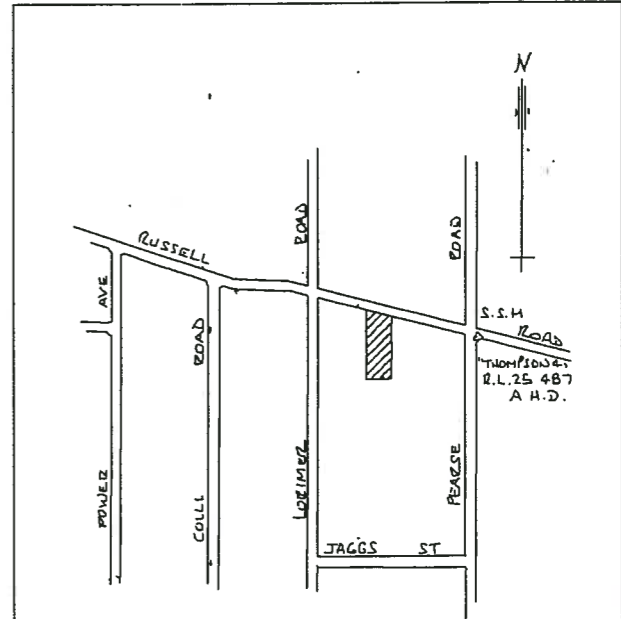
SCALE 1 : 400



DIGRESS -- TOTAL STORMWATER AREA COMPRISING DRIVEWAY, TURNING AREAS = 528 SQ.M.

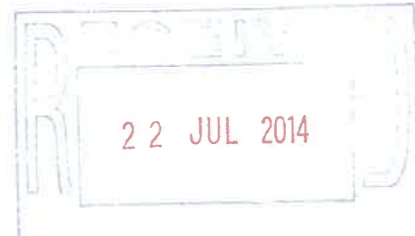


DIGRESS -- TOTAL LAY DOWN AREA APPROX. = 1664 SQ.M
PERMABLE SURFACE SO NO STORMWATER MANAGEMENT REQUIRED
PER COUNCIL'S DIRECTION.



LOCALITY SKETCH
NOT TO SCALE

NOTES -
ALL LEVELS TO A.H.D. REFERENCE S.S.M.
"THOMPSONS 41" R.L. 25 487 A.H.D.
AS NO CORNER MARKS FOUND. REPEL OF
LOT IS RECOMMENDED.



DATE	REV.	DESCRIPTION
	2	
21/07/14	1	COUNCIL SUBMISSION
17/07/14	0	PRELIMINARY

CONSTRUCTION NOTE

- ① LIAISE WITH COCKBURN CITY COUNCIL, MAKE APPLICATION AND PAY ALL COSTS TO SUBMIT FOR APPROVAL AND INSPECTION THE PROPOSED STORMWATER LAYOUT.
- ② ON SITE FILTRATION AND STORAGE FOR 1:100YR STORM, DURATION 24 HRS, PER COUNCIL'S GUIDELINES FOR INDUSTRIAL SITES.
TOTAL IMPERVIOUS AREA, TURNING AND DRIVEWAY = 528 SQ.M APPROXIMATELY
DIGRESS:-
TOTAL FILTRATION/STORAGE VOLUME = $V = 1460 \times E \mid A$ (ha) CUMETERES
THUS STORAGE VOLUME REQUIRED FOR SITE = $1460 \times 528 / 10000 = 77.1$ CU.M.
- ③ PROPOSE TO USE INFILTRATION/STORAGE BASIN = 9M WIDTH X 35M LONG X 0.25M (EFFECTIVE DEPTH)
= 78.75 CU.M STORAGE FOR 1: 100 YR STORM, 24 HRS DURATION
- ④ PROPOSE LAYDOWN TOP WITH HIGHLY POROUS RECYCLE BRICK 12MM OR 40MM AGGREGATE SIZE.

HYDRAULIC SERVICES

SI SIMON TAN & ASSOCIATES PTY.
3 MALDON WAY, MT. PLEASANT WA 6153
TEL/FAX 6161 4780 MB: 041 9951386
email address: stapert@gnail.com.

MECHANICAL, ELECTRICAL AND HYDRAULIC SERVICES
CONSULTING ENGINEERS

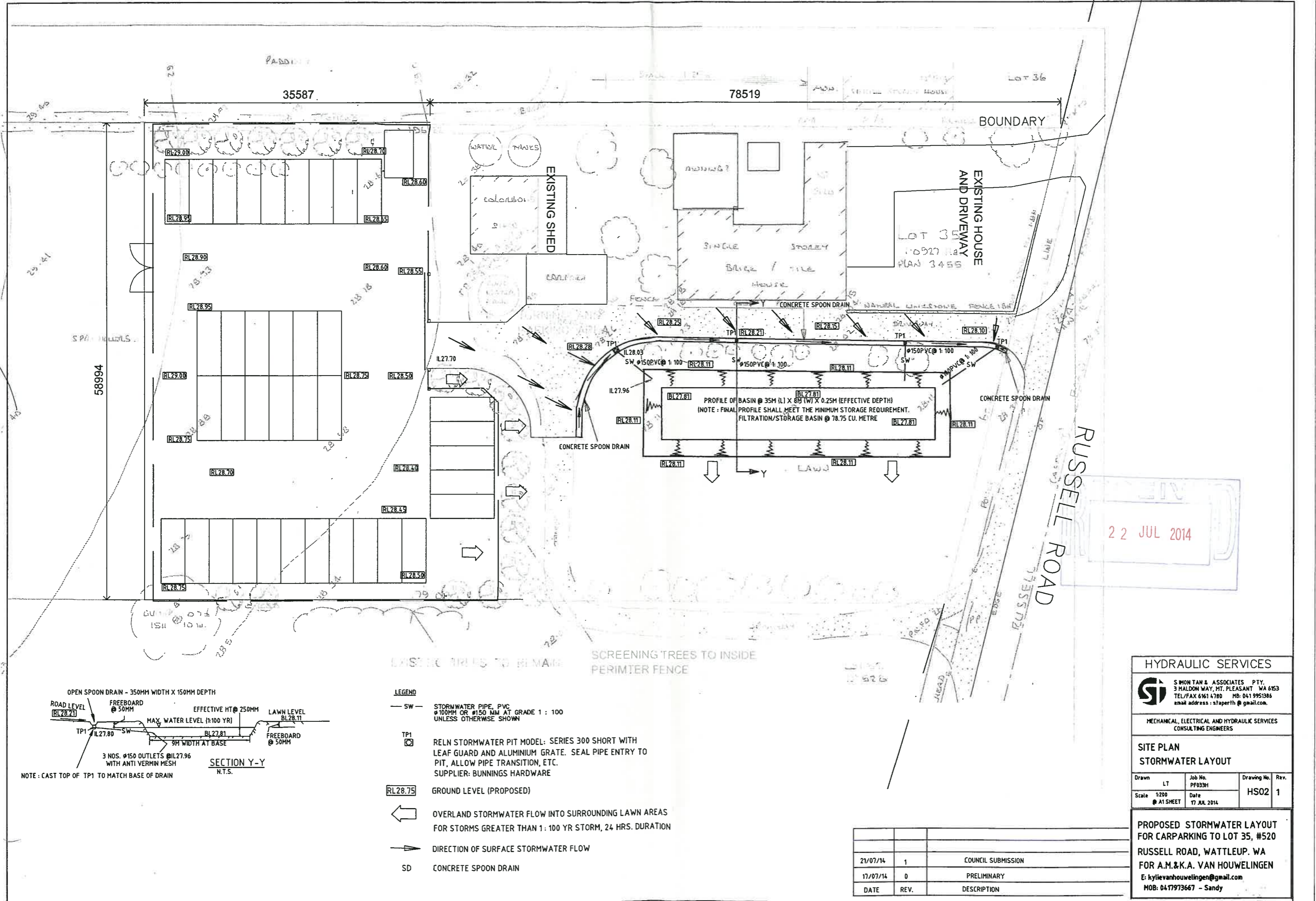
**SITE PLAN
STORMWATER LAYOUT**

Drawn	LT	Job No.	Drawing No.	Rev.
Scale	1:400 @ A1 SHEET	PF033H	HS01	1
Date	17 JUL 2014			

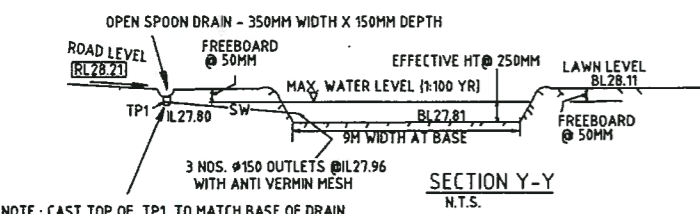
PROPOSED STORMWATER LAYOUT
FOR CARPARKING TO LOT 35, #520
RUSSELL ROAD, WATTLEUP. WA
FOR A.M.&K.A. VAN HOUWELINGEN
E: kylievanhouwelingen@gmail.com
MOB: 0417973667 - Sandy

CAD FILE NAME: PLDT SCALE: 1:400

2014/07/21



22 JUL 2014



- LEGEND**
- SW — STORMWATER PIPE, PVC #100MM OR #150 MM AT GRADE 1 : 100 UNLESS OTHERWISE SHOWN
 - TP1 [Symbol] RELN STORMWATER PIT MODEL: SERIES 300 SHORT WITH LEAF GUARD AND ALUMINIUM GRATE. SEAL PIPE ENTRY TO PIT, ALLOW PIPE TRANSITION, ETC. SUPPLIER: BUNNINGS HARDWARE
 - RL 28.75 GROUND LEVEL (PROPOSED)
 - [Arrow pointing left] OVERLAND STORMWATER FLOW INTO SURROUNDING LAWN AREAS FOR STORMS GREATER THAN 1: 100 YR STORM, 24 HRS. DURATION
 - [Arrow pointing right] DIRECTION OF SURFACE STORMWATER FLOW
 - SD CONCRETE SPOON DRAIN

DATE	REV.	DESCRIPTION
21/07/14	1	COUNCIL SUBMISSION
17/07/14	0	PRELIMINARY

HYDRAULIC SERVICES

SI SIMON TAN & ASSOCIATES PTY.
 3 MALDON WAY, MT. PLEASANT WA 6153
 TEL/FAX 6161 4780 MO: 041 9951386
 email address: stapert@ gmail.com.

MECHANICAL, ELECTRICAL AND HYDRAULIC SERVICES
 CONSULTING ENGINEERS

**SITE PLAN
 STORMWATER LAYOUT**

Drawn LT	Job No. PF033H	Drawing No. HS02	Rev. 1
Scale 1:200 @ A1 SHEET	Date 17 JUL 2014		

**PROPOSED STORMWATER LAYOUT
 FOR CARPARKING TO LOT 35, #520
 RUSSELL ROAD, WATTLEUP. WA
 FOR A.M.&K.A. VAN HOUWELINGEN
 E: kylievanhouwelingen@gmail.com
 MOB: 0417973667 - Sandy**

SCHEDULE OF SUBMISSIONS

PROPOSED STORAGE YARD AT NO. 520 (LOT 35) RUSSELL ROAD, WATTLEUP

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Marlene Anderson & MA Robinson 529 Russell Road BEELIAR WA 6164	<p>OBJECTION</p> <ul style="list-style-type: none"> - Additional traffic that would be created; and - Storage yard is not in the rural life that we live and clearing of more bushes is a major problem with the delicate surrounds. 	<p>Noted.</p> <p>The proposed traffic volumes of the proposed development are minimal as it has been indicated as part of the applicant's submission, that the maximum number of vehicles coming to the site on any day would be two (2). In addition, the application was referred to the Department of Planning (DoP) for comment and on regional transport planning grounds; they have no issue with the proposed development.</p> <p>The proposed storage is of a relatively low scale in regards to the types of items that are intended to be stored on-site and the number of vehicle movements predicted, the proposed use is not considered to negatively impact on the rural character and amenity of the area as a result.</p> <p>The clearing of more bushes is not required as the location proposed for the storage area is already vacant rural land with no vegetation/trees that need to be cleared.</p>
2	Ivan and Eva Ricci 100 Lorrimer Road BEELIAR WA 6164	<p>OBJECTION</p> <ul style="list-style-type: none"> - This development should not be allowed in this area as it's more ideal in Latitude 32 area which is within close proximity of the subject site. The area is zoned rural and not industrial or commercial; 	<p>Noted.</p> <p>While it is noted that the proposed use would be acceptable within the Latitude 32 area, it has been deemed that given the proposed storage is of a relatively low scale in regards to the types of items that are intended to be stored on-site and the number</p>

		<ul style="list-style-type: none"> - Owner has been allowed to commence development without the appropriate permissions; 	<p>of vehicle movements predicted, the proposed use is not considered to negatively impact on the rural character and amenity of the area as a result.</p> <p>No development has occurred in relation to the application. The applicant had already cleared his property at the conclusion of stone fruit orchard production in 2012 and in line with Department of Agriculture guidelines completely removed any residual stone fruit trees to prevent fruit fly infestation on unused orchards.</p> <p>The applicant has confirmed that he does have a small amount of recycled asphalt product (RAP) visible from the road which is incidental to the development application. It is the applicant's intention to use this product to renovate his driveway whether the application for the storage area is successful or not. The applicant has also indicated that it was after he prepared his application that he learnt it was a council requirement to cover the surface of his driveway/access way to council specifications.</p> <p>As such, standard conditions and advice notes have been recommended to address this issue.</p> <p>Response provided under submission number 1, paragraph 1.</p>
3	Graham and Frank Massey 151 Pearse Road WATTLEUP WA 6166	<p>OBJECTION</p> <ul style="list-style-type: none"> - Hardstands are not acceptable in a rural zone and such a use belongs in an industrial zone. 	<p>Noted.</p> <p>Responses provided under submission number 1, paragraph 2 and submission number 2, paragraph 1.</p>

4	A & S Elezovich 514 Russell Road WATTLEUP WA 6166	SUPPORT No comments provided.	Noted.
5	Maxene Ferris maxene@amnet.net.au	OBJECTION <ul style="list-style-type: none"> - Clearing has taken place and a hardstand has been poured for the industrial/commercial use of trucks and storage without approval; - Entry and exit of trucks and semi-trailers to Russell Road is a safety issue given the heavy traffic already using Russell Road, the speed at which this traffic travels and the history of vehicle accidents in close proximity to the property. Additional slow moving vehicles on Russell Road would create an additional hazard given the proximity to bends in the road; and - The noise of trucks coming and going from the property at all hours of day and night. Noise related to the operation of heavy machinery business at the premises. 	Noted. <p>Response provided under submission number 2, paragraph 2.</p> <p>Response provided under submission number 1, paragraph 1.</p> <p>The applicant has no intention of storing trucks or creating a "Transport Depot". The applicant resides on the property with his family. The prospect of having trucks and other heavy machinery is completely unappealing to them and is not what their application is for. Their intention is to provide for the long term storage of recreational or residential type equipment. Camper trailers, boat and boat trailers, mobile homes with possibly some sundry items.</p> <p>Trucks and semi-trailers will not be entering or exiting the property. The coming and going of trucks and trailers on the property on a daily basis has been categorically denied by the applicant. As confirmed above, the use of the area is for long term storage for items such as recreational type vehicles.</p>

DETAILED AREA PLAN - R-CODE VARIATIONS

Plot Ratio

Plot ratio is calculated over the entire lot area, including the rear 15.0 metres of the site to be ceded to the Crown for the purposes of public open space.

Building Height

Front one-third of site: minimum height - two (2) storeys, maximum height - three (3) storeys (wall height 9.0 metres, top of roof 12.0 metres).
Rear two-thirds of site: 21.0 metres.

Street Setback

1.0-2.0 metre setback range (excludes access ways and deeper portions of balconies i.e. the front edge of a balcony is to be within the 1.0-2.0 metre range, with the façade of the building setback beyond 2.0 metres - providing for articulation and 'depth' to the street elevation).

Lot Boundary Setbacks

3.0 metre minimum above two (2) storeys.

Rear

Nil.

Open Space

40% minimum.

Public Open Space Surveillance

Buildings are to address the public open space to the rear with habitable room windows and/or balconies.

Fencing

Front: if proposed, fencing between the building and O'Connor Close i.e. within the front setback area, is to be no higher than 1.5 metres and 70% visually permeable above 0.9 metres.

Rear: fencing is required and is to consist of a combination of screening if car parking is proposed in the vicinity of the rear boundary, and transparency for the purpose of surveillance i.e. where car parking is not proposed. Maximum height: 1.5 metres.

Building Appearance

Building design and appearance is to meet the intent outlined in the South Beach Design Guidelines.

Outdoor Living Areas

Outdoor living areas that comply with the requirements of the R-Codes i.e. are 10m² in size and have a minimum dimension of 2.4 metres can be included in the calculation of Open Space where they are substantially open and transparent in the building elevations. For the purpose of calculations, the 10m² required by the Codes can be included.

Vehicular Access

One (1) access point per lot is strongly encouraged for the purpose of reducing the extent of frontage attributed vehicular movement, catering to a more enjoyable and safer street environment (with a maximum of two (2) crossovers permitted on any lot).

Site Works

Part-basement car parking can be a maximum 1.2 metres higher than ground level.

Visual Privacy

Where it can be demonstrated that windows, balconies and terraces do not create an overlooking concern the City of Cockburn may relax the cone of vision requirements.

Utilities and Facilities

- Storage areas can be less than 4.0m² where smaller multiple dwellings are proposed subject to justification being provided at the time of application.
- A Waste Management Plan is to be submitted with a development application, the content of which is to accord with the City of Cockburn's 'Waste Management in Multiple Unit Developments' (APD70).

Advice Note: an Acoustic Report is also required to be submitted with a development application, addressing the requirements Metropolitan Region Scheme Amendment No.1008/33 where building design and construction is concerned.

SETBACKS



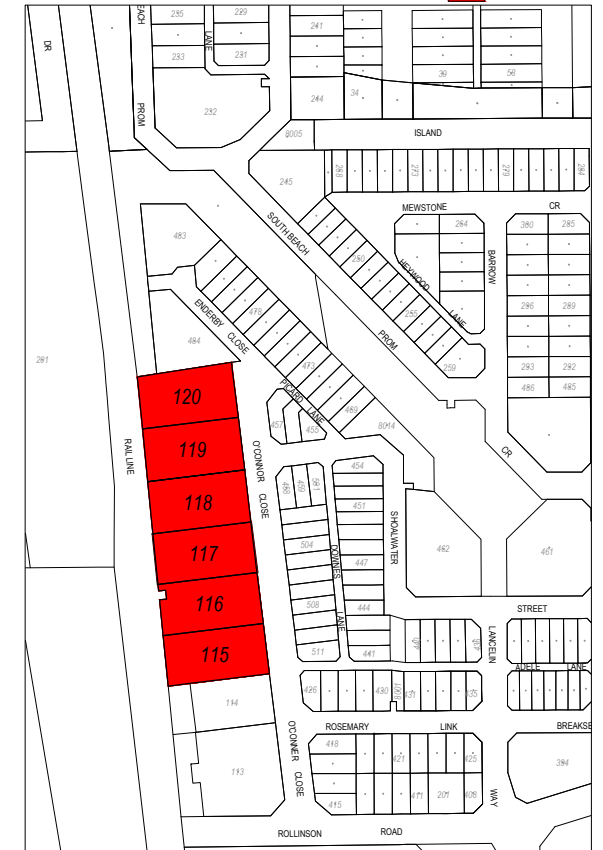
Note: indicative for all lots.

LEGEND

- ① Front 1/3 of site
- ② Rear 2/3 of site.
- ③ Street setback 1.0-2.0 metres.
- ④ Lot boundary setback 3.0metre minimum above two (2) storeys.
- ⑤ Rear setback. Nil permitted with balconies recessed behind elevation.
- ⑥ Surveillance of rear public open space required.
- ⑦ 15.0 metre strip of land from the western boundary to be ceded free of cost to the Crown for use as public open space.

- Public open space
- Building envelope
- Setbacks

LOCATION PLAN



APPROVED

This Detailed Area Plan has been adopted by the Council and signed by an authorised planner under delegation.

Authorised Planner: _____

Date: _____

Ordinary Council Meeting

Date: _____

LDP Ref. No. _____

DRAFT

DETAILED AREA PLAN

LOTS 115-120 O'Connor Close, North Coogee



PLAN: COC 002-014
DATE: 140331
PROJECT: DAP
DESIGNED: TW

SCALE: 1:2000 @A4





Office of Rail Safety

List of Accredited Railway Organisations in Western Australia

April 2013

Company name

Website or E-Mail

Australian Rail Track Corporation Ltd
Genesee and Wyoming Australia P/L
City of Busselton
Busselton Jetty Environment Conservation Association Inc.
Carnarvon Heritage Group Inc
EDI Rail - BT
United Group Rail Services Limited
Great Southern Railway Ltd
Hotham Valley Tourist Railway (WA) Inc
Kojonup Shire - Kojonup Tourist Railway
Pacific National Pty Ltd
Rottnest Island Authority
Pemberton Tramway Co Pty Ltd
Perth Electric Tramway Society Inc
QUBE Logistics (Rail) Pty Ltd (formerly South Spur Rail Services)
Specialised Container Transport
WA Light Railway Preservation Association Inc
Public Transport Authority
Brookfield Rail Pty Ltd (formerly WestNet Rail)
Aurizon (formerly QR National) accredited as Australia Western Railroad

www.artc.com.au
http://www.gwrr.com/operations/railroads/australia/genesee_wyoming_australia
www.busselton.wa.gov.au
<http://www.busseltonjetty.com.au/jetty-train/famous-jetty-train/>
<http://www.carnarvonheritage.com.au/>
<http://www.downergroup.com/sectors/transport/rail/>
www.ugllimited.com
<http://www.greatsouthernrail.com.au/site/home.jsp>
<http://www.hothamvalleyrailway.com.au/>
<http://www.kojonuptouristrailway.com.au/>
<http://www.pacificnational.com.au/>
www.rottnestisland.com
www.pemtram.com.au
www.pets.org.au
<http://www.southspurrail.tripod.com/>
<http://sct.net.au/>
<http://www.bennettbrookrailway.org/>
www.pta.wa.gov.au
<http://www.brookfieldrail.com/>
<http://www.aurizon.com.au/Pages/default.aspx>

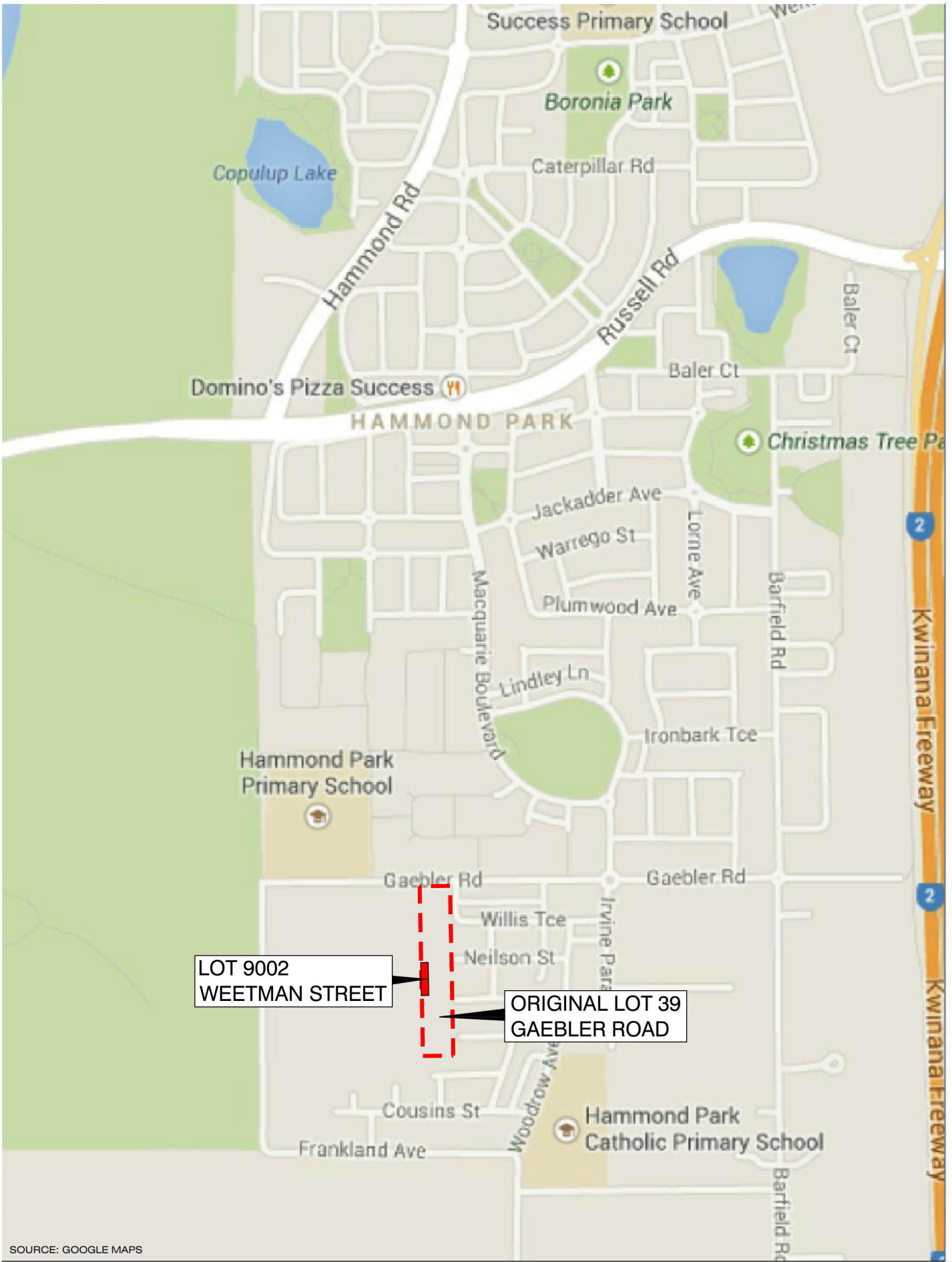


Company name

Rio Tinto Iron Ore (accredited as Pilbara Iron Pty Ltd)
The Pilbara Infrastructure (Fortescue Metals Group)
Intermodal Link Services
Freightliner Australia Pty Ltd
Interail
John Holland Pty Ltd
BHP Billiton Iron Ore Pty Ltd
Karara Mining Ltd
Roy Hill Infrastructure Pty Ltd
Cooperative Bulk Handling (CBH)
Geraldton Port Authority
Watco WA Rail

Website or E-Mail

<http://www.riotintoironore.com/>
www.fmgl.com.au
<http://www.intermodal.net.au/services-and-solutions/intermodal-link-services>
[Catriona Scott \[scottc@freightlineraustralia.com.au\]](mailto:Catriona.Scott@freightlineraustralia.com.au)
www.interail.com.au
<http://www.johnholland.com.au/Documents.asp?ID=13942>
<http://www.bhpbilliton.com/bb/ourBusinesses/ironOre/bhpBillitonIronOre.jsp>
<http://www.kararamining.com.au/>
<http://www.royhill.com.au/>
<https://www.cbh.com.au/>
<http://www.gpa.wa.gov.au/>
<http://www.watcocompanies.com/Railroads/WA/WA.htm>



SOURCE: GOOGLE MAPS

LOCATION PLAN: HAMMOND PARK

JOB REFERENCE: 100846 DATE: 10.06.2014

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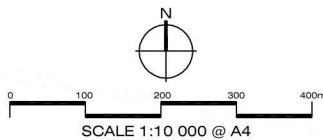
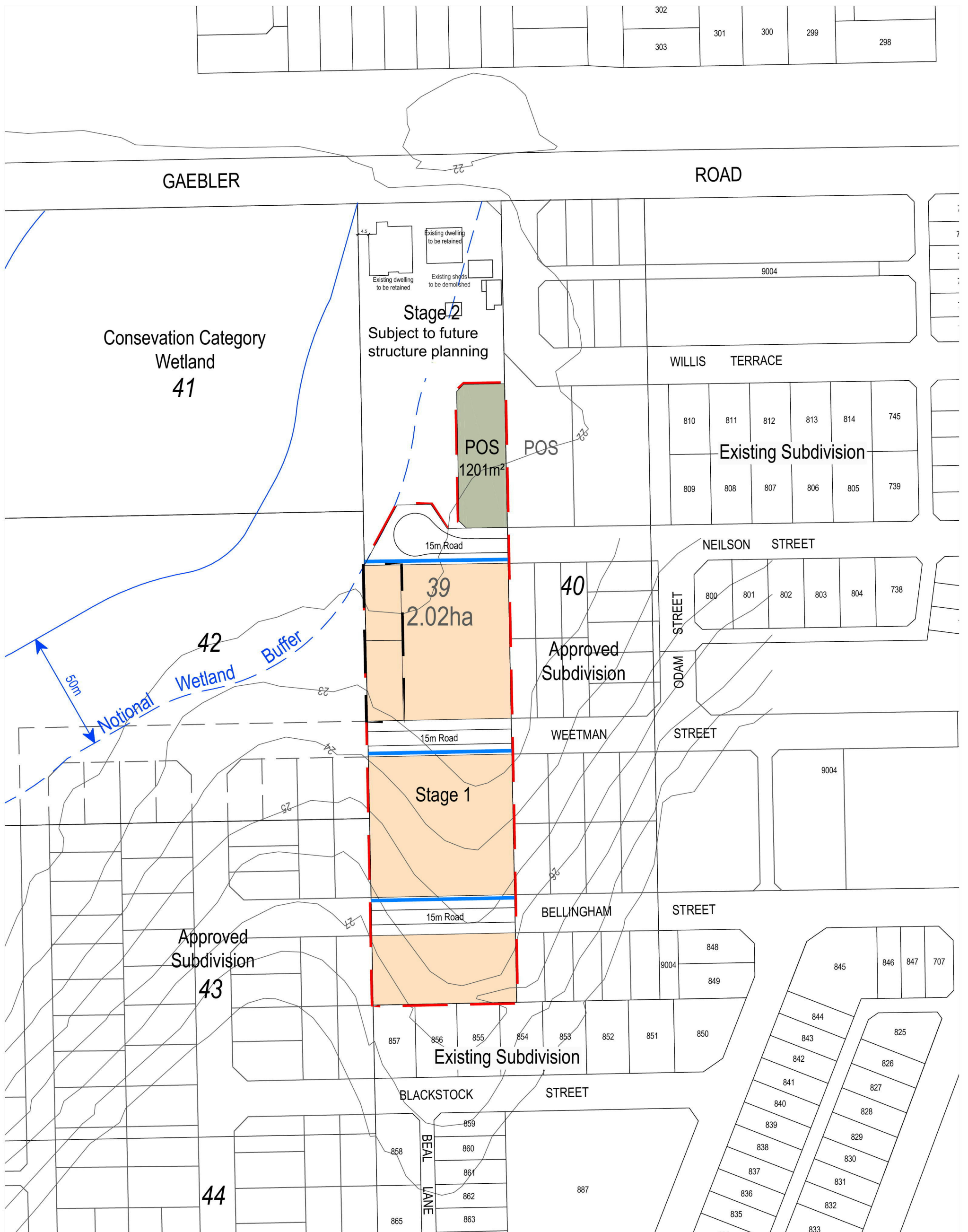


Figure 1

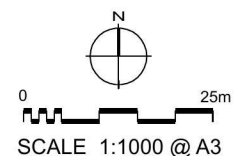
Suite 5, 2 Hardy Street
South Perth, WA 6151
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F (08) 9474 1172
perth@graylewis.com.au



PROPOSED VARIATION TO LOCAL STRUCTURE PLAN

ORIGINAL LOT 39 GAEBLER ROAD, HAMMOND PARK
 VARIATION 1: LOT 9002 WEETMAN STREET
 HAMMOND PARK

- LEGEND**
- LOCAL STRUCTURE PLAN AREA (ORIGINAL LOT 39 GAEBLER ROAD, HAMMOND PARK)
 - EXISTING CADASTRAL BOUNDARY
 - FOOTPATHS
 - VARIATION TO STRUCTURE PLAN (LOT 9002)
 - ZONES / RESERVES**
 - RESIDENTIAL R25 ZONE
 - PUBLIC OPEN SPACE (POS)



Plan 1



GRAY & LEWIS
 LAND USE PLANNERS
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 South Perth, WA 6151
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 F (08) 9474 1172
 perth@graylewis.com.au

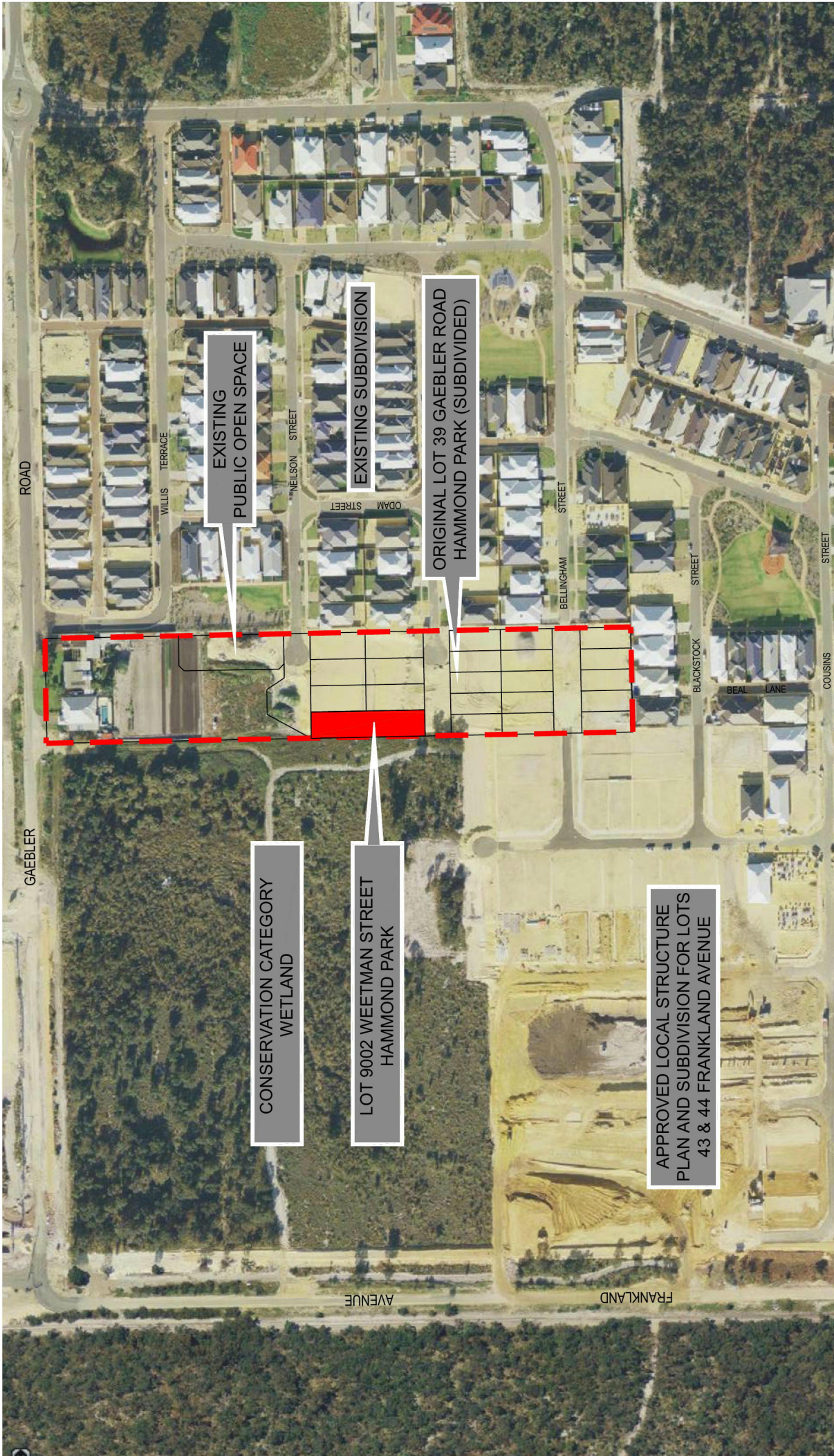
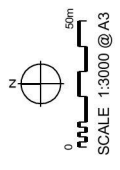


Figure 2

GRAY & LEWIS
LAND SURVEYORS
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F (08) 9474 1172
perth@graylewis.com.au



LEGEND
SUBJECT LAND

SURROUNDING LANDUSES
ORIGINAL LOT 39 GAEBLER ROAD
HAMMOND PARK
EXISTING LOT 9002 WEETMAN STREET
HAMMOND PARK

JOB REFERENCE: 100846 DATE: 18th JULY 2014
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City of Cockburn
GIS Services Department



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APPROVED
CITY OF COCKBURN
DEVELOPMENT APPLICATION
SUBJECT TO ANY CONDITIONS
PRESCRIBED AND COMPLY WITH
WITH CONDITIONS OF APPROVAL
APPROVED

30 JUL 2013

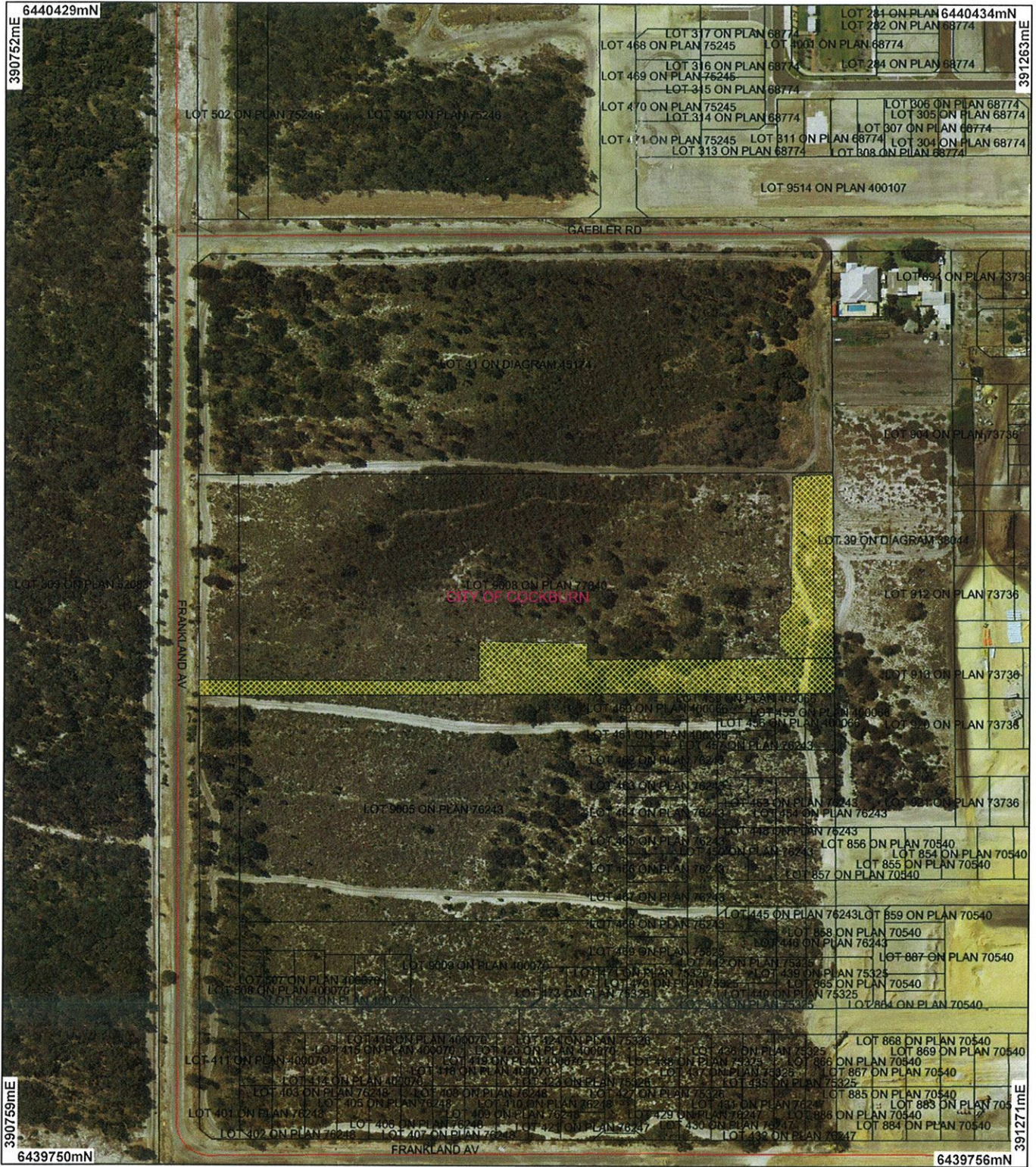
DA 13/0577

FILE REF: 5513500

PLAN 2 OF 2

See Condition No.5

Plan 5582/4



LEGEND

- Clearing Instruments
- Areas Approved to Clear
- Road Centrelines
- Local Government Authorities
- Cadastre for labelling
- Perth Metropolitan Central 15cm Orthomosaic - Landgate 2011



0 ————— 75 m
 Scale 1:3000
 (Approximate when reproduced at A4)

Geocentric Datum Australia 1994
 Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

J Clarkson Date 11/3/14
 J Clarkson

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.



Government of Western Australia
 Department of Environment Regulation
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SCHEDULE OF SUBMISSIONS

Proposed Variation No 1 to Local Structure Plan (9L) Originally known as Lot 39 Gaebler Road, Hammond Park – Variation applies to Lot 9002 Weetman Road, Hammond Park.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1.	Department of Parks and Wildlife	<p>OBJECT</p> <p>1. The Department provided advice to the City of Cockburn in a letter dated 26 July 2012 in relation to the LSP for Lot 39 Gaebler Road (Ref. SM/M/063) and recently provided comments on a related development application for a Building Protection Zone [for Lot 9002] within Lot 9008 that extends into a wetland buffer. The relevant aspects of this advice and additional comments are provided in the following information.</p> <p>The subject land (Lot 9002) is adjacent to Lot 9008 Frankland Avenue, a property that contains a Conservation category wetland (CCW) - a wetland that supports a high level of ecological attributes and functions, and is the highest priority for protection - with the recommended minimum 50m buffer extending to the western edge of the subject land. The Environmental Protection Authority (EPA) recommends that all CCWs and their buffers are fully protected. The EPA encourages the retention of all remnant vegetation in the buffer, repairing degraded/eroded portions of the buffer and rehabilitating the wetland vegetation and the adjoining dryland zones using indigenous species of local provenance.</p> <p>The report by Gray & Lewis Landuse Planners (2014) states that: <i>"The WAPC resolved to endorse the Local Structure Plan subject to a number of variations, one of which included the removal of the two proposed residential lots immediately adjoining Lot 42 to the west (now known as Lot 9008) ... Subdivision approval was issued by the WAPC on 23 July</i></p>	<p>1. Noted and agreed. State Administrative Tribunal ("S.A.T") matter DR32/2014 – Lot 9008 Frankland Road, Hammond Park is expected to progress to a full hearing in November of this year. On the 13th March 2013 a proposed LSP was submitted to the City for consideration for lot 9008. This LSP proposed residential development, local roads and 10% Public Open Space over the entirety of this site.</p> <p>On the 9th of January 2014 the City of Cockburn formally refused to advertise this LSP (under delegation from Council) pursuant to Clause 6.2.8.1 of the Scheme as the applicant did not, in the opinion of the Strategic Planning Department, conform to Clause 6.2.6 of the Scheme.</p> <p>The proposed variation (lot 39) aims to clear native vegetation from land within the CCW buffer and within the outskirts of the CCW. The LSP for lot 9008 aimed to develop, for residential purposes, the entire CCW. These matters are considered to be separate matters. The consideration of the lot 39 LSP should not jeopardise the outcome of the S.A.T hearing which, as stated above, is expected to commence</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>2013 (WAPC ref: 146627) subject to the removal of two lots from the approved plan of subdivision. The area excluded has been created as Lot 9002 Weetman Road, Hammond Park. This condition was imposed "to reflect the arrangement of excluded land from the Lot 39 Gaebler Road, Hammond Park Local Structure Plan on the basis that planning considerations relating to fire management and the classification of a wetland on the adjoining Lot 42 to the east of the subject land remain outstanding." . . . these issues have since been resolved and it is now proposed to vary the approved Local Structure Plan for original Lot 39 Gaebler Road, Hammond Park to include the land excluded from both the Local Structure Plan and the approved plan of subdivision."</p> <p>2. The Department considers that the issues relating to the subject land have not been resolved as there is no approved Local Structure Plan for Lot 9008 - formerly Lot 42 Frankland Avenue - as this matter, regarding the CCW, is with the State Administrative Tribunal.</p> <p>In considering this amendment the City of Cockburn should have due regard for the following:</p> <ul style="list-style-type: none"> • Guidance Statement No. 33 - Environmental Guidance for Planning and Development (EPA 2008)- section 84.3.2 Local Area Planning under "Management Measures": Boundary alignment - Locate lot boundaries so that they do not intersect wetlands and their buffers. This is recommended as lot boundaries are typically cleared and kept free of native vegetation for fencing, access and firebreak purposes. Careful boundary alignment is especially important in the case of Conservation category wetlands ... Wetland buffers - Determine, protect and manage a buffer between a wetland and existing or proposed land uses. • Planning for Bushfire Protection Guidelines, Edition 2 	<p>in early November this year.</p> <p>2. Noted. The City acknowledges A4.3 and A4.4 of the Current Bushfire Guidelines as well as the draft Bushfire Risk Management Guidelines. The approved FMP recommended clearing outside of the LSP area. Subsequently DPaW approved the clearing permit in line with the FMP. Notwithstanding the details within the Southern Suburbs District Structure Plan the City's Scheme, pursuant to Clause 6.2.4.2, states the following; "Notwithstanding Clause 6.2.4.1 a local government may recommend subdivision or approve the development of land within a Development Area prior to a structure plan coming into effect in relation land, if the local government is satisfied that this will not prejudice the specific purposes and requirements of the Development Area and the owner's liability for the proportion of land or development can be fulfilled pursuant to Clause 6.3.5". The City approved DA14/0512 under the provision of Clause 6.2.4.2 within Town Planning Scheme No. 3. The details of DA14/0512 are discussed in more detail in the accompanying Council report.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>(Western Australian Planning Commission and Fire and Emergency Services Authority 2010) - Element 4 Siting of Development under</p> <ul style="list-style-type: none"> ○ "A4.3 Building Protection Zone": location: within the boundaries of the lot on which the building is situated and ○ "A4.4 Hazard Protection Zone": location: within the boundaries of the lot on which the building is situated or, where this is not possible or desirable, within the boundaries of the overall residential development in which the building is proposed to be located. <ul style="list-style-type: none"> • Draft Planning for Bushfire Risk Management Guidelines (Western Australian Planning Commission 2014) section 4.6 "Subdividing within bushfire-prone areas".. . Agreements between neighbouring landowners in order to meet a specific BAL rating are generally not supported as approvals are typically issued to the subject property and there is no legal basis to enforce compliance by the adjoining landowner. <p>The City of Cockburn should also take into consideration the following:</p> <ul style="list-style-type: none"> • The Southern Suburbs District Structure Plan-Stage 3 (2012), which includes Lots 9008 and 9002, states under General Notes "B. Local Structure Plan" Subdivision and development of the subject area is to be in accordance with an endorsed applicable Local Structure Plan - there is no approved Local Structure Plan for Lot 9008, as this matter is with the State Administrative Tribunal. Any LSP for Lot 9008 and subsequent subdivision is likely to require a Wetland Rehabilitation Strategy for the CCW and associated buffer, which would include revegetating the buffer with local endemic flora species. • The Southern Suburbs District Structure Plan-Stage 3 (2012) clearly shows that the CCW and buffer on Lots 41 and 42 	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Frankland Avenue and Lot 39 Gaebler Road is to be protected (it should be noted that buffer is incorrectly depicted on the plan) - the plan is a guiding document for the preparation of future local structure plans. This proposed amendment of the LSP for Lot 39 Gaebler Road (i.e. the subject land) allows for a building protection zone that will impact a CCW buffer, which is not in accordance with EPA and Western Australian State Government objectives for conservation management category wetlands.</p> <p>In relation to the application for development approval of the Building Protection Zone, the Department noted that a clearing permit had been approved for the eastern side of Lot 9008 (DER Ref. CPS5582/4); however recommended that the application for a Building Protection Zone not be approved. If the City considered that the application should be progressed, then consideration to only approving an area that is outside of the wetland buffer (i.e. allow the Building Protection Zone for only the area that is outside of the Conservation category wetland buffer).</p>	
2.	Department of Water	<p>SUPPORT</p> <p>Urban Water Management</p> <p>Consistent with the Department of Planning (DoP's) Better Urban Water Management (BUWM) document and the policy measures outlines in State Planning Policy 2.9 the proposed Local Structure Plan should be supported by a Local Water Management Strategy (LWMS) prior to the approval of the proposed Local Structure Plan.</p> <p>The DoW has previously agreed with the City of Cockburn that due to the size of the site, a full LWMS would not be required to support the LSP. It was concluded that supporting information would still need to be provided in the LSP to demonstrate that storm water can be managed in accordance with best practice. The supporting document, Lot 39 Gaebler Rd, Hammond Park - Engineering Services and</p>	Noted.

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Drainage Report, Revision C (Groundwork Consulting Engineers, June 2012) provided within the LSP was deemed satisfactory to the DoW, as noted in correspondence dated 15 June 2012. Accordingly, the Department has no objections to the proposed variation to the LSP for Lot 39 Gaebler Road, Hammond Park.</p> <p>Groundwater The subject area is located within the Jandakot Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the Department of Water. The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p>	
3.	Department of Fire & Emergency Services	<p>SUPPORT</p> <p>All subdivision, strata and development applications are required to comply with the DFES and WAPC document "Planning for Bush Fire Protection Guidelines (edition 2)".</p> <p>Your attention is drawn to the following aspect(s) of the guideline that has/have not been considered or not adequately addressed.</p> <p>The application for variation shows the proposed Structure Plan is to be extended to the western boundary of Lot 39 that is met by bush land. This proposed variation should be reflected and approved in any current Bush Fire Management Plan associated with the original subdivision proposal. If the original subdivision was not subjected to a Bush Fire Management Plan the Department of Fire and Emergency Services would request that a plan be developed for the proposed variation.</p>	Noted.



Any drainage within the additional road reserve to be held underground using water sensitive urban design.

NOTE:
 Lot 1 Verna Court has been substantially developed for a Place of Worship, and Lot 150 Semple Court has been substantially developed as a Child Care Centre. Accordingly these lots have not been included in the Development Contribution Plan. However if in the future they are redeveloped for residential purposes they will be assessed.

RESTRICTED USE
 Mixed Business uses as set out in Table 1 of the Scheme, excluding:
 • Grouped and multiple dwellings
 • Lodging and single house
 • Residential building

**CITY OF COCKBURN
 STRUCTURE PLAN**

Originally Adopted by Council on **13/11/2008**
 Modified under Delegated Authority on **08/02/2010**
 Endorsed by the Western Australian Planning Commission on **16/02/2010**
 Modification Adopted by Council on **08/07/2010**
 Modification Endorsed by WAPC on **08/09/2010**
 Modified under Delegated Authority on **14/10/2011, 30/12/2013, 04/07/2014, 18/07/2014**

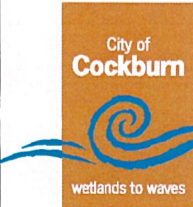
Signed 
 for **DIRECTOR OF PLANNING & DEVELOPMENT**
 File No. 110/007, 110/094

RESTRICTED USE - OFFICE / RESIDENTIAL R160


Uses in this area are restricted to:

- Office
- Residential in accordance with those uses shown for the Mixed Business zone as set out in Table 1 of the Scheme
- Restaurant
- Consulting Rooms
- Lunch Bar
- Civic Use
- Bank

Note: The Residential component will be assessable for the provision of public open space. This shall be a cash-in-lieu contribution calculated in accordance with the principles of this structure plan.




Wetlands to waves

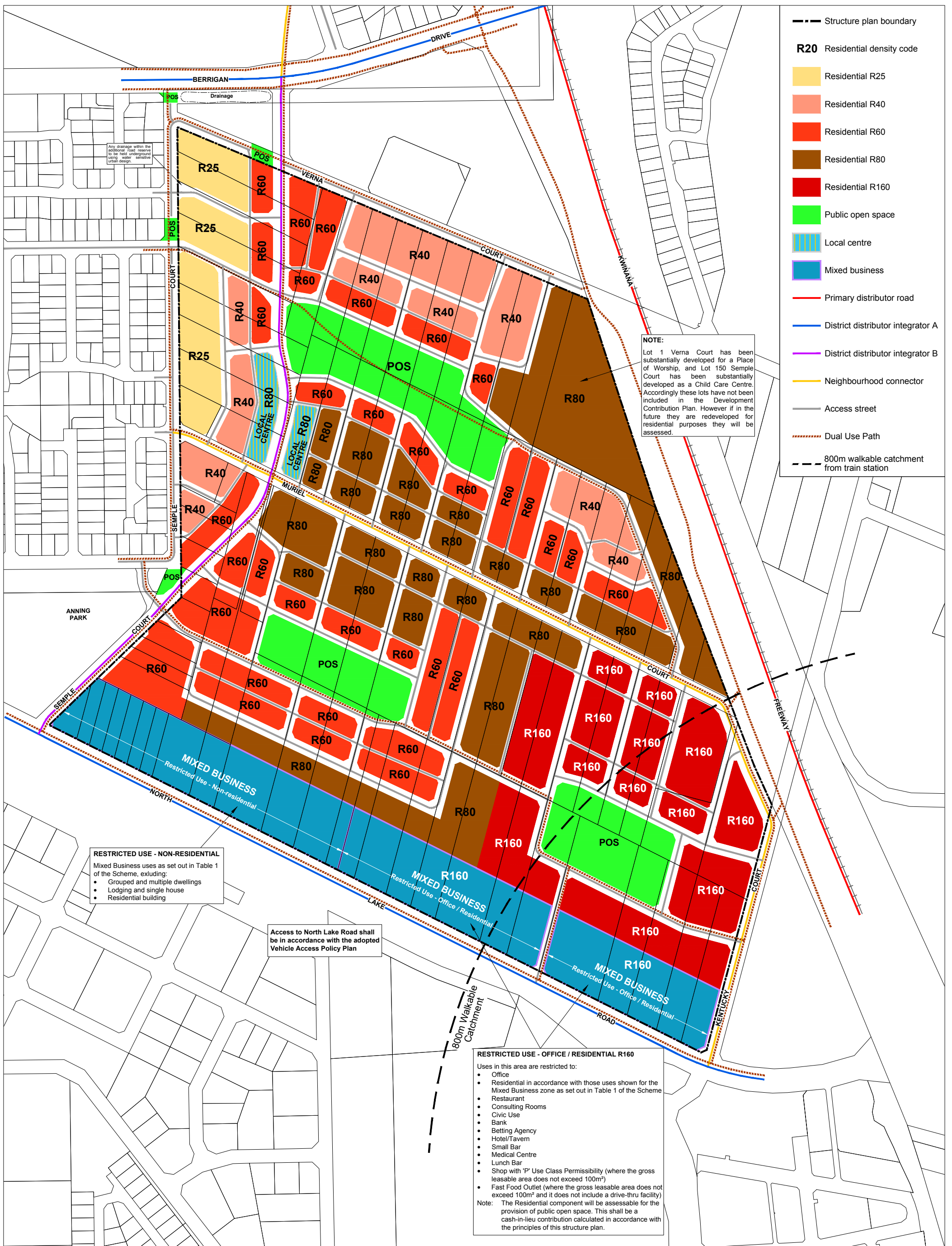


GNA 7/2014

0 100m
SCALE 1:5,000

--- Structure Plan Boundary	 Local Centre
 R20 Residential Density Code	 Mixed Business
 Low Density Residential R20-R25	 Restricted Use
 Medium Density Residential R40-R60	--- Dual Use Path
 High Density Residential R80-R160	 Existing Dwelling
 Public Open Space	--- 800m Walkable Catchment from Train Station
 Local Reserve - Local Road	--- All roads widths are 15m unless otherwise noted.
	--- All laneway widths are 6m.

**STRUCTURE PLAN
 DEVELOPMENT AREA 19**
 MURIEL COURT / VERNA COURT /
 SEMPLE COURT, COCKBURN CENTRAL



MURIEL COURT DESIGN GUIDELINES

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Low Density zone (R20) standards	12
Medium Density zone (R40 & R60) standards	14
High Density zone (R80 & R160) standards	16
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Mixed Business – Restricted use – non residential standards	21
Local Centre Standards	22
Streets	24
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INTRODUCTION

The Muriel Court Design Guidelines seek to establish the character of the street, building and public spaces within the Muriel Court Structure Plan area. The Design Guidelines will guide subdivision and building development to respond to the intentions of the Muriel Court Structure Plan in order to create a comfortable and welcoming walkable neighbourhood that complements Cockburn Central Town Centre and maximises the population living and working within walking distance of Cockburn Central Station.

These Design Guidelines are to be read in conjunction with the Muriel Court Structure Plan, Local Planning Policies and the City of Cockburn's Town Planning Scheme No. 3 (Scheme). Where the Guidelines are silent on any matter, the relevant provision of the Residential Design Codes, the City's Local Planning Policies and Scheme will apply.

The Structure Plan area is divided into zoning band precincts. Development proposals will be assessed against the principles and objectives set out in the Design Guidelines for each precinct as well as the general standards and specific standards for each zone.

Applicants are advised that early consultation with the City of Cockburn is encouraged for subdivision/development and should include pre-lodgement meetings.

ARRANGEMENTS OF THE DESIGN GUIDELINES

Vision and Objectives

This document first describes the vision and objectives for the whole of the Muriel Court Structure Plan area. Collectively, all development should contribute to realising this vision and achieving the overall objectives.

Subdivision

The Guidelines emphasise the relationship between built form and the surrounding streets

and open spaces. Along with the use of each lot this will be key to achieving the desired character of each precinct.

General Standards

The General Standards apply to all development across the Muriel Court Structure Plan area and guide the design of general building services.

Precinct Standards

This section provides specific guidance on particular buildings envisaged for the Muriel Court Structure Plan area and is dependent on the residential density. The section is broadly split into low, medium and high density and reference should be made to the specific building type mentioned in each density sub section.

Streets

This Section deals with the design of streets and laneways, including pavement widths, footpath requirements, lighting and medians. The Muriel Court Structure Plan sets the road alignments and widths for the area.

VARIATIONS TO THE DESIGN GUIDELINES

The Muriel Court Design Guidelines are implemented as a Local Planning Policy under Part 2 of the Scheme. Development that varies from the requirements of the Guidelines can be approved if the variations are consistent with the objectives and vision of the Structure Plan and Design Guidelines.

VISION FOR MURIEL COURT

The Muriel Court Structure Plan area will be characterised as a high quality, vibrant urban village and contemporary in character that capitalises on and provided a sustainable extension to the Cockburn Central Town Centre.

The objectives of the Design Guidelines are:

Physical Objectives

- Promote a safe, comfortable and easily accessible environment for residents and visitors
- Ensure that buildings address and complement public spaces by providing transparent and engaging interfaces between the street and the private realm
- Ensure that energy efficiency is employed in design and construction

Social Objectives

- Provide a strong sense of place and community
- Promote walking, cycling and public transport through appropriately designed and easily accessible streets and buildings
- Provide for a mix of housing opportunities to cater for our diverse community
- Ensure that ease of access to public open space for residents and visitors

Economic Objectives

- Promote a viable local centre that supplies for daily needs of the community
- Facilitate a development intensity that compliments the Cockburn Central Town Centre and Cockburn Central West

MURIEL COURT STRUCTURE PLAN

The Muriel Court Structure Plan has been designed employing principles that promote a sense of place and community as well as providing a more legible and equitable urban environment that is robust enough to changing circumstances over time.

The Key Principles of the Structure Plan are:

COMMUNITY DESIGN

- Maximise densities within the walkable catchment of the Cockburn Central Regional Centre.
- Providing medium densities beyond the walkable catchment and adjacent areas of high amenity (POS) and high frequency public transport routes (Semple/Muriel Court).
- Minimise the need for the land exchange between landowners whilst recognising the complexities associated with highly fragmented development cells.
- Provide a balanced range of densities to provide a diverse range of housing types.

MOVEMENT NETWORK

- Create a strong east-west movement network that reflects constraints (created by existing lot configurations) that maximises connectivity and efficiency of pedestrian movements and simplifies subdivision design.
- Minimise traffic conflict and promote high quality streetscapes along Muriel and Semple Court by promoting rear loaded lots.
- Provide a street and pedestrian network that enables direct, quick and safe pedestrian and cyclist access to and from the transit facility.
- Create a highly connected and permeable street network with emphasis on Muriel and Semple Courts being the primary 'spine' roads.
- Maximise equity between landowners by sharing where possible, the placement of access streets, laneways and public open spaces etc.

LOT LAYOUT AND PUBLIC PARKLAND

- Within the constraints of the existing lot configuration, develop a robust network

of streets and blocks which maximise efficient movement, the creation of regular shaped lots and maximises solar orientation for dwelling construction.

- Appropriate interfacing of residential lots with surrounding uses such as the Kwinana Freeway and the mixed business zone.
- Maximise the ability for land owners to develop independently given the fragmentation of ownership.
- Provide a range of densities to promote variety in lot product and ensure appropriate density targets are met.
- Placement of public open space to preserve and enhance existing environmental features (wetland and remnant vegetation).
- Provide a suitable balance between active and passive recreation.

ACTIVITY CENTRES, EMPLOYMENT AND SCHOOLS

- Provide office and residential uses within the walkable catchment of Cockburn Central activity centre/train station to support and strengthen the centre as an origin and destination.
- Provide a local centre to provide for the day to day needs of the residents.
- Provide good pedestrian, cycle and vehicular access to existing and possible future schools.

URBAN WATER MANAGEMENT/UTILITIES

- Promote water sensitive urban design and the integration of drainage infrastructure within POS where applicable in accordance with the DoW's requirements.
- Promote a network of streets which facilitate the delivery of essential services and utilities.

SUBDIVISION

Subdivision and amalgamation of land holdings within the Muriel Court Structure Plan area will be required in order to develop land. Subdivision and amalgamation are required to provide for development that is consistent with the Muriel Court Structure Plan and intended character and amenity.

Subdivision and amalgamation shall be consistent with the minimum and maximum lot widths and the laneways locations outlined within these guidelines.

The Minimum and average lot sizes shall be used for creation of lots, particularly for low and medium density coded areas, as shown on the Muriel Court Structure Plan map.

Development over individual long, narrow lots is not permitted unless it can be demonstrated that such development is consistent with the intended character and amenity of the Muriel Court Structure Plan and the provisions of these Design Guidelines.

The Muriel Court Structure Plan has been prepared to provide for development that addresses the street in a traditional manner. Subdivision applications that would create lots that result in lower levels of amenity, compromise streetscapes and poor built form shall not be supported.

The City of Cockburn may require indicative development plans to be prepared to accompany subdivision and amalgamation in order to prove that development can occur in a manner that is consistent with the Muriel Court Structure Plan and the provisions of these Design Guidelines. Such plans shall include a site plan, floor plans and indicative elevation drawings.

Applicants are reminded of the Residential Design Code requirement for planning approval to be awarded for development on lots less than 260 square metres prior to subdivision applications being approved.

LANEWAYS

Laneways shall be constructed as per the provisions of these Design Guidelines and as shown on the Muriel Court Structure Plan.

Vehicular access must be from the laneway where they are provided. No direct vehicle access shall be permitted from Muriel or Semple Court.

BATTLE-AXE LOTS

Battle-axe lots are not a preferred outcome for the Muriel Court Structure Plan area. All lots must allow for development that has a street presence and can contribute to the desired built form and character. Irregular shaped lots will generally not be supported.

	Minimum Lot Width	Maximum Lot Width
R25	8 metres*	20 metres*
R40	7.5 metres - Front Loaded* 5 metres - Rear Loaded*	10 metres*
R60	7.5 metres - Front Loaded* Nil - Rear Loaded*	8 metres*
R80	6 metres - Front Loaded* Nil - Rear Loaded* 24 metres - all other sites	8 metres* 30 metres
R160	24 metres	60 metres
Local Centre	8 metres	A maximum lot width is not prescribed, however development should not be constructed such that long, flat facades are created. A maximum building segment should therefore not be more than 12 metres length.
Mixed Business	A minimum lot width of 30 metres applies. Lots should comprise an adequate area to provide for the construction of residential apartment buildings, whilst maintaining adequate side setbacks.	The existing lot dimensions should be observed to provide sufficient areas in which to develop mixed use buildings that are several stories in height. A maximum lot width of 60 metres shall be observed.
*Strata lot of green title lot expected to contain a single dwelling		

Table 1: Subdivisional Lot Dimensions

GENERAL STANDARDS

The General Standards are intended to establish a broad framework to influence and guide development within the Muriel Court Structure Plan area. They apply across the entirety of the Muriel Court Structure Plan area and development will incorporate the intent of each of the standards established here.

DWELLING MIX

It is important to provide for a range of dwelling sizes and types to meet the housing needs of the community. The Muriel Court Structure Plan has sought to address this through the provision of a range of residential densities from R25 through to R160. However, in mixed use and multiple dwelling developments where more than 5 dwellings are proposed, a minimum of one (1) or 10% (whichever is greater) 1 bedroom dwellings shall be provided. This is to establish a range of housing types within an area that has strong walkability and ease of access to frequent public transport and daily needs.

MINIMUM RESIDENTIAL DENSITIES

Development Area 19 of the Scheme requires that development accommodate a minimum density of 75% of the density code of the applicable to an area.

As a minimum, the following areas are required to achieve grouped and multiple dwellings at the equivalent of 75% of the density code applicable to an area where more than one (1) dwelling is proposed.

Lot sizes are to represent a multiple of the land areas below, particularly in the case of proposals where the minimum land areas required are to be considered in conjunction with other subdivision considerations, most notably minimum and maximum lot widths. The City also recommends consideration be given to 'development' requirements detailed elsewhere in these Design Guidelines to ensure suitably developable lots are created.

Density	Min. Land Area (Lot) to Yield 75%	Land Area to Yield 100%
R25	466m ²	350
R40	293m ²	220m ²
R60	200m ²	150m ²
R80	160m ²	120m ²
R160	160m ²	120m ²

BUILDING EXPRESSION

It is important that buildings present well from all angles as some may be visible from a considerable distance. It is also important that buildings are appropriately detailed at ground level so that they create an attractive, safe and interesting environment for occupants and pedestrians alike.

Buildings should incorporate a mix of high quality materials that contribute towards the intended character of each precinct. Articulation, fine grain detail and glazing elements will help to achieve the desired outcomes and contribute to a high degree of amenity. Long building facades should be broken up with changes in materials, balconies, windows and setback changes to create interplay between light and shade.

At a minimum, any exposed parapet walls must have the same level of finish as the primary façade. Significant portions of wall that are likely to be exposed for prolonged periods should be avoided, however where they exist they are to incorporate detailing to the satisfaction of the City of Cockburn, to add visual interest.

ADDRESSING THE STREET

All development must address and respond to all adjacent streets including rear laneways to enhance safety and security. This requirement seeks to ensure that all frontages are attractive and safe for pedestrians. Building entrances should be clearly identified and easy to access.

All components of podiums relating to tower developments should relate to the street. Active street interfaces are encouraged through the provision of courtyards and outdoor living areas within the front setback area; windows from active

habitable rooms and individual entries to ground level dwellings are strongly encouraged.

CORNER TREATMENTS

Buildings on corner sites must address both streets through the provision of windows, a mix of materials and legible entry features.

For single dwellings on corner sites, side fences must be visually permeable above a height of 1.2 metres for 50% of the secondary street boundary. For all other developments, fencing to secondary streets should be visually permeable for the entire boundary length, unless approved by the City of Cockburn for screening purposes.

Solid walls and fences shall not dominate any street frontage.

For R60, R80 and R160 developments, nil street setbacks may be allowed for corner sites where landmark corner features can be achieved and the intended character of the precinct is maintained.

SAFETY IN DESIGN

Buildings are to be designed to allow passive surveillance of communal areas and adjacent public spaces, and should have at least one active habitable room (other than a bedroom), window or balcony overlooking any adjacent street, public space or communal open space.

Loadings and storage areas are to be well lit and/or lockable after hours. Pedestrian entries to all buildings are to be visible from the primary street frontage and be clearly delineated and legible. Measures to ensure the safety of people entering buildings is to be demonstrated in the application for planning approval.

Ground floor non-residential frontages are to be designed as shop fronts with no less than 70% of the shop front glazed with clear glass. Not only does the ability to see in and out of commercial premises at street level contribute to creating an interesting pedestrian environment, it also enhances safety through passive surveillance.

The Western Australian Planning Commission's Planning Bulletin 79 – Designing our Crime Planning Guidelines should be consulted in the design of developments throughout the Muriel Court Structure Plan Area.

SUSTAINABILITY AND ENERGY EFFICIENCY

The Guidelines seek to achieve a standard of architecture that is responsive to the environment in which it is built. The City of Cockburn seeks development that implements current best practise in sustainable design, construction and management for the benefit of the environment, the community and the local economy.

Buildings should be designed to help minimise operational energy consumption and greenhouse emissions.

Tenancy sub-metering and energy demand reduction measures are to be included in new mixed use and multiple dwelling residential developments. This enables each tenancy to identify their energy consumption and implement measures to reduce demand.

All mechanical devices installed as part of the development such as air conditioners and hot water systems are to have a minimum 5-star energy rating. Solar or gas hot water systems and photovoltaic power generation systems are encouraged.

Proposals for new developments (with the exception of single and grouped dwellings) should be accompanied by a report prepared by a suitably qualified Sustainability Consultant, outlining the design and management elements (including financial and environmental costs of operating the building after construction) proposed to be implemented to optimise sustainability performances.

The heat loading effect of the summer sun on windows should be minimised. Techniques such as external sun shading devices must be considered and dark or reflective tinting should be avoided.

Direct natural lighting should be provided to all living, dining and sleeping areas of each dwelling (not limited to the BCA minimum requirements). However, where reliance on borrowed light is demonstrated to be unavoidable, only non-habitable rooms and kitchens shall be designed with access to borrowed light.

The use of low embodied energy materials including recycled materials in building construction is encouraged. Native vegetation is also encouraged within landscaped areas.

NOISE ATTENUATION

The Kwinana Freeway, North Lake Road and the Perth to Mandurah Railway are all potential major generators of traffic and rail noise. Development, particularly for residential purposes, should therefore be designed to minimise the potential for unacceptable levels of noise generation and intrusion. Similarly, where residential development is located adjacent to mixed use areas or within mixed use development, noise attenuation measures must be provided with the design. An acoustic consultant's report should inform all design elements and be provided along with applications incorporating residential uses for approvals in the following locations:

- All development adjacent to the Kwinana Freeway;
- All development adjoining to the Mixed Business Zone;
- All development adjoining that incorporated a mix of commercial and residential uses; and
- Any development that incorporates residential uses adjacent to North Lake Road.

The Western Australian Planning Commission State Planning Policy on Road and Rail Transport Noise should be consulted in the preparation of acoustic reports and design of development.

Generally, non-residential development will not require an acoustic consultant's report to be prepared, unless the City of Cockburn considers a

proposed use will cause negative impacts on the surrounding residential uses.

FENCES

Any slid fence fronting onto a street is not to exceed 1.2 metres in height. If a fence is higher than 1.2 metres, infill sections between piers of the fence must be 70% visually permeable.

No at-grade boundary fences may exceed 1.8 metres in height above finished footpath level.

Fences above basements or retaining walls more than 800mm above footpath level shall not exceed more than 1 metre above the finished floor level. Any component of a fence more than 1.2 metres above the footpath level shall be 70% visually permeable.

WATER

Buildings are to be designed to reduce water consumption by occupants through such measures as sub-metering of water use, alternatives to water based building cooling systems, grey water use, rainwater capture and re-use, water efficient fittings and fixtures and water sensitive landscaping design.

SERVICING

Bin and service enclosures are required to be screened and located away from visually prominent parts of the site.

Serviced should be designed to visually integrate into buildings, rather than be a separate element. No services should protrude above the specified maximum height of the building and should be screened from view. Development will need to conform to the City's Local Planning Policy related to Waste Management Plans in Multiple Unit development.

STORES AND AMENITIES

All grouped and multiple dwellings are required to have individual storage accessible from outside the dwelling. A minimum of 4 square metres applies,

with minimum internal dimensions of 1 metre. Where 4 square metres is not achieved, the applicant is to demonstrate the needs of residents will be met.

PRIVATE OPEN SPACE

Private Open Space must be provided for each multiple dwelling that is of a useable size (10 square metres for balconies and 12 square metres for ground floor courtyards) and dimensions (3 metres). Considerations will be given to smaller areas and dimensions but this must be justified to the satisfaction of the City of Cockburn.

For other dwellings types, private open space must be provided in accordance with the acceptable development provisions of the Residential Design Codes.

Private open space, particularly upper floor balconies, are to be sensitively located or screened to avoid any potential visual privacy impact between dwellings within the lot or on adjacent lots. If screening is necessary, it should be integrated into the building design and must not unduly add to the building bulk.

Balconies shall not extend into any road reserve.

If communal open space is provided with a development, then its location and facilities provided within it should be such that they will not be a source of noise or other nuisance for occupants of the development or those immediately adjoining properties.

GARAGES AND ACCESS

Vehicle access from laneways is mandatory for lots where a rear laneway is present.

Where secondary street access is available, access shall not be from the primary street in order to improve traffic flow and pedestrian amenity.

Where access for developments is not available from secondary street and laneways, the primary street may be used. However, garages and car ports shall not dominate the front setback or the primary elevation of the building.

RECIPROCAL ACCESS FROM NORTH LAKE ROAD

Reciprocal access way arrangements and shared vehicle access points are specified for lots adjoining North Lake Road. Please refer to the City of Cockburn's Vehicle Access Policy Plan for North Lake Road.

LOW DENSITY ZONE (R20) STANDARDS

The low density areas, which are those coded R25, are located generally in the western portion of the Muriel Court Structure Plan area, generally away from major movement corridors and the walkable catchment of Cockburn Central Station.

Generally, development within low density areas will be single or grouped dwellings between one and two stories.

Dwellings shall be constructed to a consistent building line along the street which will create an open streetscape. Street trees within the road reserve and landscaping within residential lots will create a leafy character.

BUILD TO LINE

The main building line of the dwelling shall be constructed between 3 metres and 4.5 metres from the street alignment.

Garages shall be setback behind the main building line.

SETBACKS

Side, rear and secondary street setbacks shall be in accordance with the provisions of the Residential Design Codes and the City of Cockburn's Local Planning Policy APD49.

Boundary walls may be constructed as per the provisions of the Residential Design Codes and the City of Cockburn's boundary wall policy.

MAXIMUM BUILDING HEIGHT

The maximum building height for buildings within the areas coded R25 shall be no higher than two stories with the potential for useable loft space. The height of the external walls shall be no higher than 6 metres and the maximum height of any pitched roof shall be no higher than 9 metres.

DESCRIPTION OF LOFT REQUIREMENTS

Any development within the loft space shall appear as part of the main roof and not an additional level.

GROUND FLOOR FINISHED LEVEL

Finished ground floor levels must be within 0.3 metres of the finished floor level of the lot at the front street alignment of the proposed building footprint.

MAXIMUM BUILDING DEPTH

There is no maximum building depth for buildings within the R25 coded area. However, buildings must be designed to provide for natural sun light penetration to all habitable rooms and cross ventilation.

CAR PARKING

Garages and car ports must be setback behind the main building line, at a minimum of 4.5 metres, in order to minimise visual impact and to allow for visitor parking.

All car parking areas should be screened from view of the street.

VERANDAS AND BALCONIES

Verandas and balconies provide amenity for residents and assists in articulating the building line of dwellings.

Verandas and balconies may extend into the front building line area by 1.5 metres.

Any veranda or balcony not on the front face of the dwelling is to comply with the setback provisions of the Residential Design Codes.

MINIMUM BUILDING HEIGHT

There is no minimum building height for low density coded R25.

BUILDING INTERFACE AND JUNCTIONS

Where two boundary walls are located adjacent to one another, their junction should be complementary.

This will require the wall ends adjacent to the street to coincide, or alternatively, show a discernible offset of at least 600mm.

Where the boundary walls meet at the roof line or top of wall, the top of wall height shall match or show a discernible difference of 300mm.

MEDIUM DENSITY ZONE (R40 & R60) STANDARDS

The medium density provisions apply to those areas coded R40 and R60. The medium density areas form a large portion of the developable area with the Muriel Court Structure Plan and so are important in ensuring the dwelling density is achieved.

The medium density areas will comprise single, grouped and multiple dwellings, though the predominant housing forms are likely to be

terraces and attached dwellings over two to three stories.

Due to the denser housing form and smaller lot sizes, the streetscape and quality of parkland will be particularly important to provide a high level of amenity for residents. Streets will be tree-lined and provide attractive links to parks and the local centre.

For the purposes of these guidelines, the provisions of some elements have been separated by R-Code density.

	R40	R60
Built to Line	Buildings must be constructed between two (2) and four (4) metres from the street alignment. Upper level balconies and verandas can protrude beyond the built to line by one (1) metre. Where a balcony projects one (1) it needs to be at least 2.5 metres in depth. Garages that are accessed from primary street must be setback 4.5 metres from the front boundary.	
Setbacks	Side setbacks shall be applied as prescribed by the Residential Design Codes, except that boundary walls may be constructed to two side boundaries. Buildings may be constructed up to one (1) metres from the secondary street, up to a length of nine (9) metres. Any wall greater than nine (9) metres must be setback two (2) metres from the secondary street.	Nil side setbacks may be applied to R60 coded areas.
Boundary Walls	Boundary walls may be constructed to two side boundaries. Upper levels shall be setback from the boundary as per the Residential Design Codes. Garages may be built to the boundary separate to the main dwelling.	Boundary walls may be constructed to both side boundaries to a maximum height of six (6) metres and for two thirds of the length of the boundary. Upper levels more than six (6) metres above ground level will need to be set back from the boundaries as per the Residential Design Codes. Garages may be built to the boundary separate to the main dwelling
Rear Setbacks	Rear setbacks shall be as per the Residential Design Codes. Where there is a rear laneway, garages may be constructed to the laneway boundary.	
Minimum Building Height	There is no minimum building height for R40 coded areas.	The minimum building height in R60 areas shall be two stories and 5.4 metres to the top of the external wall.
Maximum Building Height	The maximum building height shall be nine	The maximum building height shall

	(9) metres to the top of the external wall and twelve (12) metres to the top of any roof ridge line.	be twelve (12) metres to the top of the external wall and fifteen (15) metres to the top of any roof ridge line.
Car Parking	<p>Minimum car parking requirements for Single, Grouped and Special Purpose dwellings in accordance with Location A requirements of C3.1 of Part 5 of the Residential Design Codes. Maximum car parking requirements for Single, Grouped and Special Purpose dwellings is two (2) bays.</p> <p>Minimum car parking requirements for Multiple dwellings in accordance with Location A requirements of C3.1 of Part 6 of the Residential Design Codes. Maximum car parking requirements for Single, Grouped and Special Purpose dwellings is 1.5 bays.</p> <p>The City of Cockburn will consider the provision of multiple dwellings with no designated car parking where the proposal can be justified and no off-site impacts are expected.</p>	
Building Interface and Junctions	<p>Where two boundary walls are located adjacent to one another, their junction should be complementary. This will require the wall ends adjacent to the street to coincide, or alternatively, show a discernible difference or at least 600mm. Where the boundary walls meet at the roof line or top of wall, the top of wall height shall match or show a discernible difference of 300mm.</p>	

HIGH DENSITY ZONE (R80 & R160) STANDARDS

High density areas codes R80 and R160 are located predominantly within the walkable catchment of the train station, along Muriel Court and adjoining the Kwinana Freeway. This is to promote the use of public transport and create a walkable environment. All development will incorporate edges to the street, with courtyards, easily identifiable entries and windows from active habitable rooms overlooking the street from all levels of the building.

Within the areas between the buildings and the property line, the area is to incorporate

courtyards, front entries and be landscaped to a high quality with in-ground planting. Hard paving should be limited to vehicle access areas and where pedestrian paths cross the area. In general hard spaces should not dominate the soft landscaped quality of this space.

Within the high density area it is expected that two dominant built forms will prevail. Land coded R160 are expected to be dominated by mid to high rise apartment towers with internalised courtyards and strong articulation to the street. Within areas coded R80 mid-rise apartment complexes and multi-level terraced housing are expected to dominate.

	R160	R80
Promotion of low scale street level commercial uses supported in the high density residential neighbourhood, particularly on prominent street corners and adjacent to public open space.		
Build to Line	<p>Podiums to be constructed three (3) metres from the street boundary to a height of four (4) stories. Podiums built to the primary street boundary may be considered, where this occurs podiums are to be a height of three (3) stories.</p> <p>Tower elements to be set back from podium by three (3) metres. Where podiums are built to the primary street boundary tower elements are to be set back four (4) metres.</p> <p>Balconies may protrude beyond the build to line by 1.5 metres. Balconies may not protrude into the road reserve.</p>	<p>Buildings to be constructed two (2) metres from the street boundary.</p> <p>Buildings built to the primary street boundary may be considered.</p> <p>Balconies may protrude beyond the build to line by one (1) metre. Balconies may not protrude into the road reserve.</p>
Rear Setbacks	<p>Podiums may be constructed to the rear boundary to a height of two (2) stories or seven (7) metres. Above this buildings are to be set back six (6) metres or as per the Residential Design Codes – the lesser of the two.</p> <p>Nil setbacks to laneways permitted.</p>	<p>Buildings may be constructed to the rear boundary to a height of two (2) stories or seven (7) metres. Above this buildings are to be set back four (4) metres or as per the Residential Design Codes – the lesser of the two.</p> <p>Nil setbacks to laneways permitted.</p> <p>Where lots directly back onto the Kwinana Freeway road reserve rear setbacks may be nil, subject to</p>

		compliance with any acoustic assessment undertaken.
Side Setbacks	A minimum side setback of three metres shall apply to the podium and seven (7) metres to any tower element	Nil side setbacks are permissible.
Secondary Street Setbacks	<p>Podiums to be constructed three (3) metres from the street boundary to a height of four (4) stories. Podiums built to the secondary street boundary may be considered.</p> <p>Tower elements to be set back from podium by three (3) metres. Where podiums are built to the secondary street boundary tower elements are to be set back four (4) metres.</p> <p>Balconies may protrude beyond the setback area by 1.5 metres. Balconies may not protrude into the road reserve.</p>	<p>Setback to the secondary street of one (1) metre.</p> <p>Buildings built to the secondary street boundary may be considered.</p> <p>Balconies may protrude to the secondary street boundary. Balconies may not protrude into the road reserve.</p>
Boundary Walls	As per above.	<p>Boundary walls to both side boundaries are permitted.</p> <p>The height of the boundary wall shall be consistent with the height of the building and shall not incorporate unnecessarily tall and unsightly parapets.</p>
Minimum Building Height	A minimum building height of 18 metres shall apply.	A minimum building height of three (3) stories or ten (10) metres shall apply.
Maximum Building Height	<p>No maximum prescribed building height.</p> <p>Applicants should be aware of the Jandakot Airport Obstacle Limitation Surfaces (OLS) as it applies to their respective sites.</p>	<p>A maximum building height of eight (8) stories or 27 metres shall apply.</p> <p>Lift overruns and building services may extend the height to 29 metres, however they shall be designed to appear as minor building elements.</p>
Vehicle Access	Vehicle access shall be from the provided laneways as shown in the Muriel Court Structure Plan.	
Ground Floor Finished Levels	<p>The ground floor finished level shall not be more than 1.2 metres above the footpath level of the street. The raised ground level can provide for semi-basements to be provided where they do not detract from the amenity of the area.</p> <p>Any semi-basement car park is to be screened from view of the street and appear as an integral part of the building fabric.</p>	
Minimum Ground Floor Ceiling Height	Minimum ground floor ceiling height of 2.7 metres in order to provide for potential changes in use over the long term to small scale commercial uses.	
Building Articulation	Buildings with long facades should be appropriately detailed and articulated in order to break up the building bulk and ensure friendly, responsive presentation to the street. Façade elements longer than 12 metres should incorporate window treatments, balconies or changes in setbacks to provide appropriate articulation.	
Site Coverage	None prescribed	
Car Parking	Minimum car parking requirements for Single, Grouped and Special Purpose dwellings in accordance with Location A requirements of C3.1 of Part 5 of the Residential Design Codes. Maximum car parking requirements for Single, Grouped	

	<p>and Special Purpose dwellings is two (2) bays.</p> <p>Minimum car parking requirements for Multiple dwellings in accordance with Location A requirements of C3.1 of Part 6 of the Residential Design Codes. Maximum car parking requirements for multiple dwellings is 1.5 bays.</p> <p>The City of Cockburn will consider the provision of multiple dwellings with no designated car parking where the proposal can be justified and no off-site impacts are expected.</p>
Entrance Location	<p>Individual dwellings and individual and communal entry ways should be clearly defined and able to be identified from the street.</p> <p>Ground level dwellings should incorporate individual front entrances from the street and be supported by complementary courtyard spaces.</p>
Commercial Land Uses	<p>Low scale street level commercial uses are supported in the high density residential neighbourhood, particularly on prominent street corners and adjacent to public open space.</p> <p>Developments incorporating convertible units should consider the possible future servicing needs of commercial uses, particularly mechanical ventilation, waste management and grease traps.</p> <p>Ground floor non-residential frontages are to be designed as shop fronts with no less than 70% of the shop front glazed with clear glass.</p>

MIXED BUSINESS – RESTRICTED USE – OFFICE / RESIDENTIAL STANDARDS

The Mixed Business – Restricted Use – Office / Residential precinct is an extension of the high density neighbourhood found within the walkable catchment of Cockburn Central Train Station.

The form of the precinct will take a similar form to the high density neighbourhood, but with a greater emphasis on commercial uses. In particular, office and ground floor commercial uses are preferred by the City of Cockburn, missed with residential uses. Additionally, as buildings are setback a greater distance from the street, podiums are not required.

Residential uses in the precinct should expect a different level of amenity to that available in the residential area.

RELATIONSHIP TO THE STREET

Developments should incorporate non-residential lower floor uses (and in particular, non-residential ground floor uses) that promote activity and informal surveillance of the street and have facades that add interest and vitality to the public domain.

Upper levels should be designed to promote informal surveillance of the street through the use of balconies and/or large windows.

Buildings should address the street in a traditional manner. In this regard, windows should face the street, entry points should be clearly visible from the street and entrances should not be obscured by columns, plantings or other features.

Buildings should be designed to be adaptable to allow for future use changes. All floors should be clearly defined through the use of colours, materials and features.

Blank screen walls, roller shutters and air vents on walls facing the street are not permitted. Building service areas shall be located away from public view from the street.

RATIONALISATION OF CROSSOVERS

The width and number of crossovers onto a site should be minimised. Vehicle access to developments should be designed in a way which minimises potential pedestrian/vehicle conflict, or alternative pedestrian access should be provided if necessary. Crossovers shall comply with the City of Cockburn's Vehicle Access Policy Plan for North Lake Road.

LOCATION AND DESIGN OF CAR PARKING

Where car parking levels (including undercroft levels) are visible from a street or public space, high quality architectural detailing's should be incorporated into the façade to minimise obtrusion.

Generally, the majority of car parking for sites should be provided to the rear of buildings or internally within buildings. However, a small portion of car parking may be accommodated at the front of buildings in order to provide for visitor car parking and to allow for vehicle's to access adjoining sites.

Car parking within front setbacks of buildings shall be landscaped to provide shade and assist in visual screening from above. One shade tree shall be provided for every four car parking bays.

CAR PARKING ALLOCATION

Minimum car parking requirements for dwellings in accordance with Location A requirements of C3.1 of Part 6 of the Residential Design Codes. Maximum car parking requirements for dwellings is 1.5 bays.

Non-residential car parking shall be provided as per the provision of the town planning scheme.

Car parking areas not part of the shared parking arrangements as provided for the City of Cockburn's Vehicle Access Policy Plan for North Lake Road should be screened from view of the street.

Visitor car parking bays shall not dominate the front setback areas and may be shared with commercial parking at the front of buildings. The

provision of on-site visitor car parking should take into account car parking demand within the neighbourhood and the need to promote a high quality landscaped environment.

Large areas of open car parking should be avoided, with car parking generally provided within buildings basements or internally.

SEPARATION OF USES

To ensure the amenity and security of residents and commercial tenants in a mixed use development, commercial uses will be required to be separated from residential uses by being located on separate floors of a building.

BUILDING ENTRIES

Mixed use developments shall provide separate entrances for commercial tenants and permanent residents. Entrances for the commercial tenancies and residential apartments shall be readily identifiable.

WASTE MANAGEMENT

All necessary rubbish bin areas, letterboxes, drying areas and similar facilities and services must be separately provided for residential uses.

A waste management plan must be submitted with all applications for development within the precinct in accordance with the City of Cockburn's Local Planning Policy APD70 – Waste Management in multiple unit developments.

BUILD TO LINE

Within the area between the building and property line, the area is to be landscaped to a high quality with in-ground plantings. Hard paving may be used where vehicle access ways and pedestrian paths cross the area, but must not dominate the soft landscaped space.

Buildings must be constructed 16 metres from the street boundary. This allows for a three (3) metre landscaping zone, one row of car parking, an

access aisle and a 1.5 metre of landscaping or walkway adjacent to the building.

Upper level balconies may protrude beyond the build to line by 1.5 metres.

SETBACKS

Podiums may be constructed to the rear boundary to a height of two (2) stories or seven (7) metres. Above this buildings are to be set back six (6) metres or as per the Residential Design Codes – the lesser of the two.

Side and Secondary Street setbacks: A minimum side setback of three (3) metres shall apply.

MINIMUM BUILDING HEIGHT

A minimum building height of three (3) stories and 12 metres shall apply.

MAXIMUM BUILDING HEIGHT

No maximum prescribed building height. Applicants should be aware of the Jandakot Airport Obstacle Limitation Surfaces (OLS) as it applies to their respective sites.

MINIMUM GROUND FLOOR CEILING HEIGHTS

The minimum ground floor ceiling heights shall be 3.8 metres above finished ground floor level.

MIXED BUSINESS – RESTRICTED USE – NON RESIDENTIAL STANDARDS

The provisions of the Mixed Business – Restricted Use – Office / Residential precinct shall apply except where outlined below. Reference to residential development should be ignored as it is not a permitted use within this precinct.

MINIMUM BUILDING HEIGHT

No minimum building height applies.

SETBACKS

Rear setbacks must be sufficient to provide for high quality landscaped treatments.

Rear Setbacks: A minimum rear setback of 10 metres shall apply.

Side Setbacks: As per the provisions of the Town Planning Scheme.

BOUNDARY WALL HEIGHT

Boundary wall height shall be as prescribes by the Town Planning Scheme for Mixed Business Zone.

READ FENCES

Fences to adjoining residential development must be of masonry construction and 2.2 metres in height.

LOCAL CENTRE STANDARDS

The local centre, at the intersection of Muriel Court and the realigned Semple Court, will provide for the daily needs of residents within the precinct. Due to the precinct's proximity to Cockburn Central Activity Centre, the local centre is small in scale. However, the local centre has an important role to play in providing amenity for residents and ensuring that the area develops not just as a dormitory suburb.

The local centre will develop over time, and so the mix of initial uses may be relatively limited. Therefore, buildings that can adapt to change over time to allow more commercial activity will be required. The activities that are envisaged for the local centre are local retail shops, cafes, small offices and possibly community uses. These activities will be complemented by residential development.

Generally, activity non-residential ground floor uses will be required within the local centre zone. Upper floors may be a mix of commercial and residential uses, though adequate separation of uses will be required so that resident amenity can be maintained. Where ground floor commercial floorspace or tenancies are not commercially viable in the short term, they shall be designed such that they can be easily modified in the future.

Buildings will be a minimum of two (2) stories and up to four (4) stories in height. This will allow a critical scale to be developed within the local centre to act as a definable meeting point.

INTERACTIVE FRONTAGE

Development must provide an interactive street frontage to reinforce Semple Court as a vital and attractive pedestrian environment.

PEDESTRIAN AMENITY

Continuous and consistent awnings/verandas shall be provided, where practicable, on buildings fronting Semple Court within the local centre precinct. Awnings shall be constructed as per the

Local Government (Miscellaneous Provisions) Act 1960 requirements and City of Cockburn local law.

SETBACKS

Nil setbacks are permitted within the local centre.

BUILDING SEGMENT WIDTH

A maximum lot width is not prescribed, however development should not be constructed such that long, flat facades are created. A maximum building segment should therefore not be more than 12 metres in length.

MINIMUM BUILDING HEIGHT

The minimum building height shall be two (2) stories and eight (8) metres to the top of the external wall.

MAXIMUM BUILDING HEIGHT

The maximum building height shall be four (4) stories and 15 metres to the top of the external wall.

GROUND FLOOR FINISHED LEVEL

The ground floor finished level shall be constructed such that seamless access can be provided from the pedestrian footpath into each commercial tenancy. Generally, the finished level of the tenancy should match that of the adjacent footpath.

MINIMUM GROUND FLOOR CEILING HEIGHT (AND ADAPTABLE BUILDING DESIGN).

The minimum ground floor tenancy height shall be 3.9 metres above the finished ground floor level.

MAXIMUM GROUND FLOOR TENANCY WIDTH

The maximum ground floor tenancy width shall be 12 metres.

MAXIMUM BUILDING DEPTH AND SERVICE AREAS

There is no maximum building depth, however building design should allow service areas and storage spaces to be accommodated within the main façade of the building and not appear as a separate element.

CAR PARKING

For non-residential land uses, car parking shall be as per the provisions of the Scheme.

Minimum car parking requirements for dwellings in accordance with Location A requirements of C3.1 of Part 6 of the Residential Design Codes. Maximum car parking requirements for dwellings is 1.5 bays.

Car parking areas should be screened from view of the street and not impact on the visual amenity or pedestrian character of Semple Court

SERVICING

'Back of house' services must be located away from the street and towards the rear of the site to minimise impact on the pedestrian environment. Consideration must be given to the inclusion of 'back of house' services in design and documentation of development proposals to be assessed and determined by the City of Cockburn. 'Back of house' services include items such as ducting and vents allowing for the mechanical ventilation of kitchen areas, and 'grease traps' for waste storage and disposal purposes.

STREETS

The landscaped design for the Muriel Court Structure Plan area will create a vibrant, pedestrian friendly community that promotes use of public spaces and responds to the medium to high density development that will occur. The design of streets and public open spaces will allow users and residents to connect to the local environment.

Key drivers that should influence landscape design within the structure plan area are:

- Site context;
- Site topography and geotechnical conditions;
- Site drainage and hydrology;
- Local environmental constraints;
- Existing vegetation; and
- Ensure that pedestrians and cyclists are respected such that traffic movements do not impinge upon use of public spaces by pedestrians.

Key sustainability issues that must influence the landscape design include:

- Sustainability water quality and management;
- Sustainable public infrastructure;
- Connectivity and accessibility between lots, streets and public open spaces; and
- Maintaining or transplanting existing trees where possible.

The following guidelines direct the design of new roads and associated infrastructure within the precinct.

STREET PROFILES

Sample Court (25.2 metres)

- Sample Court will be designed within an Integrator B Road, as defined by Liveable neighbourhoods, with a 25.2 metre road reserve;

- The design speed will be between 40 and 50 km/hr and provide for up to 15,000 vehicles a day.
- Road pavement widths will be 7.5 metres, which will provide for a traffic lane, bicycle lane and on-street parking;
- 1.5 metre wide footpaths which are adjacent property boundaries (0.3 metre offset);
- Within the local centre, the footpaths will be wider and constructed between the property boundary and the kerb; and
- Street lighting in central median, with a minimum width of two (2) metres.

Muriel Court (24.4 metres)

- Muriel Court will be designed as a Neighbourhood Connectors a Road, as defined by Liveable Neighbourhoods, within a 24.4 metre road reserve;
- 1.5 metre wide footpaths which are adjacent to the property boundary (0.3 metre offset);
- Street lighting in central median, with a minimum width of two (2) metres;

18 metre wide roads

- These roads are designed as wide access streets suitable for higher density residential areas and provide for on street parking and street tree planting;
- Street pavement 6.0 metres with one verge 6.2 metres and the other 5.8 metres. The wider verge on one side will accommodate sewer and stormwater drainage;
- 1.5 metre wide footpaths which are adjacent property boundary (0.3 metre); and
- 2.1 metre wide on-street car parking bays.

15 metre wide roads

- These roads are for lower density residential areas and some on-street parking (on the carriageway), which provide speed control;

- 4.5 metre verges and 6.0 metre pavement;
- Street trees are to be provided in the road reserve;
- 1.5 metre wide footpaths which are adjacent property boundary (0.3 metre offset); and
- 2.1 metre side on-street car parking bays.

16 metre wide road

As per 15 metre verges, except that verges are 5.0 metre wide each. For lots that abut public open space the road reserve is 14.5 metres. The street profile is the same, except on the public open space side the verge is only 3.5 metres and contains a Dual Use Path (2.1 metres) and no car parking.

12 metre wide road

Low speed shared space environment. Street pavement and footpath to be at the same level and same pavement style and separated by bollards. 6.0 metre wide road pavement and 3.0 metre wide verges. Street trees are to be provided within the verge.

Laneways

New laneways may be required to provide access to new lots created through subdivision.

Laneways are to have 6.0 metre wide road pavement with no footpaths. Laneways require traffic calming where length is deemed to warrant it.

Footpaths

Footpaths to be provided on both sides of all roads and a minimum of 1.5 metres wide. All footpaths to be adjacent property boundaries (0.3 metre offset).

Street trees

Street trees to be 2.7 metres from the property boundary.

Street trees spacing and species to be determined by the City of Cockburn's Park Department taking

into consideration the street profile of a specific street.

Road construction

- Road pavement – black asphalt;
- Bike lanes for Muriel, Kentucky and Semple Courts – green asphalt with white line;
- Internal roundabouts and road intersections – grey interlocking brick paving with concrete beam;
- Bus embayment – grey interlocking brick paving with concrete beat at interface with asphalt;
- Standard semi mountable concrete kerb to parking embayment;
- Median to Semple, Kentucky and Muriel Court – to be determined in consultation with the City of Cockburn's Engineering Department; and
- 1.5 metre wide footpaths to be exposed aggregate finish – cream colour and 100mm thick adjacent property boundary.

Street lights

Street lights to be from Western Power's standard decorative range; street lighting should be consistent throughout the structure plan area (matching pole colour, type and fixtures). Street lighting is to be the most energy efficient option available at the time of application. Applicants should consult with Western Power and the City of Cockburn.

INTERPRETATIONS

Built to Line

The build to line is a line parallel to the property line where the primary façade of the building is required to be located. The intent is to provide a consistent building plane or define edges to the street. Parts of the front façade may be setback from the build to line in order to provide articulation and visual interest.

Main Building Line

The main building line is the primary edge of the building that addresses the street.

SCHEDULE OF SUBMISSIONS
PROPOSED STRUCTURE PLAN MODIFICATION – MURIEL COURT STRUCTURE PLAN

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
1	Public Transport Authority PO Box 8125 Perth Business Centre WA 6849	<p>No objection</p> <p>Please be advised that the Public Transport Authority (PTA) has no objections to the above Application to increase densities subject to the following:</p> <ul style="list-style-type: none"> - Noise notifications being on lots within 150 metres of railway. - Drainage is to be directed away from Railway Reserve, and - Uniform fencing to be installed on railway/lot boundaries by developer and at their cost. 	<p>Noted.</p> <p>It is expected that the City will recommend conditions of subdivision relating to road and rail noise notifications as part of any subdivision referral form the WAPC. Moreover, any development proposal in the proximity of the road/rail corridor will be expected to outline compliant with SPP 5.4.</p> <p>The site is subject to an adopted Local Water Management Strategy, No drainage is expected to flow into the adjoining Regional Road or Railways Reservation.</p> <p>Comments on uniform fencing noted.</p>
2	Leigh Martin Suite 2, 163 Canning Highway East Fremantle WA 6158	<p>Support</p> <p>As a resident of Muriel Court I am in favour of the proposed changes to the plan.</p> <p>The upgraded R80 components I feel are a better suit with the Community facility being produced over the other Side of Nth Lake road and this will create an area where some cafés can be successful. If it was a smaller density area I believe That these businesses may not enter the area and therefore the whole thing becomes a little less attractive.</p> <p>Congratulations on the changes I hope we as residents can get moving quickly to make this plan a reality.</p>	<p>Noted</p>
3	The Department of Education 151 Royal Street East Perth WA 6004	<p>No Objection</p> <p>Thank you for your letter dated 10 June 2014 regarding the Proposed Structure Plan Modification - Muriel Court Structure Plan.</p>	<p>Comments Noted.</p> <p>The Department of Education will be consulted regarding the future</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>The Department of Education has reviewed the structure plan and advises that it has no objection to this proposal. The expected anticipated student yield will be accommodated at the nearest local Primary School.</p>	<p>educational needs of the Cockburn Central Activity Centre Core area as outlined in the Draft Activity Centre Plan in the near future.</p>
4	<p>The Department of Water PO Box 332 Mandurah Western Australia 6210</p>	<p>Thank you for the referral dated 10 June 2014 for modifications to the Muriel Court Structure Plan. The Department of Water (DoW) has reviewed the information and offers the following advice:</p> <p>Groundwater</p> <p>The subject area is located within the Jandakot Groundwater Area as proclaimed under the Rights in Water and Irrigation Act 1914. Any groundwater abstraction in this proclaimed area for purposes other than domestic and/or stock watering taken from the superficial aquifer, is subject to licensing by the Department of Water.</p> <p>The issuing of a groundwater licence is not guaranteed but if issued will contain a number of conditions that are binding upon the licensee.</p>	<p>Comments Noted.</p>
5	<p>Department of Transport Level 8, 140 William Street Perth WA 6000</p>	<p>No Objection</p> <p>Thank you for providing DoT with the opportunity to comment on the above proposal. At this stage, DoT does not have any comments to provide however would like to advise the following:</p> <ul style="list-style-type: none"> • As the proposal abuts Kwinana Freeway which is designated as primary regional road and falls under Main Roads WA (MRWA) responsibility, please liaise directly with MRWA to obtain their comments. • The proposal also abuts North Lake Road which is designated as ORR falling under Department of Planning (DoP) responsibility. Please liaise directly with DoP to obtain their comments. 	<p>Comments Noted.</p>
6	<p>Department of Parks and Wildlife Land Use Planning Locked Bag 104 Bentley Delivery Centre 6983</p>	<p>No Objection</p> <p>It is considered that the proposal and any potential environmental impacts will be appropriately addressed through the existing planning framework.</p>	<p>Noted</p>
7.	<p>Main Roads Western Australia PO Box 6202 EAST PERTH WA 6892</p>	<p>Thank you for your letter dated the 10th of June, 2014 requesting Main Roads provide comment on the proposed modification to the Muriel Court Local Structure</p>	<p>Comments Noted.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>Plan. Main Roads has reviewed the submitted information, previous versions of the Local Structure Plan (LSP), previous correspondence and considered adjacent development(s).</p> <p>As a consequence of these investigations Main Roads provides the following comments:</p> <ol style="list-style-type: none"> 1. Main Roads has recently completed a review of the Kwinana Freeway carriageway between Berrigan Drive and Armadale Road which resulted in a revised carriageway design and land protection for this section of Kwinana Freeway. <p>The result of the review is currently being progressed, with the intention of amending the Metropolitan Region Scheme to include the necessary increase in road reservation to cater to future predicted traffic movements.</p> <p>Please see attached land requirement plan 201232-0112 C which details the future land requirement affecting the Muriel Court LSP. This requirement should be noted on the modified LSP so that relevant stakeholders are aware of the land that is required for the future upgrading/widening of the Kwinana Freeway corridor.</p> <ol style="list-style-type: none"> 2. Additional land is also required for road widening purposes at the intersection of North Lake Road I Kentucky Court and will need to be noted on the Muriel Court LSP. <p>Please see attached drawing for the land required for the upgrading of the intersection of North Lake Road / Kentucky Court.</p> <ol style="list-style-type: none"> 3. As you are aware, Main Roads and officers from the City of Cockburn developed a revised Vehicle Access Strategy for North Lake Road. The Vehicle Access Strategy for North Lake Road (attached) is supported by Main Roads and shows the preferred access to and from land uses and local roads adjacent to North Lake Road. <p>Main Roads notes the Vehicle Access Policy developed by the City and presented to the Council on the 9th of December, 2010 which shows an increase in left in-left out accesses from the Muriel Court LSP onto North Lake Road. Main Roads chief concern relates to maintaining the integrity of North Lake Road as a Regional Road and this function needs to be protected, increasing access to and from North Lake Road in this fashion will inhibit traffic movement.</p>	<p>The City is aware of Main Roads long term plans for the Kwinana Freeway between Berrigan Drive and Armadale Road.</p> <p>The City will await the preparation, advertising and adoption of any MRS Amendment relating to the Muriel Court LSP prior to undertaking any amendments to the LSP relating to North Lake Road and the Kwinana Freeway reservations.</p> <p>Please see comment above.</p> <p>The Officers recommendation proposes to place an additional notation on the Structure Plan Map noting 'access to North Lake Road is required to be consistent with the approved Vehicle Access Policy Plan'.</p> <p>Noted. The City has and will continue to work constructively with Main Roads and the Department of Planning in ensuring the regional transport functions of North Lake Road is maintained.</p> <p>Noted. This advice is consistent with the</p>

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		<p>In order for the future North Lake Road bridge over the Kwinana Freeway to contribute to the provision of an efficient and safe regional road along North Lake Road it is imperative that access is restricted where possible and derived via local road access to the rear of land uses, or provided via easement(s) in gross, which are adjacent to North Lake Road.</p> <p>Main Roads requirement is for the attached Access Strategy to guide the development of Muriel Court and that the previous Vehicle Access Policy referred to above is rejected and not used as the guiding document for access alongside this important corridor.</p> <p>4. A noise assessment shall be undertaken guided by State Planning Policy 5.4 "Road and Rail Transport Noise and Freight Considerations in Land Use Planning" and associated guidelines. The noise report will need to pay special consideration to noise impacts on dwellings with a height greater than one storey and amelioration techniques to mitigate against noise generated by the Kwinana Freeway, North Lake Road and the bridge over the Kwinana Freeway.</p> <p>In addition to the above comments, Main Roads support is conditional on the provision that the City and Council give due consideration to the issues identified and that, in particular in particular, access and future land requirement are noted as issues that require addressing.</p>	<p>approved Vehicle Access Policy Plan for North Lake Road.</p> <p>Noted.</p> <p>Noted. All proposals within the Muriel Court Structure Plan area subject to noise from road and rail transport noise will be required to submit a noise assessment in line with the requirements of SPP 5.4 at time of subdivision and development.</p> <p>Noted.</p>
8.	Lukman Group PO Box 94 Applecross WA 6953	<p>Support</p> <p>I act on behalf of Libra Motors Pty Ltd and J&J Lime Holdings Pty Ltd, owners of Lot 53 and Lot 73 North Lake Road respectively; entities within the Lukman Group of Companies ("Lukman Group").</p> <p>I refer to the Public Consultation of the Proposed Local Structure Plan Modification of Muriel Court.</p> <p>In general, Lukman Group supports and welcomes the proposed changes. We believe that the proposal is consistent with contemporary demands for greater residential densities surrounding main city centres and main public transit routes as well as for a greater variety of residential options. We note that such public demands have significantly increased since the original inception of the Muriel Court Structure plan ("Muriel Ct SP").</p> <p>Lukman Group respectfully asks that the City of Cockburn ("City") consider some of</p>	<p>Submission partially supported</p> <ol style="list-style-type: none"> The City supports the extension of further extension westward of the Mixed Business (Restricted Office / Residential) zoning over the portions of lots 53, 73 North Lake Road where the land is currently zoned Mixed Business – Non Residential under the Muriel Court Structure Plan. Further to this the Council recommendation further extends the Mixed Business (Restricted Office / Residential) zoning over the front portion of Lot

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		<p>the following modifications to the Proposed Structure Plan which we strongly believe will positively enhance the structure plan further and with no identifiable detriments:</p> <p>1. Extend the Mixed Business / R160 Residential zoning to include Lot 53 and Lot 73 North Lake Road</p> <p>Lots 53 & 73 are directly adjacent to the proposed zoning changes from Mixed Business (Non-Residential) to Mixed Business/Residential. There is no opportunity cost that we can identify being incurred for an expansion of the zoning change to also include parts of Lot 53 & 73 which are currently zoned Mixed-Business (Non Residential).</p> <p>In fact, there are clear community amenity benefits to having this site rezoned; airspace which would not have otherwise been utilised can be developed for high density residential. Such changes would be line with the City of Cockburn's Housing Affordability and Diversity Strategy Draft to:</p> <p>a. Rebalance the Current Housing Stock mismatch by increasing number of smaller dwellings (such as apartments).</p> <p>b. Encouraging development of dwellings in mixed use developments.</p> <p>Some mixed business/residential zones fail because the density of residents in the area is not sufficient for the various businesses to survive solely on the custom of the residents. Furthermore, their location may not be ideal to derive custom from other sources. In contrast, an amalgamation of the Mixed Business/Residential zones for Lots 53 & 73, which is just shy of 1 hectare has the opportunity to create a serious development complex of sufficient scale that is attractable to businesses and residents partly because of the 'buzz' such a complex can achieve (eg "I work five minutes walk from my apartment", "let's have dinner downstairs at the restaurant followed by a nightcap at the small bar next door"). Furthermore, the North Lake road frontage is beneficial for businesses in attracting "non-local" custom.</p> <p>2. Change the R20 – R80 zoning in the Proposed Structure Plan for Lot 53 and Lot 73 to Mixed Business/R160 Residential Zoning</p> <p>The proposed changes to the Muriel Ct SP currently supports a change to the portion of Lots 53 & 73 which are currently zoned R20 to R80. However, we believe that a zoning change for this portion of these properties to Mixed Business / R 160 Residential Zoning makes greater sense because by having one large mixed used</p>	<p>18 North Lake Road.</p> <p>2. The City does not support the extension to the north of the Mixed Business (Restricted Office / Residential) zoning over land currently proposed to be recoded from R20 to R80. The current proposed R80 zoning provides for a reasonable and logical transition of built form bulk and building height leading into the surrounding medium density areas.</p> <p>3. The City does not support the extension to the north of the Mixed Business (Restricted Office / Residential) zoning over land currently proposed to be recoded from R25 and R60 to R60. The current proposed R60 zoning provides for a reasonable level of built form bulk and is consistent with the approach undertaken through the remainder of the Muriel Court Structure Plan area.</p>

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		<p>planned development between North Lake Road and the future road:</p> <ul style="list-style-type: none"> a. We are creating better access and egress opportunities as a whole for the Mixed Use/Residential site, thus "future-proofing" the site for greater and better flow of foot and vehicular traffic once the Muriel Ct SP is well developed. People living inside the core of the Muriel Ct SP would be able to access the site from the 'northern rear' end of the properties rather than just simply using the main entrance at North Lake Road. Such potential traffic flow also benefits the businesses who occupy the rear of the complex as they won't need to solely rely on North Lake Road Frontage to attract custom. b. The to be developed road north of North Lake Road will act as a physical spatial boundary to the changes on the zoning between "Mixed Use/Residential" and "Residential" zones. Such a boundary we argue will feel more natural than otherwise. c. Frontage to the to be developed road may also be attractive to future business occupants who may desire a more local suburban streetscape than what North Lake road offers (for instance light retailers such as gourmet coffee shops and boutiques). d. If the property was only zoned R80 it may take a while before development for this portion of the properties will commence as development is constrained until roads inside the Muriel Ct SP area are well established. On the other hand, having this portion zoned Mixed Use/Residential along with the portion of the properties fronting North Lake road means this portion can also be developed at the same time. Furthermore, following such a development the northern-rear purely residential portions of Lots 53 & 73 can then be developed. <p>3. Change the R20 & R60 zonings in both the Current and Proposed Structure Plan for Lot 53 and Lots 73 to R80</p> <p>The rear portions of Lots 53 & 73 are proposed to be zoned R60, where currently they are part R60 and part R25. Lukman Group argues that a greater density zoning to R80 is worth consideration.</p> <p>Higher zoning also opens up the possibility of cheaper and more affordable housing as desired in the City's Housing Affordability Strategy Draft. It also opens up the opportunity to consider the development of short-term accommodation options.</p>	

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		<p>Should R80 zoning be granted, the orientation of these land portions being south east to R60 zones in the neighbourhood, would pose minimal overshadowing on such lower density zones. Furthermore the public open space North - North West of these land portions act as a natural boundary for the density changes.</p> <p>Furthermore, the properties to the East and North East of Lots 53 & 73 are already zoned R80. With our properties on the boundary zone change we feel that the opportunity cost to be minimal compared with the potential community benefits of our properties being rezoned R80.</p> <p>Other Benefits Lukman Group also notes other further benefits from our suggested changes:</p> <ul style="list-style-type: none"> • From our understanding, one of the reasons that the City is proposing the modification is that it is keen to promote and facilitate development within the Muriel Ct SP. A Mixed Business / Residential Zoning allows a greater likelihood that a project will proceed as it spreads a developer's risk profile among both residential and commercial tenants/buyers, thus making such a project more attractive to financiers. • We note that the City is keen to promote diversity of businesses and residential activity especially in and around the Cockburn City Centre area, whether they be small bars, restaurants, cafe, general retail, offices and the like. A Mixed Business/ Residential Zoning will essentially provide businesses in such a zone with an immediate residential population market for their products. For residents it provides ready and convenient access to products, services and possibly even employment. This is also beneficial for the community at large in terms of reduced traffic congestion and thus in turn carbon footprint. Our properties are well placed for this given the size of the amalgamated land holdings and the fact that the land is mostly cleared or clearable as there is minimal current development on the properties. • The changes Lukman Group is proposing in relation to increasing residential densities on its properties also addresses other items raised in the recently released Housing Affordability and Diversity Strategy Draft: • The Strategy identified the increasing trend to smaller dwelling sizes and a lack of such dwellings in the City. Higher densities allow developers greater ability to address this issue whilst at the same time making it attractive to provide community amenities in a development (such as 8BQ facilities, social rooms etc) due to the lower marginal cost; the cost to develop and maintain 	

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		<p>such facilities can be spread over among a greater number of residents.</p> <ul style="list-style-type: none"> The Strategy also detailed housing affordability as an issue. Some apartments in Cockburn Central in the immediate vicinity of the train station are asking \$500k or just 10% less than Perth's current median house price. Market forces dictate that apartments closer to the train station or 'city centre' will command a premium to those further away. As such, like for like, residential development at Lot 53 & 73 will most likely sell at a discount to similar properties closer to the station. However, Lot 53 & 73 is still within walking distance to the train station, albeit a longer walk away. We believe such a residential development would be an attractive proposition to lower income households and first home buyers who are unable to afford properties closer to the train station <p>Lukman Group welcomes the proposed changes and we kindly request that the City considers the suggestions that we put forward as we sincerely believe it will be in the interests of all stakeholders (City, Community and Future Residents alike) for these suggestions to be implemented.</p>	
9.	Rowegroup Level 3, 369 Newcastle Street NORTHBRIDGE WA 6003	<p>Rowe Group acts on behalf of the owners of the following lots: Lots 1, 2, 7, 50, 31 and Lot 52 Muriel Court, Cockburn Central.</p> <p>Please find enclosed a plan at Figure 1 indicating our Client's landholdings. We have been instructed by our Client to prepare and lodge a submission in relation to the Proposed Structure Plan Modification currently subject to advertising [Ref: 110/007].</p> <p>We confirm that our Client supports the proposed modifications to the Muriel Court Local Structure Plan [MCLSP] subject to the inclusion of the following suggested modifications in the final version of the document. Residential Density Code Increase</p> <p>At present, under the draft advertised version of the MCLSP, our Client's landholdings are indicated with a mixture of R40, R60 and R80 residential coding designations. The area proposed to be R40 under the plan is located centrally on our Client's land.</p> <p>This submission requests that the City give consideration to amending the current proposed residential density code from R40 to R80 for the proposed blocks located</p>	<p>Submission supported.</p> <p>The City supports the proposal to alter the advertised residential coding over proposed R40 zoned land on lots 52, 52, 53, 54, 55, 56, 7, 1, 31 and 9 Muriel Court to R80.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>centrally within our Client's landholdings [refer to attached proposed MCLSP Map]. Although some adjoining areas of R40 are not owned by our Client, these areas should also be considered for amendment as detailed above to ensure there is consistent zoning throughout the area.</p> <p>The subject portion of our client's properties is completely encircled by higher residential densities, with R80 along Muriel Court and R60 adjacent to the Public Open Space [POS) reserves and R60 to both the east and west on other adjoining properties.</p> <p>In light of surrounding densities, it is not considered appropriate to maintain the R40 coding for the subject land on the following basis:</p> <ul style="list-style-type: none"> - The proposed R40 areas are located on the south side of R80 designated development raising concerns for potential overshadowing from adjoining higher density lots. - The proposed R40 areas are encircled by land designated for significantly higher residential coding raising concerns with potential overlooking. - The proposed R40 areas are encircled by land designated for significantly higher residential coding raising concerns with potential streetscape inconsistencies. - The proposed amendment will not significantly impact on local traffic volumes due to sufficient road reserve widths already in place (15 - 18m reserves as specified in the MCLSP). - As noted in the MCLSP, one of the design philosophy adopted for the Structure Plan was to provide "medium residential densities beyond the walkable catchment and adjacent areas of high amenity [POS) and high frequency public transport routes (Semple/Muriel Court)". As the areas currently coded R40 are located within 100m of the future high frequency bus route along Muriel Court [which is well within the 300m-400m walkable catchment as detailed in Liveable Neighbourhoods) and the POS areas of high amenity to the north and south, it is considered the proposed R80 coding [taking into consideration the overall Structure Plan) to be of a middle ranged density and consistent with the intent of the MCLSP. - The proposed amendment will result in the construction of buildings of a similar size and scale to that proposed on all surrounding land. The Current building height arrangement is considered unfavourable with the various RCodes having the following maximum building heights [as detailed in the MCLSP 	

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION									
		<p>Design Guidelines].</p> <table border="1" data-bbox="689 309 1518 501"> <thead> <tr> <th data-bbox="689 309 967 341">R40</th> <th data-bbox="967 309 1240 341">R60</th> <th data-bbox="1240 309 1518 341">R80</th> </tr> </thead> <tbody> <tr> <td data-bbox="689 341 967 469">9m top of wall height 12m top of ridge line</td> <td data-bbox="967 341 1240 469">12m top of wall height. 15m top of ridge height</td> <td data-bbox="1240 341 1518 469">15m building height Minor service protrusions to a height of 17m</td> </tr> <tr> <td data-bbox="689 469 967 501">Equates to 3 stories</td> <td data-bbox="967 469 1240 501">Equates to 4 stories</td> <td data-bbox="1240 469 1518 501">Equates to 5 stories</td> </tr> </tbody> </table> <p>- The land subject to this proposed amendment is located within a 400m walkable catchment of the Local Centre which will be located at the corner of Muriel and Semple Court. As detailed in Element 3 of Liveable Neighbourhoods, lots that can support higher density should be located close to neighbourhood/local centres, public transport and parks.</p> <p>Conclusion</p> <p>We confirm that our Client's support for the currently advertised Amendment [Ref: 110/007] is based on the inclusion of the above suggested MCLSP modifications in the final version of the document, which are considered justified and appropriate.</p>	R40	R60	R80	9m top of wall height 12m top of ridge line	12m top of wall height. 15m top of ridge height	15m building height Minor service protrusions to a height of 17m	Equates to 3 stories	Equates to 4 stories	Equates to 5 stories	
R40	R60	R80										
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Equates to 3 stories	Equates to 4 stories	Equates to 5 stories										
10.	Water Corporation PO Box 100 Leederville WA 6902	<p>No Objection</p> <p>The Water Corporation has no objections to the proposed changes to the restricted and additional uses and other provisions (listed in Attachment 2) for the Structure Plan area.</p> <p>The proposed increases in density codes are quite extensive in some areas. At this stage I am not able to advise if and how the surrounding sewerage and water network will be able to cope with the overall increase in dwelling yields and population. However, it is acknowledged that the higher density development over the precinct is likely to occur slowly and that the population occupancy rates will likely be quite low for apartment dwellings.</p> <p>The Corporation will incorporate the proposed higher densities in its sewerage and water planning for this area as resources permit.</p> <p>Water planning for the Thompsons Lake supply zone is ongoing and this density code information is a useful input to this planning.</p>	Comments Noted									

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>However, the next review of the sewer planning for this part of the Jandakot Sewer District is not likely to be undertaken for another year or two. In the interim, the current sewerage conveyance planning will prevail, which is based on the densities shown in the previously adopted LSP.</p>	
11.	<p>Urbis Level 1, 55 St Georges Terrace PERTH WA 6000</p>	<p>We represent Shineton Australia Pty Ltd (c/o Savills Project Management) which has recently purchased Lots 15, 21, 100-102 Muriel Court, Cockburn Central. Shineton Australia has recently appointed Hames Sharley to explore a number of design concepts over the land.</p> <p>We are aware that a modification to the Muriel Court Structure Plan has recently been advertised for public comment and that the comment period closed on 22nd July 2014. We are grateful to the City for granting us an extension until 4th August 2014 to lodge a submission; and to Officers for meeting with us today to discuss a number of matters and provide feedback on preliminary options.</p> <p>As you are aware, Hames Sharley is in the process of exploring a number of design scenarios for the land. These are all consistent with the broad principles of the Structure Plan and include the following:</p> <ul style="list-style-type: none"> • Creating a strong sense of arrival to the development; • Creating a sense of place for the community who will live within the development; • Creating an interconnected street and laneway network to facilitate permeability and encourage walking and cycling; • Maximising exposure to open space from residential dwellings from an amenity, marketing, and casual surveillance perspective; • Maximising residential yield on the site, whilst creating diversity and choice in residential product. <p>We note that the current Structure Plan (and the maintained approach in the review) is to refer to the previous R-Code lot size provisions. This would appear to limit the number of dwellings on the subject land to approximately 450 (dependent upon the development scenario). In addition, building height is limited to 18-29m within the R160 coding. In our view, and based on initial feasibility advice, these limitations severely hamper the ability to create not only a viable development, but also the ability to create a diversity of housing type and building form, and to achieve the maximum plot ratio allowable under the current R-Codes. Compliance with the</p>	<p>Comments noted.</p> <p>As previously outlined by the City the references to the average lot areas within the Muriel Court Structure Plan and Town Planning Scheme No. 3 go to minimum density yield required to meet and methodology for calculating Development Contribution Area 11.</p> <p>The City in assessing development proposals on land within the Muriel Court Structure Plan area utilises the Muriel Court Design Guidelines and the newest version of State Planning Policy 3.1. The City has and will continue in the future assess proposals for multiple dwellings against Table 4 of the R-Codes and also the Design Guidelines. The City does not believe that further clarification is required within the Structure Plan documentation.</p> <p>The City as part of the Muriel Court Structure Plan review process is undertaking a comprehensive re-write of the built form controls of the area through the Design Guidelines. The Council recommendation includes instruction to action the advertising of the reviewed Design Guidelines.</p>

NO.	NAME/ADDRESS	SUBMISSION	COUNCIL'S RECOMMENDATION
		<p>current Structure Plan and Design Guideline provisions encourage only a simplistic, regimented form of development with a fixed height and little diversity or interest; and threaten the feasibility of development.</p> <p>Following our discussions however, we understand that the provisions contained within the Structure Plan should be considered a minimum only, and that the City will assess proposals in accordance with the current multiple dwelling provisions of the R-Codes. In addition, the City will be prepared to consider proposals taller than the maximum heights currently specified, possibly up to 15 storeys in height. Such height must be justified of course, in relation to location and relationship to the public realm.</p> <p>We understand the Structure Plan and Design Guidelines are currently being reviewed to clarify these, and other design requirements such as setbacks and the like. We look forward to reviewing these documents and providing input at the appropriate time.</p> <p>We are encouraged by our discussions this morning. Given our Client is in the early stages of option development for the subject land, at this stage we would simply request that the City's ability to assess proposals in accordance with the current R-Codes be made clear within the text of the Structure Plan.</p> <p>As you are aware, we expect to lodge a request in the coming weeks to review the layout of the portion of the Structure Plan affecting our Client's land. Further, we will be requesting the City's support to vary a number of design guideline provisions, in particular, the ability to develop to a higher maximum height. We look forward to working with the City throughout the design and statutory processes.</p>	
12.	Details to remain confidential	<p>Support</p> <p>I support.</p>	Support Noted

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

OCM 11/9/2014 - Item 15.1

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079321	11867	KEVIN JOHN ALLEN MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	3,980.30
EF079322	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	10,833.33
EF079323	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	5,214.99
EF079324	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	2,500.00
EF079325	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	2,500.00
EF079326	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	3,702.04
EF079327	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	2,500.00
EF079328	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	2,500.00
EF079329	25352	LYNDSEY WETTON MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	2,743.33
EF079330	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	7/07/2014	2,500.00
EF079331	10152	AUST SERVICES UNION PAYROLL DEDUCTIONS	14/07/2014	3,327.20
EF079332	10733	HOSPITAL BENEFIT FUND PAYROLL DEDUCTIONS	14/07/2014	1,869.90
EF079333	11001	MUNICIPAL EMPLOYEES UNION PAYROLL DEDUCTIONS	14/07/2014	698.40
EF079334	11856	WA LOCAL GOVERNMENT SUPER PLAN PAYROLL DEDUCTIONS	14/07/2014	336,592.60
EF079335	11857	CHAMPAGNE SOCIAL CLUB PAYROLL DEDUCTIONS	14/07/2014	1,127.80
EF079336	11859	STAFF SOCIAL CLUB PAYROLL DEDUCTIONS	14/07/2014	52.80
EF079337	11860	45S CLUB PAYROLL DEDUCTIONS	14/07/2014	48.00
EF079338	18005	COLONIAL FIRST STATE PAYROLL DEDUCTIONS	14/07/2014	386.56
EF079339	18247	ELLIOTT SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	309.25
EF079340	18432	HESTA SUPER FUND PAYROLL DEDUCTIONS	14/07/2014	3,890.29
EF079341	18718	FIRST STATE SUPER PAYROLL DEDUCTIONS	14/07/2014	1,036.11
EF079342	19010	SUMMIT PERSONAL SUPER PLAN PAYROLL DEDUCTIONS	14/07/2014	430.47
EF079343	19193	REST SUPERANNUATION PAYROLL DEDUCTIONS	14/07/2014	46.09
EF079344	19726	HEALTH INSURANCE FUND OF WA PAYROLL DEDUCTIONS	14/07/2014	3,173.20
EF079345	19727	MTAA SUPER FUND PAYROLL DEDUCTIONS	14/07/2014	388.48
EF079346	19997	AUSTRALIANSUPER PAYROLL DEDUCTIONS	14/07/2014	15,068.06
EF079347	20056	CBUS PAYROLL DEDUCTIONS	14/07/2014	1,840.60

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079348	20217	DOWNING SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	6,442.10
EF079349	20300	CATHOLIC SUPER & RETIREMENT FUND PAYROLL DEDUCTIONS	14/07/2014	683.03
EF079350	20406	HOSTPLUS SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	522.62
EF079351	21299	DUFFIELD SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	174.08
EF079352	21365	ING LIFE - ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	14/07/2014	113.39
EF079353	21921	MAURICIO FAMILY PAYROLL DEDUCTIONS	14/07/2014	1,846.95
EF079354	21996	ANZ ONEANSWER PERSONAL SUPER PAYROLL DEDUCTIONS	14/07/2014	336.02
EF079355	22067	STEPHENS SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	558.39
EF079356	22901	FONTANA SUPER PLAN PAYROLL DEDUCTIONS	14/07/2014	1,245.61
EF079357	23695	NETWEALTH INVESTMENT & SUPERANNUATION PAYROLL DEDUCTIONS	14/07/2014	1,083.12
EF079358	23993	ONEPATH LIFE LIMITED PAYROLL DEDUCTIONS	14/07/2014	485.08
EF079359	24620	E & B PINTO SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	1,135.95
EF079360	24642	TWUSUPER PAYROLL DEDUCTIONS	14/07/2014	851.19
EF079361	24813	KINETIC SUPER PAYROLL DEDUCTIONS	14/07/2014	275.86
EF079362	25043	COLONIAL FIRST STATE - KERRY MARGARET ROBERTS PAYROLL DEDUCTIONS	14/07/2014	177.46
EF079363	25051	ANZ SMART CHOICE SUPER (ONEPATH MASTERFUND) ROAN BA PAYROLL DEDUCTIONS	14/07/2014	1,177.37
EF079364	25394	CONCEPT ONE THE PAYROLL DEDUCTIONS	14/07/2014	38.37
EF079365	25495	ONEPATH CUSTODI PAYROLL DEDUCTIONS	14/07/2014	449.13
EF079366	25538	NORTH PERSONAL SUPERANNUATION PLAN PAYROLL DEDUCTIONS	14/07/2014	135.98
EF079367	25590	FIRST CHOICE WHOLESALE PERSONAL SUPER PAYROLL DEDUCTIONS	14/07/2014	698.29
EF079368	25649	COMMONWEALTH BANK GROUP SUPER PAYROLL DEDUCTIONS	14/07/2014	412.10
EF079369	25873	GOEDECKE SUPERANNUATION FUND PAYROLL DEDUCTIONS	14/07/2014	151.12
EF079370	25950	BT LIFETIME SUPER - EMPLOYER PLAN PAYROLL DEDUCTIONS	14/07/2014	737.45
EF079371	25956	COLONIAL FIRST STATE - KHRISTINE ANNE RYAN PAYROLL DEDUCTIONS	14/07/2014	37.94
EF079372	25963	ONEPATH SUPER - RACHEL PLEASANT PAYROLL DEDUCTIONS	14/07/2014	572.34
EF079373	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	14/07/2014	301,522.00
EF079374	10405	COOLBELLUP COMMUNITY ASSOCIATION COUNCIL CONTRIBUTIONS / GRANTS	14/07/2014	914.82

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079375	10888	LJ CATERERS CATERING SERVICES	14/07/2014	2,313.30
EF079376	11789	WALGA ADVERTISING/TRAINING SERVICES	14/07/2014	6,194.64
EF079377	12575	ST JEROMES SENI BUS HIRE SUBSIDY	14/07/2014	60.00
EF079378	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	14/07/2014	8,921.74
EF079379	15402	ZURICH AUSTRALIA MOTOR VEHICLE INSURANCE CLAIM	14/07/2014	1,000.00
EF079380	15653	COOGEE BEACH PROGRESS ASSOCIATION NEWSLETTER PRINTING CONTRIBUTION	14/07/2014	210.50
EF079381	16608	HARVEST LAKES RESIDENTS ASSOCIATION COMMUNITY GRANT	14/07/2014	1,200.00
EF079382	18092	MARILYN MCLEAN EXPENSES REIMBURSEMENT	14/07/2014	2,759.92
EF079383	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	14/07/2014	12,737.19
EF079384	19540	THE CANCER COUNCIL WA DONATION - BIGGEST MORNING TEA	14/07/2014	938.80
EF079385	21403	ROBERTA BUNCE COMMUNITY CARE VOLUNTEER REIMBURSEMENTS	14/07/2014	91.60
EF079386	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	14/07/2014	6,707.00
EF079387	23351	COCKBURN GP SUPER CLINIC PTY LTD OPERATING FUNDS	14/07/2014	55,000.00
EF079388	24807	GARETH ROZARIO SALARY PACKAGED LAPTOP RIEMBURSEMENT	14/07/2014	450.00
EF079389	24963	CHANTELLE MCLOED STUDY FEES CONTRIBUTION	14/07/2014	454.50
EF079390	24977	SWINDS8 CATERING SERVICES	14/07/2014	630.00
EF079391	25474	ROBERT MARTIN VOLUNTEER REIMBURSEMENT	14/07/2014	13.50
EF079392	25659	JANET WELLS VOLUNTEER MILEAGE CLAIM REIMBURSEMENT	14/07/2014	217.50
EF079393	25705	PHIL ALLEN FUEL EXPENSES REIMBURSEMENT	14/07/2014	966.50
EF079394	25850	BLACK DOG INSTITUTE PRESENTATION SERVICES	14/07/2014	110.00
EF079395	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	14/07/2014	567.62
EF079396	25988	GLENISE JOHNSON REIMBURSEMENT OF INSURANCE CLAIM EXPENSE	14/07/2014	880.00
EF079397	26054	HARVEY NORMAN O'CONNOR ELECTRICAL GOODS	14/07/2014	1,437.00
EF079398	26055	DEPARTMENT OF HUMAN SERVICES - CENTRELINK PAID PARENTAL LEAVE FUNDING REFUND	14/07/2014	6,718.68
EF079399	26056	ELENA CRUMP FIRST AID COURSE REIMBURSEMENT	14/07/2014	165.00
EF079400	26059	JOHN LOVELL HIGH RISK LICENCE REIMBURSEMENT	14/07/2014	82.00
EF079401	26064	KAYLEE BAZELY STUDY EXPENSES REIMBURSEMENT	14/07/2014	335.12

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079402	17869	RHEEM AUSTRALIA PLUMBING SERVICES	16/07/2014	4,341.31
EF079403	10102	ATWELL PRIMARY SCHOOL COMMUNITY GRANT	21/07/2014	374.00
EF079404	10154	AUST TAXATION DEPT PAYROLL DEDUCTIONS	21/07/2014	307,461.00
EF079405	10244	BUILDING & CONST INDUSTRY TRAINING FUND LEVY PAYMENT	21/07/2014	132,815.85
EF079406	10939	LINFOX ARMAGUAR BANKING SECURITY SERVICES	21/07/2014	165.00
EF079407	10944	MCLEODS LEGAL SERVICES	21/07/2014	22,211.33
EF079408	11789	WALGA ADVERTISING/TRAINING SERVICES	21/07/2014	1,996.58
EF079409	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	21/07/2014	240,680.90
EF079410	11867	KEVIN JOHN ALLEN EXPENSES REIMBURSEMENT	21/07/2014	49.20
EF079411	12740	MAYOR LOGAN HOWLETT CONFERENCE / TRAVEL REIMBURSEMENT	21/07/2014	1,635.42
EF079412	18553	SELECTUS PTY LTD PAYROLL DEDUCTIONS	21/07/2014	11,464.00
EF079413	18683	JADRANKA KIURSKI REIMBURSEMENT OF TAFE FEES	21/07/2014	2,550.00
EF079414	21815	CIVIL SURVEY SOLUTIONS CONSULTANCY - SURVEYING	21/07/2014	9,409.62
EF079415	23250	DEPARTMENT OF PLANNING DAP APPLICATIONS & DAP FEES	21/07/2014	12,106.00
EF079416	23302	BUILDING SERVIC BUILDING SERVICES LEVIES	21/07/2014	185,803.83
EF079417	23338	STEVE PORTELLI CONFERENCE / TRAVEL REIMBURSEMENT	21/07/2014	1,147.21
EF079418	23512	NATHAN SHARP SALARY PACKAGED LAPTOP REIMBURSEMENT	21/07/2014	538.00
EF079419	24087	ADAM HARRIS UNIVERSITY FEES CONTRIBUTION	21/07/2014	840.00
EF079420	24528	NISHA BURTHEM UNI FEES CONTRIBUTION	21/07/2014	630.00
EF079421	24734	MYRIAD IMAGES PHOTOGRAPHY SERVICES	21/07/2014	2,475.00
EF079422	25066	SANDRA GASKETT UNIVERSITY FEES CONTRIBUTION	21/07/2014	339.75
EF079423	25068	TAMMIE TINGLEY UNIVERSITY FEES CONTRIBUTION	21/07/2014	567.00
EF079424	25352	LYNDSEY WETTON MILEAGE CLAIM REIMBURSEMENT	21/07/2014	554.19
EF079425	25474	ROBERT MARTIN VOLUNTEER REIMBURSEMENT	21/07/2014	13.50
EF079426	25572	RACHEL PLEASANT UNI FEES CONTRIBUTION	21/07/2014	3,252.00
EF079427	25739	PETER BURGESS PRESCRIPTION SAFETY GLASSES CONTRIBUTION	21/07/2014	69.00
EF079428	25987	TOYOTA FLEET MANAGEMENT PAYROLL DEDUCTIONS - NOVATED LEASE	21/07/2014	567.62

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079429	26072	ANDREW CRUICKSHANK OUTRAGE HOLIDAY PROGRAM	21/07/2014	100.00
EF079430	26074	GRAEME WELLS VOLUNTEER MILEAGE REIMBURSEMENT	21/07/2014	12.00
EF079431	11753	WASTE MANAGEMENT & RECYCLING FUND QUARTERLY LANDFILL LEVY PAYMENT	28/07/2014	584,496.86
EF079432	10866	LANDCORP LIVEABLE CITIES FUNDING ARRANGEMENT	31/07/2014	144,400.00
EF079433	11396	SOUTH COOGEE PRIMARY SCHOOL GRANTS & DONATIONS	31/07/2014	1,100.00
EF079434	11408	SOUTH LAKE PRIMARY SCHOOL COMMUNITY/SUSTAINABILITY GRANT	31/07/2014	1,100.00
EF079435	11436	SOUTHWELL PRIMARY SCHOOL GRANTS & DONATIONS	31/07/2014	4,400.00
EF079436	11598	PERTH WALDORF SCHOOL GRANTS & DONATIONS	31/07/2014	1,100.00
EF079437	11846	YANGEBUP PRIMARY SCHOOL P & C ASSOCIATION GRANTS & DONATIONS	31/07/2014	200.00
EF079438	11867	KEVIN JOHN ALLEN MILEAGE CLAIM REIMBURSEMENT	31/07/2014	2,567.46
EF079439	12740	MAYOR LOGAN HOWLETT MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	10,833.33
EF079440	13609	COOLBELLUP COMMUNITY SCHOOL GRANTS & DONATIONS	31/07/2014	1,100.00
EF079441	14130	BLUE GUM MONTESSORI SCHOOL SUSTAINABILITY GRANT	31/07/2014	1,100.00
EF079442	19059	CAROL REEVE-FOWKES MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	4,270.83
EF079443	19115	COCKBURN PROBUS CLUB BUS HIRE SUBSIDY	31/07/2014	100.00
EF079444	20634	LEE-ANNE SMITH MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00
EF079445	20839	SUCCESS PRIMARY SCHOOL GRANTS & DONATIONS	31/07/2014	1,100.00
EF079446	21185	BART HOUWEN MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00
EF079447	23338	STEVE PORTELLI MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00
EF079448	23339	STEPHEN PRATT MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00
EF079449	23340	SHAHYAZ MUBARAKAI MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00
EF079450	23449	PAUL GABBERT SALARY PACKAGED IPAD REIMBURSEMENT	31/07/2014	70.10
EF079451	24528	NISHA BURTHEM UNI FEES CONTRIBUTION	31/07/2014	630.00
EF079452	24602	TANYA LINFORD STUDY FEES CONTRIBUTION	31/07/2014	1,340.00
EF079453	25085	JOHN SNOBAR UNIVERSITY FEES CONTRIBUTION	31/07/2014	840.00
EF079454	25352	LYNDSEY WETTON MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00
EF079455	25353	PHILIP EVA MONTHLY COUNCILLOR ALLOWANCE	31/07/2014	2,500.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079456	25534	COREY RICHARDSON UNIVERSITY FEES CONTRIBUTION	31/07/2014	1,076.25
EF079457	25576	PATRICK ANDRADE UNIVERSITY FEES CONTRIBUTION	31/07/2014	807.00
EF079458	25968	BUGGLES CHILDCARE COOLBELLUP SUSTAINABILITY GRANT	31/07/2014	2,585.00
EF079459	26051	SUMATHI SIVAPUNNIAM CROSSOVER CONTRIBUTIONS	31/07/2014	300.00
EF079460	26052	SHANE COLKERS CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079461	26053	ALISON REID COMPOST BIN REBATE	31/07/2014	33.90
EF079462	26057	HAMMOND PARK CATHOLIC PRIMARY SCHOOL GRANTS & DONATIONS	31/07/2014	1,100.00
EF079463	26058	HAMMOND PARK PRIMARY SCHOOL GRANTS & DONATIONS	31/07/2014	1,100.00
EF079464	26075	JAMES WILKINSON CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079465	26076	ANDREA DI CARLO DOG REGISTRATION REFUND	31/07/2014	30.00
EF079466	26077	LINDA MCLARNON RATES REFUND	31/07/2014	1,000.00
EF079467	26078	MARK AND MARILYN PRATT RATES REFUND	31/07/2014	600.76
EF079468	26079	MELVILLE FIALHO RATES REFUND	31/07/2014	5,013.62
EF079469	26080	JANESSA RUNDLE CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079470	26081	COLIN WARES CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079471	26082	GRANT MEGAN CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079472	26083	VICTOR CRAIG CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079473	26084	DEBORAH GILMOUR CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079474	26085	SHANE BAWDEN CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079475	26086	SEONGJIN JEONG CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079476	26087	JOHN & HAYLEY MCCURRY CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079477	26088	DAVID BARHAM CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079478	26091	VIJAYAKUMAR VIJAYARATNAM CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079479	26092	BELINDA LAWLER CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079480	26093	MICHAEL JONES CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079481	26094	AARON COWLAND CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079482	26095	PIA BURNETT CROSSOVER CONTRIBUTION	31/07/2014	300.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079483	26096	MARC DANTOC CROSSOVER CONTRIBUTION	31/07/2014	300.00
EF079484	26097	STEVE JONES BIRD BATH REBATE	31/07/2014	10.00
EF079485	26101	PETER HUDSON COMPOST BIN REBATE	31/07/2014	50.00
EF079486	10010	AAC ID SOLUTIONS SECURITY & PROMOTIONAL PRODUCTS	31/07/2014	2,208.00
EF079487	10023	ACTIV FOUNDATION INC PACKAGING SERVICES	31/07/2014	4,449.17
EF079488	10032	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD CONTROLLERS AND SIGNS	31/07/2014	26,596.94
EF079489	10058	ALSCO PTY LTD HYGIENE SERVICES/SUPPLIES	31/07/2014	1,664.55
EF079490	10071	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD LICENCE - PERFORMING RIGHTS	31/07/2014	2,756.29
EF079491	10079	ARCUS AUSTRALIA REFRIGERATION REPAIRS	31/07/2014	655.79
EF079492	10086	ARTEIL WA PTY LTD ERGONOMIC CHAIRS	31/07/2014	972.40
EF079493	10091	ASLAB PTY LTD ASPHALTING SERVICES/SUPPLIES	31/07/2014	1,680.66
EF079494	10135	ENVIRONMENTAL HEALTH AUSTRALIA TRAINING SERVICES - HEALTH	31/07/2014	1,680.00
EF079495	10145	AUST MAYORAL AVIATION COUNCIL AMAC FEES	31/07/2014	4,950.00
EF079496	10153	SISTER CITIES AUST INC MEMBERSHIP/SUBSCRIPTIONS	31/07/2014	550.00
EF079497	10160	DORMA AUSTRALIA PTY LTD AUTOMATIC DOOR SERVICES	31/07/2014	5,940.00
EF079498	10170	MACRI PARTNERS AUDITING SERVICES	31/07/2014	11,000.00
EF079499	10184	BENARA NURSERIES PLANTS	31/07/2014	3,085.73
EF079500	10201	BIG W DISCOUNT STORES VARIOUS SUPPLIES	31/07/2014	392.97
EF079501	10207	BOC GASES GAS SUPPLIES	31/07/2014	398.49
EF079502	10212	BOSS BOLLARDS SECURITY PRODUCTS	31/07/2014	390.50
EF079503	10219	BOUSFIELDS MENSWEAR CLOTHING SUPPLIES	31/07/2014	1,437.00
EF079504	10220	BOYA EQUIPMENT EQUIPMENT SUPPLIES	31/07/2014	566.05
EF079505	10221	BP AUSTRALIA LIMITED DIESEL/PETROL SUPPLIES	31/07/2014	10,774.71
EF079506	10226	BRIDGESTONE AUSTRALIA LTD TYRE SERVICES	31/07/2014	43,902.17
EF079507	10239	BUDGET RENT A CAR - PERTH MOTOR VEHICLE HIRE	31/07/2014	834.90
EF079508	10246	BUNNINGS BUILDING SUPPLIES PTY LTD HARDWARE SUPPLIES	31/07/2014	2,360.30
EF079509	10247	BUNZL AUSTRALIA LTD PAPER/PLASTIC/CLEANING SUPPLIES	31/07/2014	2,000.71

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EF079510	10255	CABCHARGE AUSTRALIA PTY LTD CABCHARGES	31/07/2014	997.90
EF079511	10256	CABLE LOCATES & CONSULTING LOCATING SERVICES	31/07/2014	5,674.08
EF079512	10279	CASTROL AUSTRALIA PTY LTD GREASE/LUBRICANTS	31/07/2014	3,795.00
EF079513	10283	CENTRAL INSTITUTE OF TECHNOLOGY TRAINING SERVICES	31/07/2014	1,259.20
EF079514	10285	CENTRECARE CONFERENCE FEES	31/07/2014	125.00
EF079515	10346	COATES HIRE OPERATIONS PTY LTD EQUIPMENT HIRING SERVICES	31/07/2014	3,637.25
EF079516	10348	COCA COLA AMATIL SOFT DRINK SUPPLIES	31/07/2014	797.99
EF079517	10349	COCKBURN BASKETBALL ASSOC INC ELECTRICITY REIMBURSEMENTS	31/07/2014	600.00
EF079518	10351	COCKBURN BMX STADIUM SPORTING EQUIPT GRANT/REGISTRATION FEES	31/07/2014	1,891.50
EF079519	10353	COCKBURN CEMENT LTD RATES REFUND	31/07/2014	1,178.94
EF079520	10358	COCKBURN LIQUOR CENTRE LIQUOR SUPPLIES	31/07/2014	910.52
EF079521	10359	COCKBURN PAINTING SERVICE PAINTING SUPPLIES/SERVICES	31/07/2014	8,844.00
EF079522	10360	COCKBURN PARTY HIRE OF PARTY EQUIPMENT	31/07/2014	469.00
EF079523	10368	COCKBURN WETLANDS EDUCATION CENTRE COMMUNITY GRANT	31/07/2014	10,135.60
EF079524	10371	COLIN LOCKLEY TRANSPORT SERVICES	31/07/2014	5,170.00
EF079525	10375	VEOLIA ENVIRONMENTAL SERVICES WASTE SERVICES	31/07/2014	7,614.91
EF079526	10384	PROGILITY PTY LTD COMMUNICATIONS AUSTRALIA PTY LTD COMMUNICATION SERVICES	31/07/2014	309.57
EF079527	10386	COMMUNITY NEWSPAPER GROUP ADVERTISING SERVICES	31/07/2014	3,355.97
EF079528	10388	CSR BUILDING PRODUCTS COMMERCIAL INTERIOR SUPPLIES	31/07/2014	1,592.56
EF079529	10389	COMPU-STOR ARCHIVE BOXES	31/07/2014	286.58
EF079530	10394	CD'S CONFECTIONERY WHOLESALERS CONFECTIONERY	31/07/2014	316.91
EF079531	10426	CROATIA BOOKS VARIOUS MAGAZINES	31/07/2014	497.00
EF079532	10431	CRYSTAL CLEAN COMPUTER SERVICES COMPUTER CLEANING SERVICES	31/07/2014	4,827.46
EF079533	10459	DAVID GRAY & CO MOBILE GARBAGE BINS	31/07/2014	550.00
EF079534	10483	LANDGATE MAPPING/LAND TITLE SEARCHES	31/07/2014	10,568.19
EF079535	10494	DIAMOND COMMUNICATIONS PTY LTD ELECTRICAL SERVICES / STREET LIGHTING	31/07/2014	68,255.48
EF079536	10498	DIGITAL MAPPING SOLUTIONS COMPUTER SOFTWARE	31/07/2014	28,050.00

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EF079537	10512	DOMUS NURSERY VARIOUS PLANTS	31/07/2014	4,408.80
EF079538	10522	DYMOCKS HAY ST BOOKS	31/07/2014	1,417.85
EF079539	10526	E & MJ ROSHER PTY LTD MOWER PARTS	31/07/2014	5,185.55
EF079540	10535	WORKPOWER INCORPORATED T/AS ECOSYSTEM MANAGEMEN PLANTS	31/07/2014	11,830.83
EF079541	10556	INSTITUTE OF WEIGHT AND LIFE MANAGEMENT P/L SEMINARS/TRAINING SERVICES	31/07/2014	700.00
EF079542	10566	ESPLANADE HOTEL FREMANTLE CATERING SERVICES	31/07/2014	1,500.00
EF079543	10578	FARINOSI & SONS PTY LTD HARDWARE SUPPLIES	31/07/2014	1,460.75
EF079544	10580	FC COURIERS COURIER SERVICES	31/07/2014	2,290.03
EF079545	10590	DEPARTMENT OF FIRE AND EMERGENCY SERVICES COST SHARING - COMMUNITY FIRE MANAGER	31/07/2014	35,985.55
EF079546	10609	FORESTVALE TREES P/L PLANTS - TREES/SHRUBS	31/07/2014	16,676.00
EF079547	10623	FREMANTLE PA HIRE PA HIRE	31/07/2014	406.56
EF079548	10636	FUJI XEROX AUSTRALIA PTY LTD PHOTOCOPY CHARGES	31/07/2014	1,142.35
EF079549	10641	GALVINS PLUMBING SUPPLIES PLUMBING SERVICES	31/07/2014	2,360.69
EF079550	10666	GOLDNET SECURITY SECURITY SERVICES/PRODUCTS	31/07/2014	600.00
EF079551	10679	GRASSTREES AUSTRALIA PLANTS & PLANTING SERVICES	31/07/2014	6,590.10
EF079552	10683	GRONBEK SECURITY LOCKSMITH SERVICES	31/07/2014	1,507.83
EF079553	10692	AECOM AUSTRALIA PTY LTD CONSULTANCY SERVICES	31/07/2014	32,361.73
EF079554	10708	HEAVY AUTOMATICS PTY LTD EQUIPMENT MAINTENANCE SERVICES	31/07/2014	402.60
EF079555	10709	HECS FIRE FIRE SYSTEM MAINTENANCE	31/07/2014	12,114.30
EF079556	10711	HERALD PUBLISHING COMPANY PTY LTD ADVERTISING SERVICES	31/07/2014	356.40
EF079557	10732	HORIZONS WEST BUS & COACHLINES TRANSPORTATION SERVICES	31/07/2014	1,237.50
EF079558	10737	RAIN SCAPE WATERWISE SOLUTIONS RETICULATION/IRRIGATION SUPPLIES	31/07/2014	241.07
EF079559	10743	ICON-SEPTECH PTY LTD DRAINAGE PRODUCTS	31/07/2014	40,861.66
EF079560	10762	INDUSTRIAL PROTECTIVE PRODUCTS WA PROTECTIVE SUPPLIES	31/07/2014	687.50
EF079561	10776	ITALIA STONE GROUP PTY LTD LAND PURCHASE	31/07/2014	7,301.76
EF079562	10778	IWF FENCING FENCING REPAIRS/MAINTENANCE	31/07/2014	495.00
EF079563	10779	J F COVICH & CO PTY LTD ELECTRICAL SERVICES	31/07/2014	29,120.71

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EF079564	10783	JANDAKOT METAL INDUSTRIES METAL SUPPLIES	31/07/2014	1,905.20
EF079565	10792	JASOL AUSTRALIA CLEANING PRODUCTS	31/07/2014	961.66
EF079566	10794	JASON SIGNMAKERS SIGNS	31/07/2014	6,547.64
EF079567	10803	GECKO CONTRACT MOWING/LANDSCAPING SERVICES	31/07/2014	46,077.50
EF079568	10814	JR & A HERSEY PTY LTD SAFETY CLOTHING SUPPLIES	31/07/2014	1,489.40
EF079569	10836	KERB DOCTOR CONCRETE KERBING - SUPPLY & LAYING	31/07/2014	1,821.60
EF079570	10881	LG NET ANNUAL SUBSCRIPTION FEE	31/07/2014	330.00
EF079571	10884	WSP BUILDINGS PTY LTD CONSULTANCY SERVICES	31/07/2014	57,200.00
EF079572	10906	AUSTRALIAN PLANT WHOLESALERS VARIOUS PLANTS	31/07/2014	6,784.54
EF079573	10912	M2 TECHNOLOGY PTY LTD MESSAGING SERVICES	31/07/2014	396.00
EF079574	10913	MACDONALD JOHNSTON ENGINEERING CORP REPAIR SERVICES	31/07/2014	8,999.45
EF079575	10923	MAJOR MOTORS PTY LTD REPAIRS/MAINTENANCE SERVICES	31/07/2014	1,047.37
EF079576	10938	MAXWELL ROBINSON & PHELPS PEST & WEED MANAGEMENT	31/07/2014	2,233.00
EF079577	10939	LINFOX ARMAGUAR BANKING SECURITY SERVICES	31/07/2014	1,760.80
EF079578	10942	MCGEES PROPERTY PROPERTY CONSULTANCY SERVICES	31/07/2014	4,125.00
EF079579	10944	MCLEODS LEGAL SERVICES	31/07/2014	6,605.67
EF079580	10946	MEDIA ON MARS GRAPHIC DESIGN SERVICES	31/07/2014	3,652.00
EF079581	10960	METRO FILTERS FILTER SUPPLIES	31/07/2014	22.50
EF079582	10968	MINIQUIP HIRING SERVICES	31/07/2014	3,549.57
EF079583	10973	MIRCO BROS PTY LTD FERTILISER SUPPLIES	31/07/2014	3,660.00
EF079584	10982	MODERN TEACHING AIDS PTY LTD TEACHING AIDS	31/07/2014	227.43
EF079585	10990	MOWER CITY SALES & SERVICES PTY LTD LAWN MOWING EQUIPMENT	31/07/2014	1,077.40
EF079586	10991	BEACON EQUIPMENT MOWING EQUIPMENT	31/07/2014	1,641.20
EF079587	10997	WILSON PARKING AUSTRALIA SECURITY SERVICES	31/07/2014	159,780.52
EF079588	11004	MURDOCH UNIVERSITY OFFICE OF FINANCE, PLANNING & REP ANALYSING SERVICES	31/07/2014	7,299.00
EF079589	11026	NESTLE FOOD SERVICES CATERING SUPPLIES	31/07/2014	378.00
EF079590	11028	NEVERFAIL SPRINGWATER LTD BOTTLED WATER SUPPLIES	31/07/2014	822.45

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EF079591	11032	NOISE & VIBRATION MEASUREMENT SYSTEMS MEASURING EQUIPMENT/SERVICES	31/07/2014	4,508.90
EF079592	11036	NORTHLAKE ELECTRICAL ELECTRICAL SERVICES	31/07/2014	10,032.34
EF079593	11039	NOVUS AUTO GLASS WINDSCREEN REPAIR SERVICES	31/07/2014	520.00
EF079594	11068	VODAFONE HUTCHISON AUSTRALIA PTY LTD PAGING SERVICES	31/07/2014	666.71
EF079595	11077	P & G BODY BUILDERS PTY LTD PLANT BODY BUILDING SERVICES	31/07/2014	16,388.90
EF079596	11079	P & M AUTOMOTIVE EQUIPMENT VEHICLE INSPECTION SERVICES	31/07/2014	214.78
EF079597	11136	DONEGAN ENTERPRISES FENCING REPAIRS/MAINTENANCE	31/07/2014	3,795.00
EF079598	11152	FULTON HOGAN INDUSTRIES PTY LTD ROAD MAINTENANCE	31/07/2014	2,046.00
EF079599	11182	PREMIUM BRAKE & CLUTCH SERVICE BRAKE SERVICES	31/07/2014	3,264.80
EF079600	11205	QUALITY TRAFFIC MANAGEMENT PTY LTD TRAFFIC CONTROL SERVICES	31/07/2014	20,179.14
EF079601	11208	QUICK CORPORATE AUSTRALIA PTY LTD STATIONERY/CONSUMABLES	31/07/2014	10,624.26
EF079602	11214	RAECO INTERNATIONAL PTY LTD STATIONERY SUPPLIES	31/07/2014	2,003.99
EF079603	11235	REINFORCED CONCRETE PIPES PTY LTD CONCRETE PIPE SUPPLIES	31/07/2014	21,285.00
EF079604	11240	INITIAL HYGIENE RENTOKIL INITIAL PRT LTD SANITARY SERVICES	31/07/2014	671.18
EF079605	11264	ROCLA PIPELINE PRODUCTS CONCRETE LINER SUPPLIES	31/07/2014	16,272.57
EF079606	11267	ROLLOWAYS ENTERTAINMENT SERVICES	31/07/2014	237.00
EF079607	11284	ROYAL LIFE SAVING SOCIETY AUSTRALIA TRAINING SERVICES	31/07/2014	1,207.50
EF079608	11294	SAFEMAN (WA) PTY LTD PROTECTIVE CLOTHING/EQUIPMENT	31/07/2014	541.15
EF079609	11297	SAFETY SIGNS SERVICE SAFETY SIGNS	31/07/2014	87.82
EF079610	11304	SANAX MEDICAL & FIRST AID SUPPLIES MEDICAL SUPPLIES	31/07/2014	68.75
EF079611	11307	SATELLITE SECURITY SERVICES PTY LTD SECURITY SERVICES	31/07/2014	110.00
EF079612	11308	SBA SUPPLIES HARDWARE SUPPLIES	31/07/2014	1,494.65
EF079613	11318	SELECT SECURITY WA PTY LTD SECURITY SERVICES	31/07/2014	293.70
EF079614	11361	SIGMA CHEMICALS PTY LTD CHEMICAL SUPPLIES	31/07/2014	326.20
EF079615	11376	SLICKER STICKERS STICKER SUPPLIES	31/07/2014	1,232.00
EF079616	11380	SNAP PRINTING FREMANTLE PRINTING SERVICES	31/07/2014	4,005.00
EF079617	11387	BIBRA LAKE SOILS SOIL & LIMESTONE SUPPLIES	31/07/2014	168.00

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EF079618	11399	SOUTH COOGEE VOLUNTEER BUSHFIRE BRIGADE EXPENSE REIMBURSEMENTS	31/07/2014	552.20
EF079619	11406	SOUTH LAKE OTTEY FAMILY & NEIGHBOURHOOD CENTRE DONATION	31/07/2014	3,551.75
EF079620	11425	SOUTHERN METROPOLITAN REGIONAL COUNCIL WASTE DISPOSAL GATE FEES	31/07/2014	125,014.33
EF079621	11447	SPEARWOOD DALMATINAC CLUB INC COMMUNITY GRANT	31/07/2014	16,917.75
EF079622	11453	SPEARWOOD NEWSROUND NEWSPAPER SUPPLIES	31/07/2014	1,217.61
EF079623	11459	SPEARWOOD VETERINARY HOSPITAL VETERINARY SERVICES	31/07/2014	2,196.00
EF079624	11469	SPORTS TURF TECHNOLOGY TURF CONSULTANCY SERVICES	31/07/2014	2,255.00
EF079625	11470	SPORTSWORLD OF WA SPORT SUPPLIES	31/07/2014	1,277.10
EF079626	11483	ST JOHN AMBULAN FIRST AID COURSES	31/07/2014	199.00
EF079627	11502	STATE LAW PUBLISHER ADVERTISING SERVICES	31/07/2014	177.00
EF079628	11511	STATEWIDE BEARINGS BEARING SUPPLIES	31/07/2014	54.55
EF079629	11533	SUPERBOWL MELVILLE ENTERTAINMENT SERVICES	31/07/2014	445.20
EF079630	11557	TECHNOLOGY ONE LTD IT CONSULTANCY SERVICES	31/07/2014	18,815.50
EF079631	11609	THOMSON REUTERS (PROFESSIONAL) AUSTRALIA LIMITED LEGAL SERVICES	31/07/2014	19,734.00
EF079632	11611	THRIFTY CAR RENTAL RENTAL SERVICES - MOTOR VEHICLES	31/07/2014	1,445.07
EF079633	11625	TOTAL EDEN PTY LTD RETICULATION SUPPLIES	31/07/2014	79,357.16
EF079634	11642	TRAILER PARTS PTY LTD TRAILER PARTS	31/07/2014	228.72
EF079635	11651	TREE WATERING SERVICES TREE WATERING SERVICES	31/07/2014	4,739.00
EF079636	11655	TRISLEYS HYDRAULIC SERVICES PTY LTD POOL EQUIPMENT/REPAIRS	31/07/2014	807.95
EF079637	11657	TRUCKLINE PARTS CENTRES AUTOMOTIVE SPARE PARTS	31/07/2014	1,744.30
EF079638	11659	TRUGRADE MEDICAL SUPPLIES MEDICAL SUPPLIES	31/07/2014	638.00
EF079639	11665	TUNNEL VISION PLUMBING SERVICES	31/07/2014	6,228.75
EF079640	11669	TYCO SERVICES FIRE ALARM SYSTEM REPAIRS	31/07/2014	1,259.60
EF079641	11690	URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA WA CONSULTANCY SERVICES - PLANNING	31/07/2014	2,116.00
EF079642	11697	VAT MAN-FAT FILTERING SYSTEMS FILTER CLEANING SERVICES	31/07/2014	197.40
EF079643	11699	VERNON DESIGN GROUP ARCHITECTURAL SERVICES	31/07/2014	20,168.50
EF079644	11701	VIBRA INDUSTRIA FILTER SUPPLIES	31/07/2014	521.40

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EF079645	11708	VITAL PACKAGING PTY LTD PACKAGING SUPPLIES	31/07/2014	75.68
EF079646	11722	WA HINO SALES & SERVICE REPAIRS/MAINTENANCE SERVICES	31/07/2014	8,424.36
EF079647	11726	WA LIMESTONE LIMESTONE SUPPLIES	31/07/2014	9,493.56
EF079648	11739	WA SPIT ROAST COMPANY CATERING SERVICES	31/07/2014	847.00
EF079649	11743	WA COUNCIL OF SOCIAL SERVICE INC TRAINING SERVICES	31/07/2014	1,540.00
EF079650	11749	WARRENS EARTHMOVING CONTRACTORS EARTHMOVING SERVICES	31/07/2014	5,830.00
EF079651	11773	WESFARMERS LANDMARK LIMITED CHEMICAL SUPPLIES	31/07/2014	5,919.05
EF079652	11787	DEPT OF TRANSPORT WA GOVT DEPARTMENT	31/07/2014	262.40
EF079653	11789	WALGA ADVERTISING/TRAINING SERVICES	31/07/2014	5,827.80
EF079654	11793	WESTERN IRRIGATION PTY LTD IRRIGATION SERVICES/SUPPLIES	31/07/2014	307.56
EF079655	11795	WESTERN POWER ELECTRICAL SERVICES	31/07/2014	43,199.03
EF079656	11806	WESTRAC PTY LTD REPAIRS/MTNCE - EARTHMOVING EQUIPMENT	31/07/2014	3,932.50
EF079657	11828	WORLDWIDE ONLINE PRINTING - O'CONNOR PRINTING SERVICES	31/07/2014	5,435.95
EF079658	11841	YANGEBUP FAMILY CENTRE INC DONATION / GRANT	31/07/2014	272.00
EF079659	11847	YANGEBUP PRIMARY SCHOOL GRANTS & DONATIONS	31/07/2014	3,998.00
EF079660	11873	WATTLEUP TRACTORS HARDWARE SUPPLIES	31/07/2014	173.95
EF079661	11972	COBEY MAINTENANCE SERVICES TURF MANAGEMENT	31/07/2014	25,348.78
EF079662	11987	SAFETY ZONE AUSTRALIA PTY LTD SAFETY EQUIPMENT	31/07/2014	323.51
EF079663	11990	EARTHCARE (AUSTRALIA) P/L LANDSCAPING SERVICES	31/07/2014	5,702.40
EF079664	12007	SHANE MCMASTER SURVEYS SURVEYING SERVICES	31/07/2014	4,532.00
EF079665	12014	TUTT BRYANT EQUIPMENT BT EQUIPMENT PTY LTD T/AS EXCAVATING/EARTHMOVING EQUIPMENT	31/07/2014	4,368.02
EF079666	12018	O'CONNOR LAWNMOWER & CHAINSAW CENTRE MOWING EQUIPMENT/PARTS/SERVICES	31/07/2014	278.00
EF079667	12123	TRANEN PTY LTD PLANT SUPPLIES	31/07/2014	101,450.54
EF079668	12207	CIVICA PTY LTD SOFTWARE SUPPORT/LICENCE FEES	31/07/2014	506.00
EF079669	12379	CONCEPT MEDIA ADVERTISING SERVICES	31/07/2014	1,155.00
EF079670	12417	GREEN SKILLS CONSULTANCY SERVICES	31/07/2014	5,500.00
EF079671	12447	BORDER EDGE KERBING KERBING SERVICES	31/07/2014	6,349.20

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EF079672	12497	TROPHY CHOICE TROPHY SUPPLIES	31/07/2014	395.00
EF079673	12539	COCKBURN JUNIOR FOOTBALL CLUB INC. SPORTS SERVICES	31/07/2014	6,000.00
EF079674	12542	SEALIN GARLETT CEREMONIAL SERVICES	31/07/2014	800.00
EF079675	12561	CATEK EQUIPMENT REPAIRS REPAIRS/MAINTENANCE SERVICES	31/07/2014	250.35
EF079676	12589	AUSTRALIAN INSTITUTE OF MANAGEMENT TRAINING SERVICES	31/07/2014	1,380.00
EF079677	12621	SETON AUSTRALIA SIGN SUPPLIES	31/07/2014	55.00
EF079678	12656	COOGEE BEACH SURF LIFESAVING CLUB INC POOR GROVE SLSC DEVELOPMENT COSTS	31/07/2014	600.00
EF079679	12672	NORMAN DISNEY & YOUNG CONSULTANCY SERVICES	31/07/2014	63,044.30
EF079680	12712	MISS MAUD CATERING SERVICES	31/07/2014	846.20
EF079681	12779	WESTERN RESOURCE RECOVERY PTY LTD WASTE DISPOSAL SERVICES	31/07/2014	1,555.70
EF079682	12796	ISENTIA PTY LIMITED MEDIA MONITORING SERVICES	31/07/2014	2,288.26
EF079683	12803	ASSUREX ESCROW PTY LTD ANNUAL SOFTWARE FEE	31/07/2014	1,061.50
EF079684	12820	MONTELEONE FENCING FENCING SERVICES/MAINTENANCE	31/07/2014	6,467.80
EF079685	12849	GIUDICE SURVEYS SURVEYING SERVICES	31/07/2014	2,585.00
EF079686	12863	ANSTAT PTY LTD SUBSCRIPTION RENEWAL	31/07/2014	277.29
EF079687	12924	AUSTRALIAN RED CROSS DONATION / TRAINING SERVICES	31/07/2014	2,775.00
EF079688	12985	IMPACT ENVIRONMENTAL CONSULTING PTY LTD CONSULTANCY SERVICES	31/07/2014	4,252.25
EF079689	12996	ACCESSIBLE TRANSIT SPECIALISTS REPAIRS/MAINTENANCE SERVICES	31/07/2014	1,073.60
EF079690	13000	BORAL ASPHALT WA SUPPLY OF ASPHALT	31/07/2014	828.86
EF079691	13037	PPCA LTD LICENCE FEE - SOUND & MUSIC	31/07/2014	76.01
EF079692	13170	COUNTRYWIDE PUBLICATIONS BOOK SUPPLIES	31/07/2014	2,000.00
EF079693	13187	CHEFMASTER AUSTRALIA BIN LINERS	31/07/2014	343.50
EF079694	13373	THE HIRE GUYS HIRING SERVICES	31/07/2014	6,168.00
EF079695	13409	KLEENIT CLEANING SERVICES	31/07/2014	27,645.00
EF079696	13563	GREEN SKILLS INC. EMPLOYMENT SERVICES	31/07/2014	13,902.62
EF079697	13670	HISCO PTY LTD HOSPITALITY SUPPLIES	31/07/2014	120.58
EF079698	13671	STAPLES AUSTRALIA PTY LTD OFFICE/STATIONERY SUPPLIES	31/07/2014	54.01

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EF079699	13764	DIMENSION DATA LEARNING SOLUTIONS COMPUTER SOFTWARE	31/07/2014	5,548.40
EF079700	13779	PORTER CONSULTING ENGINEERS ENGINEERING CONSULTANCY SERVICES	31/07/2014	550.00
EF079701	13825	JACKSON MCDONALD LEGAL SERVICES	31/07/2014	5,085.06
EF079702	14034	ADECCO EMPLOYMENT SERVICES	31/07/2014	10,051.62
EF079703	14111	POLYTECHNIC WEST EDUCATIONAL SERVICES	31/07/2014	301.92
EF079704	14118	AGED & COMMUNITY SERVICES WA WORKSHOPS	31/07/2014	59.99
EF079705	14187	COCKBURN COUGARS SOFTBALL CLUB INC REGISTRATION FEES	31/07/2014	200.00
EF079706	14300	A & G CARPET CLEANING CARPET CLEANING SERVICES	31/07/2014	539.00
EF079707	14405	LANDSCAPE AUSTRALIA PTY LTD LANDSCAPE MAINTENANCE SERVICES	31/07/2014	2,970.00
EF079708	14435	LAKES JUNIOR FOOTBALL CLUB YOUTH ACTIVE PROGRAM REGISTRATION FEES	31/07/2014	3,200.00
EF079709	14447	ANDOVER DETAILERS DETAILING SERVICES	31/07/2014	1,656.00
EF079710	14459	BIDVEST (WA) FOOD/CATERING SUPPLIES	31/07/2014	55.29
EF079711	14593	AUSTREND INTERNATIONAL PTY LTD ALUMINIUM SUPPLIES	31/07/2014	198.00
EF079712	14686	WATTLE GROVE PLANT FARM PLANT SUPPLY	31/07/2014	2,530.00
EF079713	15072	DRUM PRINT & PUBLICATIONS PRINTING SERVICES	31/07/2014	354.20
EF079714	15140	BADGE-A-MINIT BADGES	31/07/2014	153.75
EF079715	15162	PERTH MANAGEMENT SERVICES PROPERTY MANAGERS	31/07/2014	670.19
EF079716	15283	LASER CORPS WA AMUSEMENT PARK/CENTRE	31/07/2014	900.00
EF079717	15393	GREENWAY ENTERPRISES HARDWARE SUPPLIES	31/07/2014	802.02
EF079718	15513	NATIONAL IN HOME CHILD CARE ASSOCIATION MEMBERSHIP	31/07/2014	200.00
EF079719	15541	JANDAKOT NEWS NEWSPAPER SUPPLIERS	31/07/2014	200.00
EF079720	15550	APACE AID PLANTS & LANDSCAPING SERVICES	31/07/2014	81,265.14
EF079721	15588	NATURAL AREA MANAGEMENT & SERVICES WEED SPRAYING	31/07/2014	28,737.50
EF079722	15609	CATALYSE PTY LTD CONSULTANCY SERVICES	31/07/2014	11,880.00
EF079723	15625	OPUS INTERNATIONAL CONSULTANTS (PCA) LTD CONSULTANCY SERVICES	31/07/2014	5,720.00
EF079724	15678	A2Z PEST CONTROL PEST CONTROL	31/07/2014	3,327.00
EF079725	15764	PITNEY BOWES SOFTWARE PTY LTD EQUIPMENT MAINTENANCE / SOFTWARE LICENCE	31/07/2014	45,171.78

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EF079726	15786	AD ENGINEERING INTERNATIONAL PTY LTD SIGNS - ELECTRONIC	31/07/2014	132.00
EF079727	15850	ECOSCAPE ENVIRONMENTAL CONSULTANCY	31/07/2014	10,941.15
EF079728	15862	FREMANTLE MILK DISTRIBUTORS MILK DELIVERY	31/07/2014	931.85
EF079729	15914	T-QUIP MOWING EQUIPMENT	31/07/2014	206.50
EF079730	15916	1SPATIAL AUSTRALIA ANNUAL SOFTWARE SUBSCRIPTION	31/07/2014	2,420.00
EF079731	16064	CMS ENGINEERING PTY LTD AIRCONDITIONING SERVICES	31/07/2014	14,934.75
EF079732	16291	WA PROFILING ROAD PROFILING SERVICES	31/07/2014	1,012.20
EF079733	16396	MAYDAY EARTHMOVING GRADER HIRE	31/07/2014	63,024.17
EF079734	16403	ROBINSON BUILDTECH BUILDING SERVICES - ALTERATIONS	31/07/2014	591.25
EF079735	16431	SPYDER DISPLAYS DISPLAYS & BANNERS	31/07/2014	1,815.00
EF079736	16548	RED HOT DESIGN T-SHIRTS/SCREEN PRINTING	31/07/2014	1,162.26
EF079737	16558	SUSSEX INDUSTRIES TIMBER SUPPLIES	31/07/2014	6,003.01
EF079738	16675	FREMANTLE PLUMBING SERVICE PTY LTD PLUMBING SERVICES	31/07/2014	1,654.40
EF079739	16704	ACCIDENTAL FIRST AID SUPPLIES MEDICAL SUPPLIES	31/07/2014	125.54
EF079740	16706	COUNCIL ON THE AGEING (WA) INC EDUCATION SERVICES	31/07/2014	300.00
EF079741	16894	TREBLEX INDUSTRIAL PTY LTD CHEMICALS - AUTOMOTIVE	31/07/2014	792.00
EF079742	16985	WA PREMIX CONCRETE SUPPLIES	31/07/2014	7,256.48
EF079743	16997	AUS SECURE SECURITY SERVICES/PRODUCTS	31/07/2014	600.00
EF079744	17078	PHOENIX KNIGHTS FOOTBALL CLUB REGISTRATION FEES	31/07/2014	200.00
EF079745	17092	CENTRAL SCREENS SECURITY SYSTEMS/PRODUCTS	31/07/2014	200.00
EF079746	17097	VALUE TISSUE PAPER PRODUCTS	31/07/2014	471.90
EF079747	17206	GEORGE MATHEWS TRAINING SERVICES	31/07/2014	3,800.00
EF079748	17213	COCKBURN CITY SOCCER CLUB INC SPORT EQUIPMENT GRANT	31/07/2014	600.00
EF079749	17268	FREMANTLE SOCCER CLUB INC YOUTH ACTIVE PROGRAM REGISTRATION FEES	31/07/2014	1,400.00
EF079750	17383	AUST COMMUNICATIONS & MEDIA AUTHORITY LICENSE RENEWAL	31/07/2014	1,409.00
EF079751	17471	PIRTEK (FREMANTLE) PTY LTD HOSES & FITTINGS	31/07/2014	1,120.85
EF079752	17481	ADS AUTOMATION DOOR/GATE REPAIRS	31/07/2014	287.10

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EF079753	17587	WEST COAST SHADE SHADE STRUCTURES	31/07/2014	8,195.00
EF079754	17608	NU-TRAC RURAL CONTRACTING BEACH CLEANING/FIREBREAK CONSTRUCTION	31/07/2014	11,522.50
EF079755	17798	WESTERN DIAGNOSTIC PATHOLOGY ANALYTICAL SERVICES	31/07/2014	563.42
EF079756	17887	RED SAND SUPPLIES PTY LTD MACHINERY HIRE	31/07/2014	715.00
EF079757	17942	MRS MAC'S FOOD SUPPLIES	31/07/2014	132.30
EF079758	18008	MANDURAH SAFETY & TRAINING SERV PTY LTD TRAINING SERVICES	31/07/2014	6,435.00
EF079759	18017	INSTANT PRODUCTS GROUP HIRE OF PORTABLE TOILETS	31/07/2014	281.82
EF079760	18038	COCKBURN NETBALL CLUB SPORTS GRANT	31/07/2014	1,200.00
EF079761	18073	PARAMOUNT SECURITY SERVICES SECURITY SERVICES	31/07/2014	369.60
EF079762	18100	DAVIS LANGDON AUSTRALIA COST MANAGEMENT SERVICES	31/07/2014	12,859.00
EF079763	18114	BOLLIG DESIGN GROUP P/L ARCHITECTURAL SERVICES	31/07/2014	58,791.81
EF079764	18203	NATSYNC ENVIRONMENTAL PEST CONTROL	31/07/2014	3,096.50
EF079765	18216	REGEN4 ENVIRONMENTAL SERVICES CONSULTANCY - ENVIRONMENTAL	31/07/2014	205.98
EF079766	18217	METROPOLITAN OMNIBUS COMPANY BUS HIRE	31/07/2014	2,497.00
EF079767	18249	LASSO MEDIA ADVERTISING	31/07/2014	863.00
EF079768	18265	FREMANTLE CITY DOCKERS FOOTBALL CLUB	31/07/2014	1,365.00
EF079769	18272	AUSTRACLEAR LIMITED INVESTMENT SERVICES	31/07/2014	26.43
EF079770	18286	IW PROJECTS PTY LTD CONSULTANCY SERVICES - CIVIL ENGINEERING	31/07/2014	1,465.75
EF079771	18293	EASTERN PRESS PRINTING	31/07/2014	618.00
EF079772	18303	BIBRA LAKE JUNIOR FOOTBALL CLUB REGISTRATION FEES	31/07/2014	400.00
EF079773	18313	CITY OF WHITTLESEA SEMINAR	31/07/2014	17,600.00
EF079774	18436	JCS PLUMBING SERVICES PLUMBING SERVICES	31/07/2014	150.00
EF079775	18508	JOHN TURNER BRICK LAYING SERVICES	31/07/2014	8,404.00
EF079776	18579	DEPARTMENT OF INDIGENOUS AFFAIRS STREET BANNER SPONSORSHIP	31/07/2014	82.50
EF079777	18613	ECO-HIRE EQUIPMENT HIRE	31/07/2014	2,524.50
EF079778	18639	HAMILTON HILL DELIVERY ROUND NEWSPAPER DELIVERY SERVICE	31/07/2014	51.81
EF079779	18678	DOWNER EDI ENGINEERING ELECTRICAL PTY LTD ELECTRICAL SERVICES	31/07/2014	6,512.00

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EF079780	18734	P & R EDWARDS ENTERTAINMENT SERVICES	31/07/2014	400.00
EF079781	18884	SILICH ENTERPRI BOLLARDS	31/07/2014	737.00
EF079782	18952	BRENNAN & ASSOCIATES LEGAL SERVICES	31/07/2014	1,217.15
EF079783	18962	SEALANES (1985) P/L CATERING SUPPLIES	31/07/2014	1,083.76
EF079784	18997	GISSA INTERNATIONAL PTY LTD TRAINING SERVICES	31/07/2014	3,075.66
EF079785	19038	DOWSING CONCRETE CONCRETING SERVICES	31/07/2014	14,520.50
EF079786	19099	FERRET SOFTWARE LTD SCANWATCHER EQUIPMENT & BARCODES	31/07/2014	297.00
EF079787	19107	FOREVER SHINING MONUMENT	31/07/2014	4,666.59
EF079788	19133	INNOVA GROUP PTY LTD FURNITURE	31/07/2014	10,642.50
EF079789	19155	WE LIKE TO PARTY BALLOONS & PARTY SUPPLIES	31/07/2014	142.90
EF079790	19157	LOMBARD THE PAPER PEOPLE STATIONERY SUPPLIES	31/07/2014	60.83
EF079791	19306	ZIP HEATERS (AUST) PTY LTD HEATERS	31/07/2014	1,891.34
EF079792	19436	WHITCHURCH REFRIGERATION & AIRCONDITIONING AIR CONDITIONING SERVICES	31/07/2014	6,259.54
EF079793	19533	WOOLWORTHS LTD GROCERIES	31/07/2014	519.93
EF079794	19541	TURF CARE WA PTY LTD TURF SERVICES	31/07/2014	9,728.40
EF079795	19545	GRASSWEST BUILDING & GARDEN MAINTENANCE	31/07/2014	4,032.00
EF079796	19546	THE BIG PICTURE FACTORY PRINTING SERVICES	31/07/2014	2,964.50
EF079797	19558	COMPLETE FIRE DESIGN FIRE CONSULTANCY SERVICES	31/07/2014	8,894.40
EF079798	19623	ERGOLINK OFFICE FURNITURE	31/07/2014	317.05
EF079799	19628	PAPERBARK TECHNOLOGIES ARBORICULTURAL CONSULTANCY SERVICES	31/07/2014	22,891.00
EF079800	19652	TMS SERVICES SECURITY SERVICES	31/07/2014	914.88
EF079801	19662	NICOLE DAKIN YOUTH ART STUDY SCHOLARSHIP	31/07/2014	200.00
EF079802	19718	SIFTING SANDS CLEANING SERVICES - SAND	31/07/2014	11,106.87
EF079803	19729	BURGTEC AUSTRALASIA P/L OFFICE FURNITURE	31/07/2014	2,629.00
EF079804	19731	IPDAT COMMUNICATIONS CONSULTATION CONSULTANCY SERVICES - COMMUNICATIONS	31/07/2014	16,676.00
EF079805	19765	BACKSAFE AUSTRALIA LIFTING EQUIPMENT	31/07/2014	1,973.40
EF079806	19794	THE SOUTHERN LIONS RUGBY UNION CLUB SPORTS CLUB	31/07/2014	400.00

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EF079807	19795	FREMANTLE RUGBY LEAGUE CLUB INC REGISTRATION FEES	31/07/2014	310.00
EF079808	19847	PFD FOOD SERVICES PTY LTD CATERING SERVICES	31/07/2014	503.15
EF079809	19856	WESTERN TREE RECYCLERS SHREDDING SERVICES	31/07/2014	43,071.06
EF079810	19885	SAFEGUARD INDUSTRIES SECURITY SCREENS/DOORS	31/07/2014	600.00
EF079811	19967	FINGER FOOD CATERING CATERING SERVICES	31/07/2014	721.00
EF079812	20000	AUST WEST AUTO ELECTRICAL P/L AUTO ELECTRICAL SERVICES	31/07/2014	34,358.67
EF079813	20146	DATA#3 LIMITED CONTRACT IT PERSONNEL & SOFTWARE	31/07/2014	45,648.74
EF079814	20155	GET SMART PROMOTIONAL PRODUCTS PROMOTIONAL PRODUCTS	31/07/2014	1,801.25
EF079815	20307	OCTAGON-BKG LIFTS MAINTENANCE SERVICES	31/07/2014	1,347.40
EF079816	20341	WILHELMINA MARIA HOUWEN GARDENING SERVICES	31/07/2014	1,120.00
EF079817	20439	ONYA INNOVATIONS ENVIRONMENTALLY FRIENDLY BAGS	31/07/2014	1,684.25
EF079818	20464	THE SALVATION ARMY COMMUNITY GRANT	31/07/2014	1,265.00
EF079819	20499	SAFEROADS SAFETY PRODUCTS	31/07/2014	1,056.00
EF079820	20547	GARRARDS PTY LTD INSECTICIDES / PESTICIDES	31/07/2014	230.97
EF079821	20549	A1 CARPET, TILE & GROUT CLEANING CLEANING SERVICES - TILES/CARPET	31/07/2014	6,528.50
EF079822	20586	HANDLING SYSTEM LIFTING EQUIPMENT	31/07/2014	4,750.00
EF079823	20602	RAIVANS GRAPHIC DESIGN	31/07/2014	240.00
EF079824	20786	THE BUTCHER SHOP ARTISTIC SUPPLIES	31/07/2014	991.06
EF079825	20857	DOCKSIDE SIGNS SIGN MAKERS	31/07/2014	7,782.50
EF079826	20882	BELL-VISTA FRUIT & VEGETABLE FRUIT & VEGETABLE	31/07/2014	497.68
EF079827	20951	ELECTROFEN PTY LTD FENCING SERVICES	31/07/2014	222.20
EF079828	21005	BRAIN TEASERS OZ PTY LTD EDUCATIONAL PRODUCTS	31/07/2014	66.00
EF079829	21127	JOANNA AYCKBOURN INSTRUCTION - SINGING	31/07/2014	450.00
EF079830	21131	STATE WIDE TURF SERVICES TURF RENOVATION	31/07/2014	8,056.40
EF079831	21198	STUDIO KRAZE VIDEO PRODUCTIONS	31/07/2014	125.00
EF079832	21287	T.J.DEPIAZZI & SONS SOIL & MULCH SUPPLIES	31/07/2014	42,301.60
EF079833	21291	CHITTERING VALLEY WORM FARM ENVIRONMENTAL EDUCATION	31/07/2014	2,550.00

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EF079834	21294	CAT HAVEN ANIMAL SERVICES	31/07/2014	1,133.00
EF079835	21363	TENDERLINK.COM PTY LTD COMPUTER SOFTWARE	31/07/2014	550.00
EF079836	21364	OFFICINO OFFICE FURNITURE OFFICE FURNITURE	31/07/2014	90.00
EF079837	21371	LD TOTAL SANPOINT PTY LTD KERBING SERVICES	31/07/2014	26,290.70
EF079838	21434	CARERS WA (AUSTRALIA) REIMBURSEMENT - CARERS RESPITE PROGRAM	31/07/2014	110.00
EF079839	21463	CAPITAL FINANCE FINANCIAL SERVICES - LEASE FINANCES	31/07/2014	30,366.33
EF079840	21471	WA MACHINERY GLASS GLAZING SERVICES	31/07/2014	539.00
EF079841	21525	AUSNET INDUSTRIES SPORTING EQUIPMENT	31/07/2014	1,109.90
EF079842	21627	MANHEIM PTY LTD IMPOUNDED VEHICLES	31/07/2014	3,000.80
EF079843	21672	MEGA MUSIC AUSTRALIA MUSICAL INSTRUMENTS/SOUND EQUIPMENT	31/07/2014	871.00
EF079844	21678	IANNELLO DESIGNS GRAPHIC DESIGN	31/07/2014	418.00
EF079845	21691	ZETTANET PTY LTD INTERNET/WEB SERVICES	31/07/2014	10,514.00
EF079846	21697	ICT EXPRESS PTY LTD CONSULTANCY SERVICES - IT	31/07/2014	25,102.00
EF079847	21791	THE LEISURE INSTITUTE OF WA (AQUATICS) INC. PROFESSIONAL ORGANISATION	31/07/2014	660.00
EF079848	21879	SPOTLESS SERVIC CLEANING SERVICES	31/07/2014	23,935.89
EF079849	21914	BADHEARTS ENTERTAINMENT SERVICES - BAND	31/07/2014	2,000.00
EF079850	21922	DIGGA-WEST EARTHMOVING EQUIPMENT	31/07/2014	1,105.45
EF079851	21946	RYAN'S QUALITY MEATS MEAT SUPPLIES	31/07/2014	647.89
EF079852	21990	MEDIBANK HEALTH SOLUTIONS PTY LTD MEDICAL SERVICES	31/07/2014	1,049.95
EF079853	22012	ELEGANT GLOVES EVENTS AND SERVICES CATERING SERVICES	31/07/2014	1,650.00
EF079854	22133	AIR-BORN AMUSEM AMUSEMENT SERVICES	31/07/2014	550.00
EF079855	22169	GREENSTAR GROUP WA PTY LTD GREENSTAR GROUP WA AIR CONDITIONING SERVICES	31/07/2014	952.91
EF079856	22182	KALAMUNDA FENCING & GATEMAKERS FENCING SERVICES	31/07/2014	2,359.50
EF079857	22242	ASPHALT SURFACES PTY LTD ASPHALTING SERVICES	31/07/2014	19,038.14
EF079858	22337	SEGAFREDO ZANETTI AUSTRALIA PTY LTD COFFEE & COFFEE MACHINES	31/07/2014	465.75
EF079859	22388	CARRINGTON'S TRAFFIC SERVICES TRAFFIC MANAGEMENT SERVICES	31/07/2014	6,514.49
EF079860	22400	FIRE & SAFETY WA PTY LTD FIRE SAFETY EQUIPMENT	31/07/2014	5,745.08

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EF079861	22404	CLEVERPATCH PTY LTD ARTS/CRAFT SUPPLIES	31/07/2014	242.77
EF079862	22448	CAKES WEST PTY LTD CATERING	31/07/2014	242.56
EF079863	22553	BROWNES FOOD OPERATIONS CATERING SUPPLIES	31/07/2014	392.26
EF079864	22569	SONIC HEALTH PLUS PTY LTD MEDICAL SERVICES	31/07/2014	1,006.50
EF079865	22589	JB HI FI - COCKBURN ELECTRICAL EQUIPMENT	31/07/2014	3,401.98
EF079866	22613	VICKI ROYANS ARTISTIC SERVICES	31/07/2014	300.00
EF079867	22653	PCYC FREMANTLE SPONSORSHIP	31/07/2014	290.00
EF079868	22658	SERCUL URBAN LANDCARE SERVICES	31/07/2014	6,102.00
EF079869	22680	LEONARD THORN CULTURAL PRESENTATION SERVICES	31/07/2014	600.00
EF079870	22682	BEAVER TREE SERVICES PTY LTD TREE PRUNING SERVICES	31/07/2014	50,897.18
EF079871	22720	DIAMONDS NETBALL CLUB WA INC. SPORTS - NETBALL	31/07/2014	600.00
EF079872	22751	WORKFORCE CLOTHING PTY LTD CLOTHING - INDUSTRIAL	31/07/2014	1,303.94
EF079873	22752	ELGAS LIMITED GAS SUPPLIES	31/07/2014	105.60
EF079874	22805	COVS PARTS PTY LTD MOTOR PARTS	31/07/2014	705.86
EF079875	22806	AUSTRALIAN FUEL DISTRIBUTORS PTY LTD FUEL SUPPLIES	31/07/2014	178,777.96
EF079876	22903	UNIQUE INTERNATIONAL RECOVERIES LLC DEBT COLLECTORS	31/07/2014	345.60
EF079877	22913	AUSTRALIAN OFFICE LEADING BRANDS.COM.AU ENVELOPES	31/07/2014	999.02
EF079878	22953	EAST FREMANTLE TRICOLORE SOCCER CLUB INC. TRAINING SERVICES - SOCCER	31/07/2014	1,200.00
EF079879	23253	KOTT GUNNING LEGAL SERVICES	31/07/2014	6,908.59
EF079880	23309	FUN IN TRAINING AUSTRALIA PTY LTD FITNESS CLASSES-INSTRUCTIONS	31/07/2014	1,149.50
EF079881	23450	CLEVER DESIGNS UNIFORMS	31/07/2014	297.00
EF079882	23457	TOTALLY WORK WE CLOTHING - UNIFORMS	31/07/2014	904.07
EF079883	23463	HANNAH NEAL YOUTH ART SCHOLARSHIP	31/07/2014	450.00
EF079884	23570	A PROUD LANDMARK PTY LTD LANDSCAPE CONTRUCTION SERVICES	31/07/2014	120,638.00
EF079885	23579	DAIMLER TRUCKS PERTH PURCHASE OF NEW TRUCK	31/07/2014	52,992.20
EF079886	23603	AUSTRALIAN CIVIL HAULAGE SOIL/SAND SUPPLIES	31/07/2014	27,665.55
EF079887	23617	AMLEC HOUSE PTY LTD CONSULTANCY - SERVICES	31/07/2014	5,643.00

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EF079888	23669	WA IVECO PURCHASE OF NEW TRUCKS	31/07/2014	1,723.81
EF079889	23670	LIEBHERR AUSTRALIA PTY LTD SPARE PARTS	31/07/2014	9,167.07
EF079890	23691	PANTHERS SOFTBALL CLUB SPORTS EQUIPMENT GRANT	31/07/2014	90.50
EF079891	23694	TIGER FITNESS (WA) PTY LTD GYM EQUIPMENT/SERVICE	31/07/2014	70.00
EF079892	23730	DELOITTE TOUCHE TOHMATSU AUDITING SERVICES - INTERNAL	31/07/2014	18,660.29
EF079893	23770	HEWSHOTT INTERNATIONAL NIOSE ASSESSMENTS	31/07/2014	10,181.60
EF079894	23818	AM & IE MUTCH ENGINEERING CONSULTANTS CONSULTANCY SERVICES	31/07/2014	24,009.70
EF079895	23849	JCB CONSTRUCTION EQUIPMENT AUSTRALIA PLANT/MACHINERY	31/07/2014	5,821.11
EF079896	23858	SPECIALISED SECURITY SHREDDING DOCUMENT DESTRUCTION SERVICES	31/07/2014	21.68
EF079897	23872	ASB MARKETING PTY LTD PROMOTIONAL PRODUCTS	31/07/2014	1,652.20
EF079898	23971	FIND WISE LOCATION SERVICES LOCATING SERVICES - UNDERGROUND	31/07/2014	3,285.15
EF079899	24036	MULTI SWEEP PTY LTD (WA) SWEEPING SERVICES	31/07/2014	7,258.36
EF079900	24038	ASHLEY GROUP PTY LTD CCTV	31/07/2014	539.00
EF079901	24041	ALLEN AIR & REFRIDGERATION AIR CONDITIONING SERVICES	31/07/2014	55.00
EF079902	24155	DS AGENCIES PTY LTD IRRIGATION SUPPLIES	31/07/2014	12.10
EF079903	24160	WILDTHINGS ANIMAL CONTROL SOLUTIONS FERAL ANIMAL CONTROL SERVICES	31/07/2014	13,200.00
EF079904	24183	WELLARD GLASS GLASS REPAIR SERVICES	31/07/2014	521.40
EF079905	24185	HIPPY BELLY DANCE TRAINING SERVICES - DANCE CLASSES	31/07/2014	260.00
EF079906	24186	ELAN ENERGY MANAGEMENT PTY LTD RECYCLING SERVICES - TYRES	31/07/2014	475.08
EF079907	24424	DATACOM SYSTEMS (WA) PTY LTD COMPUTER HARDWARE/SOFTWARE	31/07/2014	17,325.00
EF079908	24433	KINETICA CIRCUS ARTS LTD ENTERTAINMENT	31/07/2014	1,000.00
EF079909	24444	ROSEMARY ALLAN WORKSHOPS	31/07/2014	270.00
EF079910	24455	THE DUKE OF EDINBURGH'S AWARD SILVER AWARD	31/07/2014	105.00
EF079911	24524	CALO HEALTH HEARTMOVE CLASSES	31/07/2014	540.00
EF079912	24558	MACQUARIE BANK LIMITED LEASE REPAYMENT	31/07/2014	9,083.27
EF079913	24592	EMC ENGINEERING CONSULTANCY SERVICES	31/07/2014	11,470.80
EF079914	24594	THE GREEN ROOM CREATIVE PTY LTD GRAPHIC DESIGN SERVICES	31/07/2014	308.00

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EF079915	24595	CONTEMPORARY IMAGE PHOTOGRAPHY PTY LTD PHOTOGRAPHY SERVICES	31/07/2014	997.70
EF079916	24599	POOLWERX SPEARWOOD ANALYTICAL SERVICES	31/07/2014	1,566.95
EF079917	24643	BIBLIOTHECA RFID LIBRARY SYSTEMS AUSTRALIA PTY LTD PURCHASE OF LIBRARY TAGS	31/07/2014	18,865.00
EF079918	24655	AUTOMASTERS SPEARWOOD VEHICLE SERVICING	31/07/2014	5,435.00
EF079919	24665	IRON MOUNTAIN AUSTRALIA DATA STORAGE SERVICES	31/07/2014	348.32
EF079920	24724	QUALITY MARINE COATING SYSTEMS P/L CLEANING SERVICES - ROAD SURFACES	31/07/2014	2,860.00
EF079921	24734	MYRIAD IMAGES PHOTOGRAPHY SERVICES	31/07/2014	9,549.00
EF079922	24736	ZENIEN CCTV CAMERA LICENCES	31/07/2014	169,672.77
EF079923	24748	PEARMANS ELECTRICAL & MECHANICAL SERVICES P/L ELECTRICAL SERVICES	31/07/2014	7,683.63
EF079924	24812	GARAGE SALE TRAIL FOUNDATION LTD PARTICIPATION FEE	31/07/2014	6,875.00
EF079925	24862	BEARDS SECURITY SECURITY SERVICES	31/07/2014	400.00
EF079926	24863	SID THOO ARCHITECTURAL SERVICES	31/07/2014	2,665.00
EF079927	24864	FREMANTLE FOOTBALL CLUB REIMBURSEMENT - DEVELOPMENT COSTS	31/07/2014	28,681.54
EF079928	24945	NS PROJECTS PTY LTD PROJECT MANAGEMENT SERVICES	31/07/2014	16,500.00
EF079929	24946	WT PARTNERSHIP QUANTITY SURVEYING SERVICES	31/07/2014	8,800.00
EF079930	24947	SOLAR DWELLINGS CONSULTANCY SERVICES	31/07/2014	4,110.00
EF079931	24949	BITUMEN SURFACING BITUMEN SUPPLIES	31/07/2014	460.35
EF079932	24950	BERKELIUM CONSULTING CONSULTANCY SERVICES	31/07/2014	7,425.00
EF079933	24954	FREMANTLE FURY NETBALL CLUB REGISTRATION FEES	31/07/2014	200.00
EF079934	24958	KISS PHOTOBOOTHS PTY LTD PHOTOGRAPHY SERVICES	31/07/2014	1,398.00
EF079935	24959	PERTH TEMPORARY AIRBRUSH TATTOOS ENTERTAINMENT SERVICES	31/07/2014	400.00
EF079936	24973	BLUESTONE RECRUITMENT TEMPORARY PERSONNEL SERVICES	31/07/2014	27,498.81
EF079937	24976	SNAP PRINTING - COCKBURN CENTRAL PRINTING SERVICES	31/07/2014	490.20
EF079938	24980	WILLAGEE RUGBY LEAGUE FOOTBALL CLUB REGISTRATION FEES	31/07/2014	1,200.00
EF079939	24981	DALMATINAC NETBALL CLUB REGISTRATION FEES	31/07/2014	200.00
EF079940	25061	RMRI AUSTRALIA PTY LTD CONSULTANCY SERVICES	31/07/2014	8,882.50
EF079941	25072	SANPRO CONSTRUCTION PTY LTD CONSTRUCTION SERVICES	31/07/2014	67,116.37

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079942	25102	FREMANTLE MOBILE WELDING WELDING SERVICES	31/07/2014	4,543.00
EF079943	25115	FIIG INVESTMENT MANAGEMENT SERVICES	31/07/2014	2,750.00
EF079944	25121	IMAGESOURCE DIGITAL SOLUTIONS BILLBOARDS	31/07/2014	1,597.20
EF079945	25127	MILMAR DISTRIBUTORS PRINTING SERVICES - ID CARDS	31/07/2014	79.20
EF079946	25158	MPIRE SECURITY SECURITY SERVICES	31/07/2014	906.62
EF079947	25190	GARBOLOGIE MATTRESS RECYCLING	31/07/2014	1,830.40
EF079948	25207	LISA DYMOND CONSULTANCY SERVICES	31/07/2014	3,000.00
EF079949	25262	SANDOVER PINDER ARCHITECTS ARCHITECTURAL SERVICES	31/07/2014	164,151.88
EF079950	25263	SYSTEM MAINTENANCE SEWERAGE PUMP MAINTENANCE	31/07/2014	936.54
EF079951	25264	ACURIX NETWORKS PTY LTD WIFI ACCESS SERVICE	31/07/2014	11,682.00
EF079952	25323	CADDS COMPLIANCE BUILDING SURVEYING SERVICES	31/07/2014	1,078.00
EF079953	25335	JAXON PTY LTD BUILDING CONSTRUCTION SERVICES	31/07/2014	1,309,614.13
EF079954	25381	TEMBO PROPERTY GROUP PROJECT MANAGEMENT SERVICES	31/07/2014	3,712.50
EF079955	25383	KARDINYA JUNIOR CRICKET CLUB REGISTRATION FEES - KIDSPORT	31/07/2014	144.00
EF079956	25415	JANDAKOT STOCK & PET SUPPLIES PET SUPPLIES	31/07/2014	66.00
EF079957	25418	CS LEGAL LEGAL SERVICES	31/07/2014	12,084.30
EF079958	25477	SPOTLESS FACILITY SERVICES (PAINTING DIVISION) PAINTING SERVICES	31/07/2014	14,085.50
EF079959	25539	BROWN CONSULTING (VIC) PTY LTD CONSULTANCY SERVICES	31/07/2014	27,500.00
EF079960	25540	JOHN MASSEY GROUP PTY LTD BUILDING SURVEYING SERVICES	31/07/2014	5,500.00
EF079961	25571	ATTADALE SCOUT GROUP INC REGISTRATION FEES	31/07/2014	400.00
EF079962	25575	ROUGHCOPY GRAPHIC DESIGN SERVICES	31/07/2014	1,000.00
EF079963	25588	CIVCO MINING SERVICES PTY LTD PLANT / EQUIPMENT HIRE	31/07/2014	10,802.00
EF079964	25631	MANDY KIELY TRAINING SERVICES	31/07/2014	1,610.00
EF079965	25635	MW URBAN CONSULTANCY SERVICES	31/07/2014	770.00
EF079966	25636	CENTRE FOR PAVEMENT ENGINEERING EDUCATION TRAINING SERVICES	31/07/2014	1,845.00
EF079967	25645	YELAKITJ MOORT NYUNGAR ASSOCIATION INC WELCOME TO THE COUNTRY PERFORMANCES	31/07/2014	800.00
EF079968	25648	MATT NANKIVELL PHOTOGRAPHY SERVICES	31/07/2014	288.00

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079969	25657	LOCK JOINT AUSTRALIA LOCKSMITH SERVICES	31/07/2014	5,764.00
EF079970	25658	GUNDI CORPORATION ABORIGINAL REFERENCE GROUPS	31/07/2014	550.00
EF079971	25713	DISCUS ON DEMAND PRINTING SERVICES	31/07/2014	1,285.43
EF079972	25733	MIRACLE RECREATION EQUIPMENT PLAYGROUND REPAIRS	31/07/2014	23,732.50
EF079973	25736	EMERGE ASSOCIATES CONSULTANCY SERVICES	31/07/2014	8,250.00
EF079974	25796	TABLE & CHAIR COMPANY FURNITURE SUPPLIES	31/07/2014	1,826.00
EF079975	25800	OPTUM HEALTH & TECHNOLOGY (AUST) PTY LTD CONSULTANCY SERVICES	31/07/2014	4,400.00
EF079976	25813	LGCONNECT PTY LTD DEVELOPMENT CONSULTANCY	31/07/2014	25,300.00
EF079977	25819	BRAJKOVICH DEMOLITION & SALVAGE (WA) PTY LTD DEMOLITION SERVICES	31/07/2014	30,800.00
EF079978	25823	ENIGIN WESTERN AUSTRALIA ELECTRICITY SUPPLY	31/07/2014	15,216.56
EF079979	25833	POST- DESIGN SERVICES	31/07/2014	3,918.50
EF079980	25875	COOGEE PLUMBING SERVICES PLUMBING SERVICES	31/07/2014	1,324.40
EF079981	25879	EPIC LIFESTYLE VENUE HIRE	31/07/2014	500.00
EF079982	25891	THE STRING ART CO. WORKSHOPS	31/07/2014	675.00
EF079983	25940	LEAF BEAN MACHINE COFFEE BEAN SUPPLY	31/07/2014	800.00
EF079984	25941	BROWN GEOTECHNICAL CONSULTING ENGINEERS	31/07/2014	3,014.00
EF079985	25946	K CARE HEALTHCARE EQUIPMENT HEALTHCARE EQUIPMENT	31/07/2014	1,302.44
EF079986	25948	WORKFORCE MATTERS CONSULTANCE SERVICES	31/07/2014	9,900.00
EF079987	25949	BAPTIST CHURCHES OF WA REGISTRATION FEES	31/07/2014	200.00
EF079988	25958	BLUE OAR PTY LTD WORKSHOP	31/07/2014	1,072.50
EF079989	25959	URBAN YOUTH EFFECT ENTERTAINMENT SERVICES	31/07/2014	2,000.00
EF079990	25975	ECO ENVIRONMENTAL EMPLOYMENT SERVICES	31/07/2014	2,288.00
EF079991	25983	LASSO PRODUCTIONS VIDEO PRODUCTION SERVICES	31/07/2014	5,926.80
EF079992	26022	DIABETES WA DIABETES PROMO SUPPLIES	31/07/2014	1,200.00
EF079993	26024	AIR RECEIVER INSPECTION SERVICES VESSEL INSPECTION SERVICES	31/07/2014	805.75
EF079994	26046	KNOWLEDGE ONLINE SURVEY SERVICES	31/07/2014	986.37
EF079995	26049	HAMMOND LEGAL LEGAL SERVICES	31/07/2014	3,881.98

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
EF079996	26054	HARVEY NORMAN O'CONNOR ELECTRICAL GOODS	31/07/2014	2,508.00
EF079997	26060	PERTH NORTH METRO MEDICARE LOCAL LTD MEDICARE SUPPORT	31/07/2014	33.00
EF079998	26066	COCKBURN CAVALIERS JUNIOR CRICKET CLUB JUNIOR CRICKET CLUB	31/07/2014	494.00
EF079999	26069	MICHAEL COATE GOLF DESIGN COSTING CONSULTANCY	31/07/2014	3,200.00
EF080000	11794	SYNERGY ELECTRICITY USAGE/SUPPLIES	31/07/2014	50,490.95
EF080001	12025	TELSTRA CORPORATION COMMUNICATIONS SERVICES	31/07/2014	66,585.03
026025	13932	ARMAGUARD BANKING SERVICES	3/07/2014	3,407.00
026026	13932	ARMAGUARD BANKING SERVICES	10/07/2014	2,119.60
026027	10589	FINES ENFORCEMENT REGISTRY FINES ENFORCEMENT FEES	14/07/2014	1,165.00
026028	11790	WESTERN AUSTRAL PLANNING APPLICATION	14/07/2014	3,576.70
026029	99999	REBECCA J LOBIK PLANNING REFUND - 33 PLUMWOOD	15/07/2014	147.00
026030	99999	VANYA DRUSKOVICH PLANNING REFUND - 10 BRAMSTON	15/07/2014	640.00
026031	99999	LANDCORP BOND REFUND - HARVEST LAKES STAGE 10B	15/07/2014	12,737.42
026032	99999	SELL-BUY PTY LTD BOND REFUND - LOT 482 MELL RD	15/07/2014	3,336.87
026033	99999	ELITE DEVELOPMENTS WA PTY LTD BOND REFUND - L9001/9005 SOUNDVIEW RISE	15/07/2014	2,082.43
026034	99999	AUSSIE PATIO DESIGNS BULIDING APPLICATION REFUND	15/07/2014	2,082.43
026035	99999	AUSSIE PATIO DESIGNS BULIDING APPLICATION REFUND	15/07/2014	35.50
026036	99999	AUSSIE PATIO DESIGNS BULIDING APPLICATION REFUND	15/07/2014	5.00
026037	99999	AUSSIE PATIO DESIGNS BULIDING APPLICATION REFUND	15/07/2014	90.00
026038	99999	WINSTON MARSH HALL BOND REFUND - ATWELL	15/07/2014	150.00
026039	99999	RIVERINA POOLS BUILDING APPLICATION REFUND	15/07/2014	47.35
026040	99999	RIVERINA POOLS BUILDING APPLICATION REFUND	15/07/2014	8.25
026041	99999	RIVERINA POOLS BUILDING APPLICATION REFUND	15/07/2014	35.50
026042	99999	RIVERINA POOLS BUILDING APPLICATION REFUND	15/07/2014	5.00
026043	99999	RIVERINA POOLS BUILDING APPLICATION REFUND	15/07/2014	92.00
026044	99999	FILTREX INNOVATIVE WASTEWATE SOLUTIONS HEALTH PERMIT REFUND	15/07/2014	113.00
026045	13932	ARMAGUARD BANKING SERVICES	17/07/2014	2,447.50

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
026046	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	21/07/2014	9,085.00
026047	20751	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE VEHICLE LICENCING REGISTRATIONS	21/07/2014	47,558.95
026048	13932	ARMAGUARD BANKING SERVICES	21/07/2014	4,694.95
026049	13932	ARMAGUARD BANKING SERVICES	28/07/2014	2,232.75
026050	10321	CITY OF CANNING LOST/DAMAGED BOOK FEES	30/07/2014	1,820.00
026051	11760	WATER CORPORATION SEWER EASEMENT	30/07/2014	5,583.75
026052	17343	RAC BUSINESSWISE MEMBERSHIP SUBSCRIPTION	30/07/2014	199.00
026053	24952	CARALEE COMMUNITY SCHOOL REGISTRATION FEES	30/07/2014	133.00
026054	25960	FITMONKY PERSONAL TRAINING SERVICES	30/07/2014	1,200.00
026055	10047	ALINTA ENERGY GAS SUPPLIES	30/07/2014	2,192.15
026056	11758	WATER CORP WATER USAGE SUPPLIES ADD RETENTION HELD NIL LESS PRIOR PERIOD CANCELLED CHEQUES/EFTS NIL	30/07/2014	11,285.81
CHEQUE LIST TOTAL				8,239,823.74
TOTAL AS PER AP SOURCE 14GLACT9991000				8,239,823.74
TOTAL AS PER TR SOURCE 14GLACT9991000				8,239,823.74
ADDITIONAL DIRECT PAYMENTS				
BANK FEES				
MERCHANT FEES COC				3,496.91
MERCHANT FEES SLLC				4,218.23
MERCHANT FEES VARIOUS OUT CENTRES				297.40
NATIONAL BPAY CHARGE				1,163.40
RTGS/ACLR FEE				2.50
NAB TRANSACT FEE				483.34
				9,661.78
FAMILY DAY CARE AND IN HOME CARE PAYMENTS				
FDC PAYMENTS				78,522.77
IHC PAYMENTS				116,503.70
				195,026.47
PAYROLL TRANSACTIONS				
COC 01/07/14 CITY OF COCKBURN 042958				23,190.68
COC 01/07/14 CITY OF COCKBURN 042958				1,006,742.96
COC 02/07/14 CITY OF COCKBURN 042958				5,882.68
COC 03/07/14 CITY OF COCKBURN 042958				2,525.13
COC 10/07/14 CITY OF COCKBURN 042958				9,282.63
COC 11/07/14 CITY OF COCKBURN 042958				6,784.72
COC 15/07/14 CITY OF COCKBURN 042958				1,016,486.48
COC 18/07/14 CITY OF COCKBURN 042958				22,236.27

CITY OF COCKBURN
MUNICIPAL BANK ACCOUNT

Cheque/ EFT	Account No.	Account/Payee	Date	Value
		COC 21/07/14 CITY OF COCKBURN 042958		6,814.48
		COC 29/07/14 CITY OF COCKBURN 042958		1,003,949.62
				3,103,895.65
		CREDIT CARD PAYMENTS		
		CBA CREDIT CARD PAYMENT		58,849.09
				58,849.09
		TOTAL PAYMENTS FOR JULY		11,607,256.73

PAYMENT SUMMARY

CHEQUE PAYMENTS

026025 - 026056

CANCELLED PAYMENTS

Nil.

ELECTRONIC FUNDS TRANSFER PAYMENT

EF079321 – EF080001

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Operating Revenue						
Governance	63,213,928	63,558,753	-1%	(344,825) X	74,108,927	74,022,182
Financial Services	20,478	54,754	-63%	(34,276)	657,050	657,050
Information Services	30	375	-92%	(345)	1,500	1,500
Human Resource Management	255	7,167	-96%	(6,912)	86,000	86,000
Library Services	5,300	4,446	19%	855	53,346	53,346
Community Services	3,135,492	3,057,685	3%	77,806	7,350,531	7,338,204
Human Services	1,041,953	537,199	94%	504,754 ✓	6,459,383	6,459,383
Corporate Communications	-	450	-100%	(450)	12,500	12,500
Development Services	665,126	268,701	148%	396,425 ✓	3,374,215	3,374,215
Planning Services	131,022	120,487	9%	10,535	1,471,943	1,471,943
Waste Services	19,287,472	19,343,396	0%	(55,923)	29,153,124	29,143,124
Parks & Environmental Services	8,264	158	5120%	8,106	1,900	1,900
Engineering Services	59,691	24,447	144%	35,244	303,363	293,363
Infrastructure Services	464	275	69%	189	3,297	3,297
	87,569,475	86,978,292	1%	591,183	123,037,079	122,918,007
Total Operating Revenue	87,569,475	86,978,292	1%	591,183	123,037,079	122,918,007
Operating Expenditure						
Governance	(284,469)	(467,730)	-39%	183,261 ✓	(4,688,532)	(4,633,859)
Financial Services	(217,697)	(521,120)	-58%	303,423 ✓	(5,504,284)	(5,464,284)
Information Services	(346,134)	(769,981)	-55%	423,847 ✓	(4,407,974)	(4,385,908)
Human Resource Management	(222,943)	(239,659)	-7%	16,717	(2,312,028)	(2,302,028)
Library Services	(197,741)	(343,870)	-42%	146,129 ✓	(3,185,897)	(3,168,305)
Community Services	(489,451)	(898,234)	-46%	408,783 ✓	(9,539,907)	(9,490,807)
Human Services	(553,052)	(815,991)	-32%	262,940 ✓	(7,824,431)	(7,729,708)
Corporate Communications	(165,442)	(202,304)	-18%	36,862	(2,706,953)	(2,682,290)
Development Services	(399,524)	(493,371)	-19%	93,847	(4,662,454)	(4,624,505)
Planning Services	(94,709)	(149,743)	-37%	55,033	(1,587,702)	(1,566,420)
Waste Services	(1,072,149)	(1,779,923)	-40%	707,774 ✓	(20,076,655)	(20,076,655)
Parks & Environmental Services	(520,387)	(1,099,587)	-53%	579,200 ✓	(11,330,867)	(11,330,867)
Engineering Services	(734,049)	(782,084)	-6%	48,035	(7,997,243)	(7,985,243)
Infrastructure Services	(423,512)	(758,946)	-44%	335,434 ✓	(8,278,904)	(8,195,699)
	(5,721,258)	(9,322,544)	-39%	3,601,285	(94,103,830)	(93,636,577)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Less: Net Internal Recharging	259,162	262,292	-1%	(3,130)	3,243,783	3,243,783
Add: Reverse Impairment Charge - Investments	-	-	0%	-	-	-
Add: Depreciation on Non-Current Assets						
Computer & Electronic Equip	(17,435)	(7,870)	122%	(9,565)	(94,440)	(94,440)
Furniture & Equipment	(14,062)	(13,034)	8%	(1,028)	(156,413)	(156,413)
Plant & Machinery	(249,115)	(247,439)	1%	(1,676)	(2,969,268)	(2,969,268)
Buildings	(355,138)	(355,138)	0%	-	(4,261,656)	(4,261,656)
Roads	(788,996)	(788,996)	0%	-	(9,467,952)	(9,467,952)
Drainage	(190,839)	(190,839)	0%	-	(2,290,068)	(2,290,068)
Footpaths	(96,779)	(96,779)	0%	-	(1,161,348)	(1,161,348)
Parks Equipment	(279,501)	(279,501)	0%	-	(3,354,012)	(3,354,012)
	(1,991,866)	(1,979,596)	1%	(12,269)	(23,755,157)	(23,755,157)
Total Operating Expenditure	(7,453,962)	(11,039,848)	-32%	3,585,886	(114,615,204)	(114,147,951)
Change in Net Assets Resulting from Operations	80,115,513	75,938,444	6%	4,177,069	8,421,875	8,770,056
Non-Operating Activities						
Profit/(Loss) on Assets Disposal						
Plant & Machinery	-	(20,649)	-100%	20,649	(346,947)	(582,947)
Freehold Land	-	275,227	-100%	(275,227) X	5,172,727	1,150,000
Furniture & Office Equipment	-	-	0%	-	-	-
Buildings	-	-	0%	-	-	-
	-	254,578	-100%	(254,578)	4,825,780	567,053
Less: Underground Power Infrastructure Contribution	-	(574)	-100%	574	(574)	-
Asset Acquisitions						
Land and Buildings	(341,249)	(1,629,782)	-79%	1,288,533 ✓	(32,970,175)	(24,387,000)
Infrastructure Assets	(746,057)	(1,563,723)	-52%	817,666 ✓	(29,658,590)	(17,116,028)
Plant and Machinery	(400,322)	(259,500)	54%	(140,822) X	(5,591,500)	(4,007,500)
Furniture and Equipment	(5,026)	(20,008)	-75%	14,982	(177,711)	(206,000)
Computer Equipment	(160,429)	(275,181)	-42%	114,752 ✓	(1,207,837)	(434,000)
Note 1.	(1,653,083)	(3,748,194)	-56%	2,095,112	(69,605,813)	(46,150,528)
Add: Transfer to Reserves	(894,735)	(1,332,768)	-33%	438,032 ✓	(39,556,836)	(35,534,109)
	77,567,695	71,111,486	9%	6,456,209	(95,915,569)	(72,347,529)

STATEMENT OF FINANCIAL ACTIVITY

for the period ended 31 July 2014

	Actuals	YTD Revised Budget	Variance to YTD Budget	\$ Variance to YTD Budget	Revised Budget	Adopted Budget
	\$	\$	%	\$	\$	\$
Add Funding from						
Grants & Contributions - Asset Development	1,479,598	250,000	492%	1,229,598 ✓	7,722,142	6,726,309
Less: held in restricted funds from prior years	-	-	0%	-	-	-
Proceeds on Sale of Assets	-	380,727	-100%	(380,727) ✗	6,783,852	2,525,125
Reserves	3,372,457	4,158,301	-19%	(785,843) ✗	32,315,274	18,281,347
Loan Funds Raised	-	-	0%	-	20,000,000	20,000,000
	82,419,750	75,900,514	9%	6,519,237	(29,094,301)	(24,814,748)
Non-Cash/Non-Current Item Adjustments						
Depreciation on Assets	1,991,866	1,979,596	1%	12,269	23,755,157	23,755,157
Profit/(Loss) on Assets Disposal	-	(254,578)	-100%	254,578 ✓	(4,825,780)	(567,053)
Loan Repayments	-	-	0%	-	(1,373,356)	(1,373,356)
Non-Current Leave Provisions	(87,991)	-	0%	(87,991)	-	-
	84,323,625	77,625,532	9%	6,698,093	(11,538,280)	(3,000,000)
Opening Funds	13,121,141	11,641,394	13%	1,479,747	11,641,394	3,000,000
Closing Funds	97,444,767	89,266,926	9%	8,177,840	103,114	-
	-	-	-	-	-	-

Note 2, 3.

Notes to Statement of Financial Activity

Note 1.

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

	Actuals	Commitments at Month End	Commitments & Actuals YTD	YTD Revised Budget	Full Year Revised Budget	Uncommitted at Month End
	\$	\$			\$	\$
Assets Classification						
Land and Buildings	(341,249)	(125,399)	(466,647)	(1,629,782)	(32,970,175)	32,503,528
Infrastructure Assets	(746,057)	(256,222)	(1,002,279)	(1,563,723)	(29,658,590)	28,656,311
Plant and Machinery	(400,322)	(77,980)	(478,302)	(259,500)	(5,591,500)	5,113,198
Furniture and Equipment	(5,026)	(5,766)	(10,792)	(20,008)	(177,711)	166,919
Computer Equipment	(160,429)	(14,104)	(174,534)	(275,181)	(1,207,837)	1,033,303
	(1,653,083)	(479,471)	(2,132,554)	(3,748,194)	(69,605,813)	67,473,259

Note 2.

Closing Funds in the Financial Activity Statement are represented by:

	Actuals	YTD Revised Budget	Full Year Revised Budget	Adopted Budget
	\$	\$	\$	\$
Current Assets				
Cash & Investments	101,116,542	155,121,798	76,554,837	86,462,923
Rates Outstanding	66,174,809	900,000	900,000	900,000
Rubbish Charges Outstanding	17,870,027	300,000	300,000	300,000
Sundry Debtors	14,765,741	2,700,000	2,700,000	2,700,000
GST Receivable	1,399,039	-	-	-
Prepayments	552,255	350,000	350,000	350,000
Accrued Debtors	309,329	-	-	-
Stock on Hand	(27,836)	20,000	20,000	20,000
	202,159,906	159,391,798	80,824,837	90,732,923
Current Liabilities				
Creditors	(17,163,423)	(5,000,496)	(5,000,496)	(5,000,496)
Income Received in Advance	-	52,856	52,856	52,856
GST Payable	(470,085)	-	-	-
Withholding Tax Payable	-	-	-	-
Provision for Annual Leave	(2,493,935)	(2,000,000)	(2,000,000)	(2,000,000)
Provision for Long Service Leave	(2,037,437)	(2,066,225)	(2,595,980)	(2,595,980)
	(22,164,880)	(9,013,865)	(9,543,620)	(9,543,620)
Net Current Assets	179,995,026	150,377,933	71,281,217	81,189,303
Add: Non Current Investments	4,375,113	4,339,420	4,339,420	4,339,420
	184,370,139	154,717,353	75,620,637	85,528,723
Less: Restricted/Committed Assets				
Cash Backed Reserves #	(83,076,463)	(65,450,427)	(75,517,523)	(85,528,723)
Deposits & Bonds Liability *	(3,848,909)	(2,789,342)	(2,789,342)	(2,789,342)
Grants & Contributions Unspent *	-	2,789,343	2,789,343	2,789,343
	97,444,767	89,266,926	103,114	-
Closing Funds (as per Financial Activity Statement)	97,444,767	89,266,926	103,114	-

See attached Reserve Fund Statement

* See attached Restricted Funds Analysis

Note 3.

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

Ledger	Project/ Activity	Description	Council Resolution	Classification	Non Change (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended budget Running Balance
					\$	\$	\$	\$
		Budget Adoption		Closing Funds Surplus(Deficit)				0
GL	830	Increase conference budget		Operating Expenditure			2,000	(2,000)
GL	594	Salary reduction due to system error		Operating Expenditure		18,369		16,369
GL	105	Increase in FAGS grant		Operating Income		86,745		103,114
				Closing Funds Surplus (Deficit)	0	105,114	2,000	103,114

Statement of Comprehensive Income by Nature and Type
for the period ended 31 July 2014

	Actual	Amended YTD Budget	\$ Variance to YTD Budget	Forecast	Amended Budget	Adopted Budget
	\$	\$	\$	\$	\$	\$
OPERATING REVENUE						
01 Rates	61,542,460	61,633,333	(90,873)	62,789,127	62,880,000	62,880,000
02 Specified Area Rates	247,592	270,000	(22,408)	247,592	270,000	270,000
05 Fees and Charges	Note 1 20,550,329	20,159,831	390,498	40,099,409	39,708,911	39,708,911
06 Service Charges	3,820,872	3,927,985	(107,113)	3,820,872	4,000,000	4,000,000
10 Grants and Subsidies	994,180	475,843	518,337	9,953,175	9,434,837	9,325,765
15 Contributions, Donations and Reimbursements	43,843	38,079	5,764	372,604	366,840	356,840
20 Interest Earnings	368,302	472,629	(104,328)	6,265,063	6,369,391	6,369,391
25 Other revenue and Income	1,897	592	1,306	8,406	7,100	7,100
Total Operating Revenue	87,569,475	86,978,292	591,183	123,556,247	123,037,079	122,918,007
OPERATING EXPENDITURE						
50 Employee Costs - Salaries & Direct Oncosts	Note 2 (3,103,241)	(4,711,769)	1,608,528	(41,081,401)	(42,689,929)	(42,697,487)
51 Employee Costs - Indirect Oncosts	(34,047)	(49,627)	15,580	(885,387)	(900,966)	(898,966)
55 Materials and Contracts	Note 3 (1,604,550)	(3,344,983)	1,740,433	(34,214,322)	(35,954,755)	(35,536,617)
65 Utilities	(523,077)	(381,203)	(141,873)	(4,654,878)	(4,513,005)	(4,513,005)
70 Interest Expenses	-	-	-	(123,300)	(123,300)	(123,300)
75 Insurances	-	(195,042)	195,042	(2,145,458)	(2,340,500)	(2,340,500)
80 Other Expenses	(456,343)	(639,920)	183,577	(7,397,798)	(7,581,375)	(7,526,702)
85 Depreciation on Non Current Assets	(1,991,866)	(1,979,596)	(12,269)	(23,767,426)	(23,755,157)	(23,755,157)
Add Back: Indirect Costs Allocated to Capital Works	259,162	262,292	(3,130)	3,240,652	3,243,783	3,243,783
Total Operating Expenditure	(7,453,962)	(11,039,848)	3,585,886	(111,029,318)	(114,615,204)	(114,147,951)
CHANGE IN NET ASSETS RESULTING FROM OPERATING ACTIVITIES						
	80,115,513	75,938,444	4,177,069	12,526,929	8,421,875	8,770,056
NON-OPERATING ACTIVITIES						
11 Capital Grants & Subsidies	352,500	-	352,500	3,709,720	3,357,220	2,361,387
16 Contributions - Asset Development	1,127,098	250,000	877,098	5,242,020	4,364,922	4,364,922
95 Profit/(Loss) on Sale of Assets	-	254,578	(254,578)	4,571,202	4,825,780	567,053
57 Acquisition of Crown Land for Roads	-	-	-	-	-	-
58 Underground Power Scheme	-	(574)	574	-	(574)	-
Total Non-Operating Activities	1,479,598	504,004	975,594	13,522,942	12,547,348	7,293,362
NET RESULT	81,595,111	76,442,448	5,152,663	26,049,871	20,969,222	16,063,417

Notes to Statement of Comprehensive Income

Note 1.

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

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
<u>Community Services:</u>				
Recreational Services	90,089	44,527	534,320	534,320
South Lake Leisure Centre	180,669	201,819	2,988,286	2,988,286
Law and Public Safety	52,579	32,375	388,496	388,496
	323,337	278,720	3,911,102	3,911,102
<u>Waste Services:</u>				
Waste Collection Services	18,487,483	18,471,060	18,695,101	18,695,101
Waste Disposal Services	799,407	870,669	10,448,023	10,448,023
	19,286,890	19,341,729	29,143,124	29,143,124
	19,610,228	19,620,449	33,054,226	33,054,226

Note 2.

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

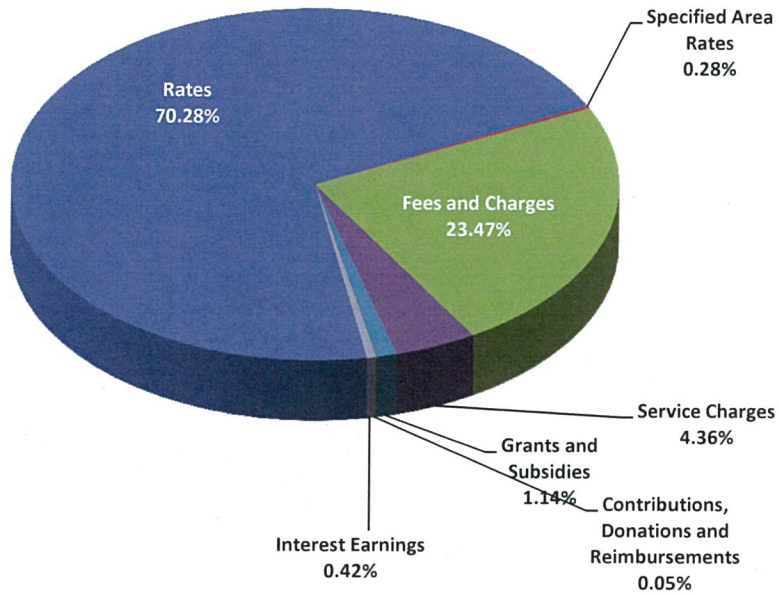
	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(138,236)	(213,278)	(1,919,506)	(1,919,506)
Finance & Corporate Services Division	(519,191)	(679,938)	(6,145,420)	(6,145,420)
Community Services Division	(898,206)	(1,438,644)	(13,189,259)	(13,196,817)
Planning & Development Division	(387,719)	(558,233)	(5,024,097)	(5,024,097)
Engineering & Works Division	(1,159,890)	(1,821,675)	(16,411,647)	(16,411,647)
	(3,103,241)	(4,711,769)	(42,689,929)	(42,697,487)

Note 3

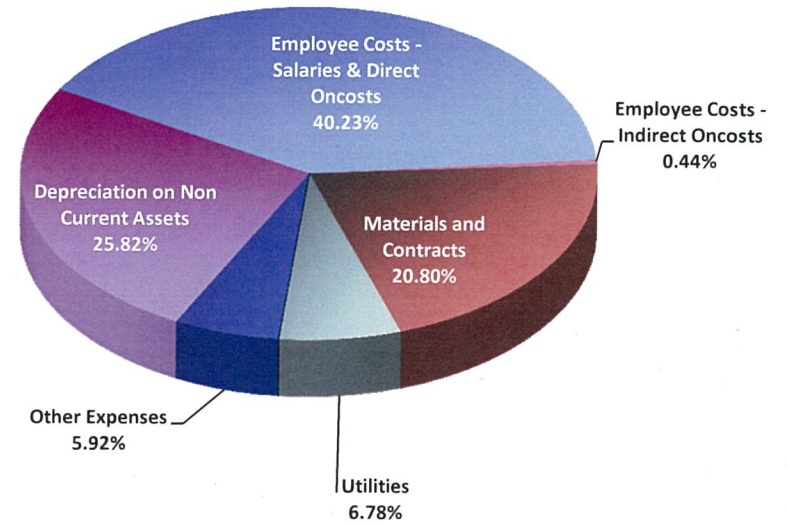
Additional information on Materials and Contracts by each Division.

	Actual	Amended YTD Budget	Amended Budget	Adopted Budget
	\$	\$	\$	\$
Executive Division	(84,258)	(201,071)	(2,087,788)	(2,087,788)
Finance & Corporate Services Division	(199,924)	(625,896)	(3,341,779)	(3,269,713)
Community Services Division	(385,454)	(637,641)	(7,842,770)	(7,649,134)
Planning & Development Division	(106,514)	(81,333)	(1,125,126)	(1,065,895)
Engineering & Works Division	(828,399)	(1,799,042)	(21,557,292)	(21,464,087)
Not Applicable	0	0	0	0
	(1,604,550)	(3,344,983)	(35,954,755)	(35,536,617)

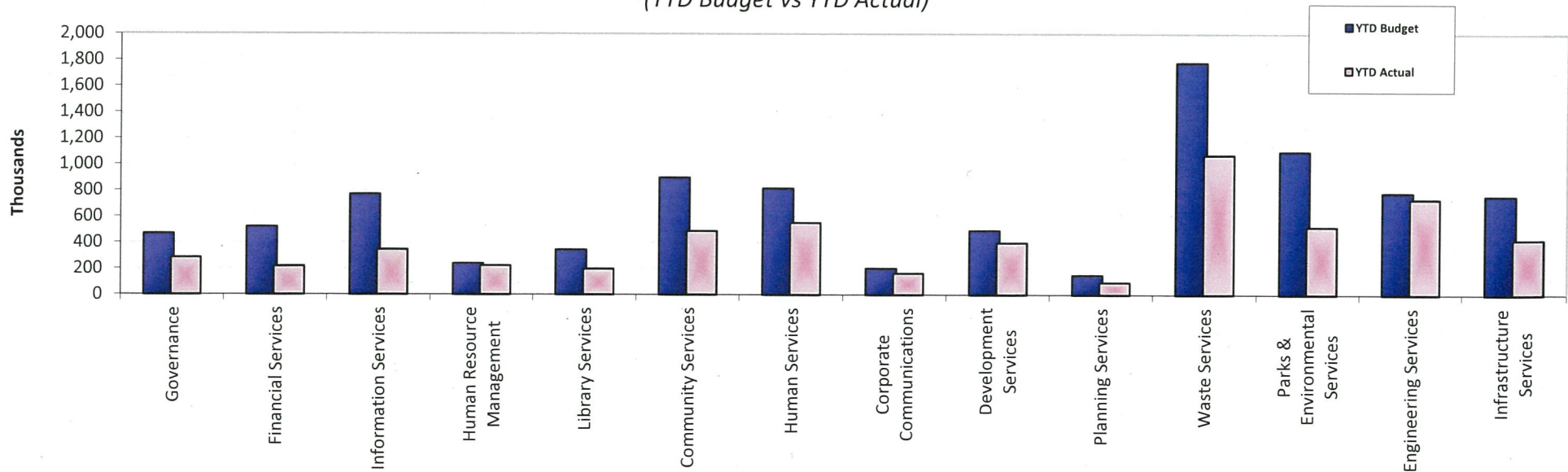
Operating Income by Nature and Type
(YTD Actual)



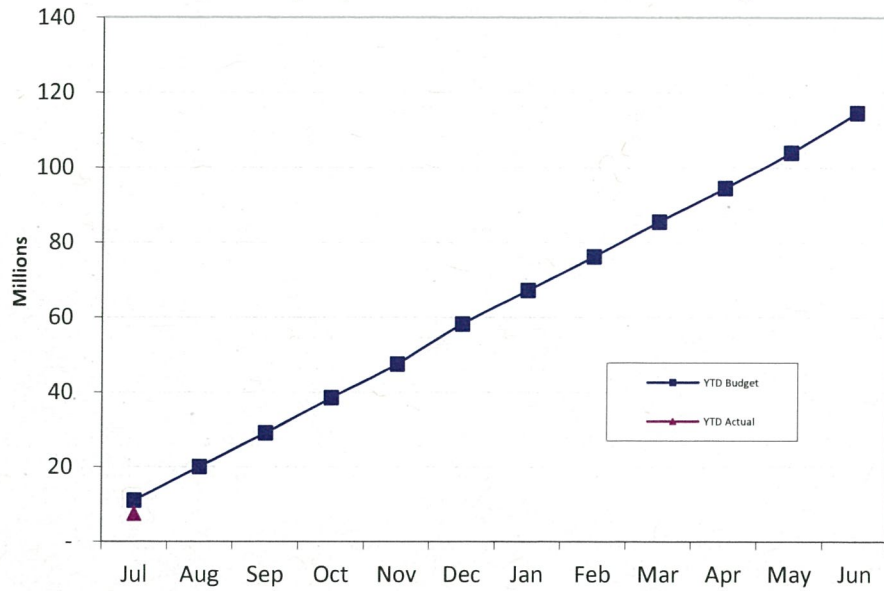
Operating Expenditure by Nature and Type
(YTD Actual)



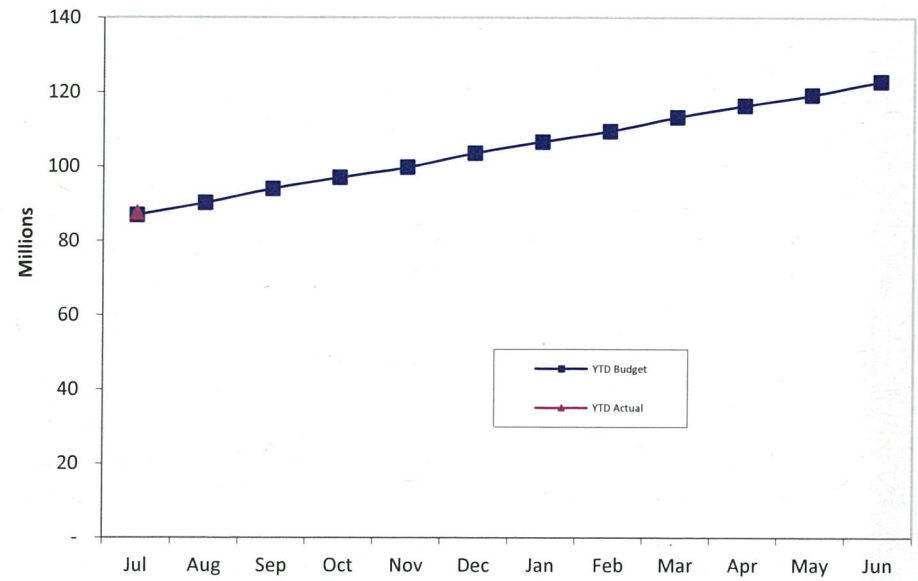
Operating Expenditure by Business Unit
(YTD Budget vs YTD Actual)



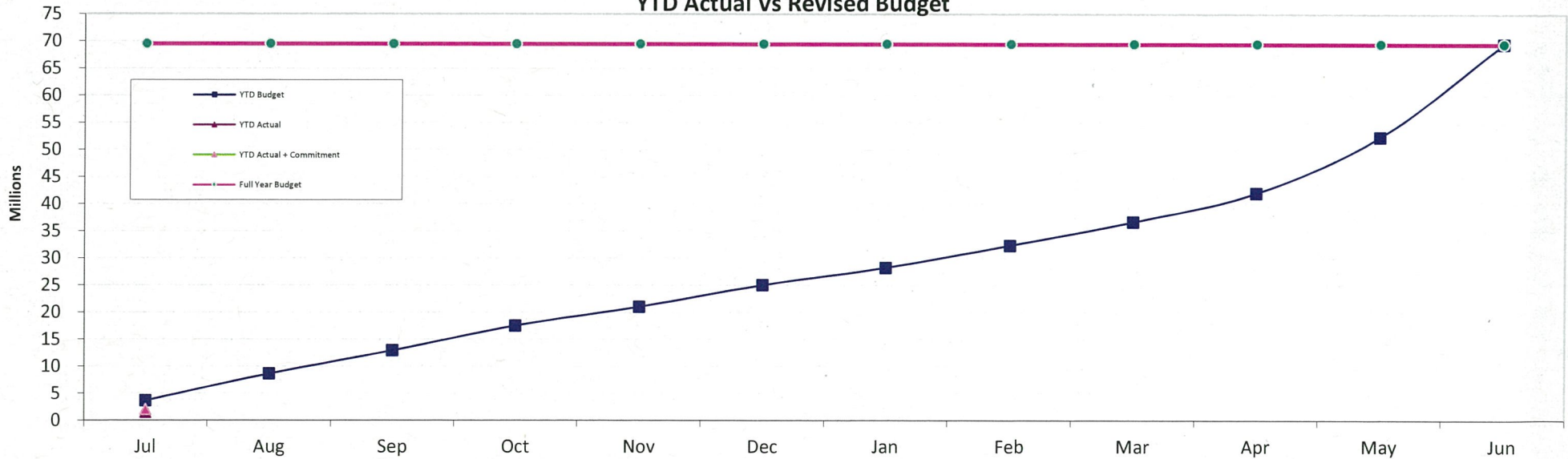
YTD Operating Expenditure Vs YTD Revised Budget



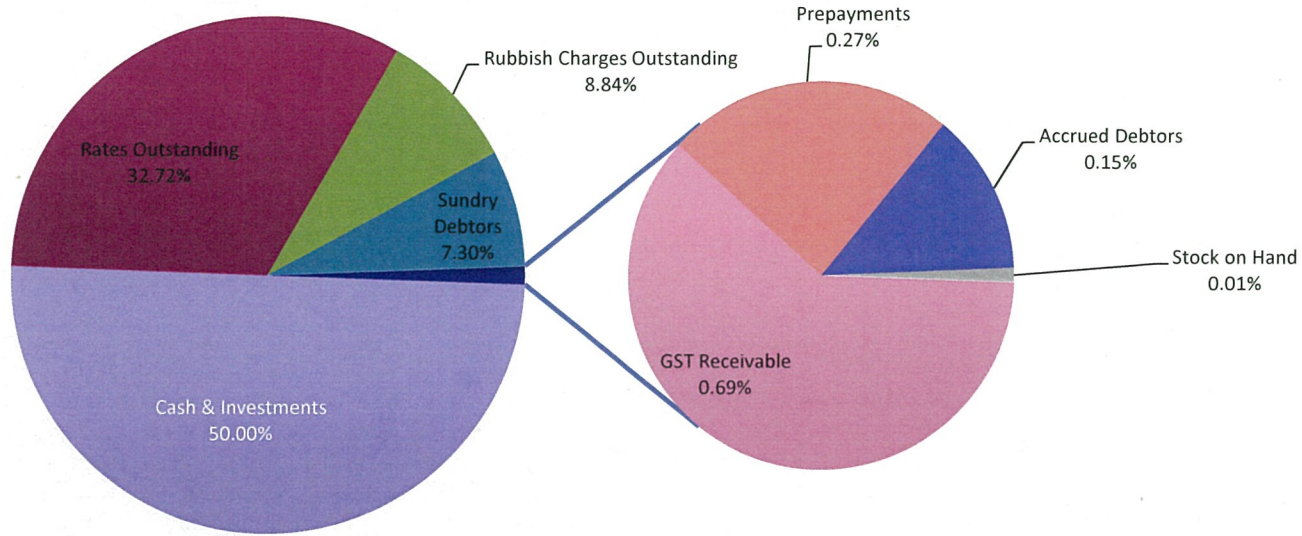
YTD Operating Income Vs YTD Revised Budget



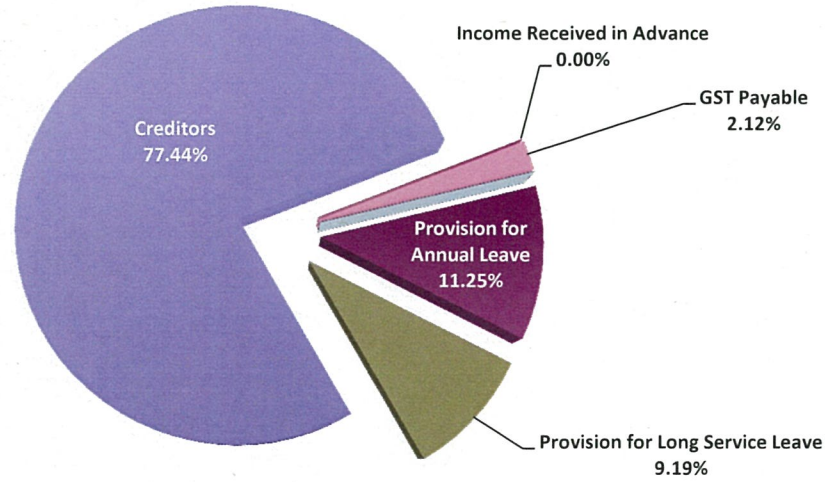
**Capital Expenditure
YTD Actual Vs Revised Budget**



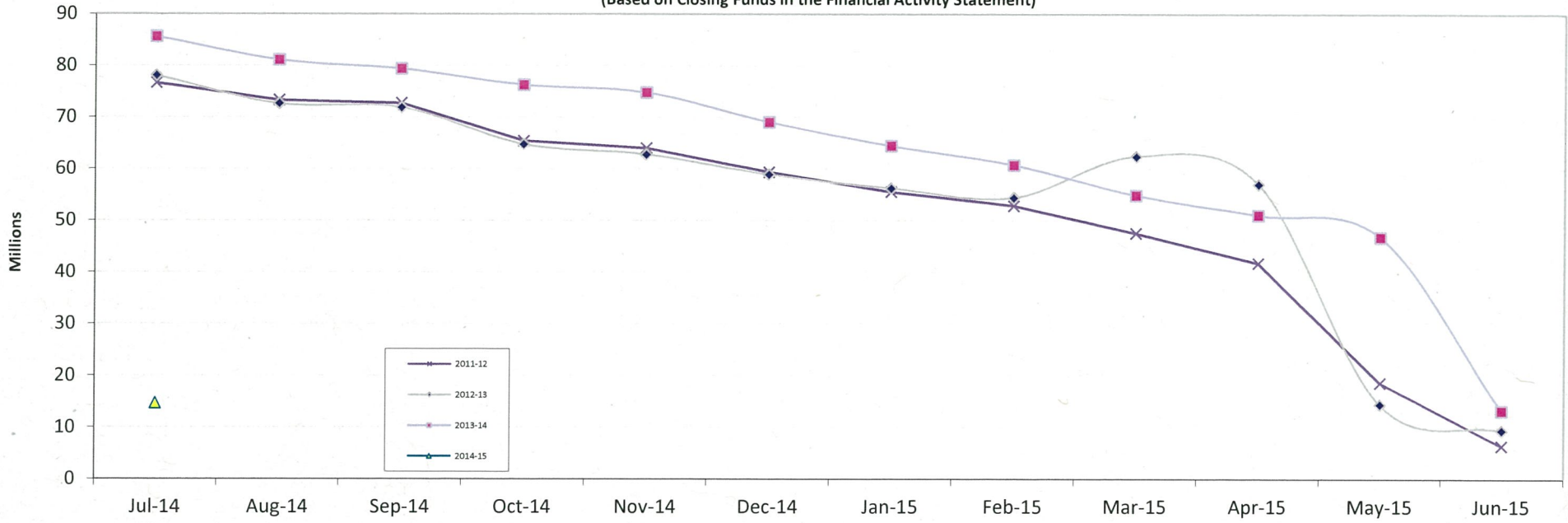
Current Assets (YTD Actual)



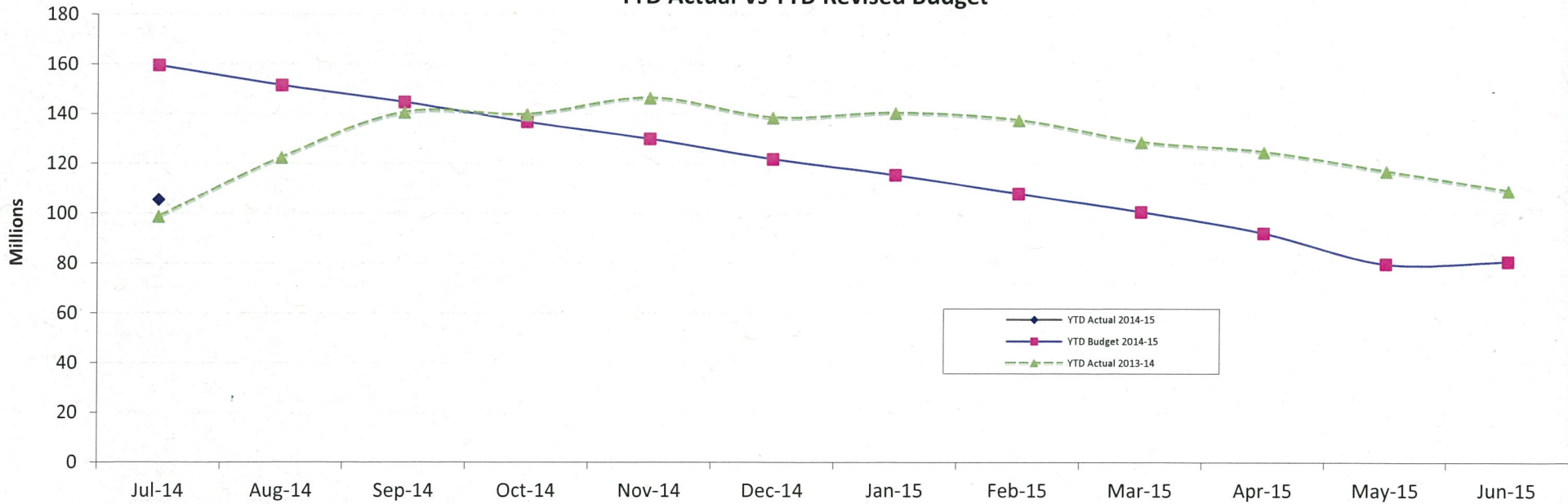
Current Liabilities (YTD Actual)



Municipal Liquidity Over the Year (Based on Closing Funds in the Financial Activity Statement)



Cash & Investments Positions YTD Actual Vs YTD Revised Budget



City of Cockburn - Reserve Funds

Financial Statement for Period Ending 31 July 2014

Account Details	Opening Balance		Interest Received		t/f's from Municipal		t/f's to Municipal		Closing Balance	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
Council Funded										
Bibra Lake Management Plan Reserve	814,892	847,819	(9,120)	1,865	-	-	(120,000)	-	685,772	849,684
Bibra Lake Nutrient Management	316,020	313,447	12,230	690	-	-	-	-	328,250	314,137
Community Infrastructure	8,334,632	10,114,165	200,590	22,251	4,508,068	-	(8,105,850)	(17,150)	4,937,440	10,119,266
Community Surveillance Levy Reserve	462,822	654,102	29,690	1,439	503,160	-	(227,898)	(100,034)	767,774	555,507
Contaminated Sites	2,343,639	2,518,882	51,520	5,542	-	-	(100,000)	(35,028)	2,295,159	2,489,396
DCD Redundancies Reserve	2,916	2,991	-	7	-	-	-	-	2,916	2,998
Environmental Offset Reserve	216,136	277,368	(3,110)	610	-	-	-	-	213,026	277,978
Green House Emissions Reductions	288,395	652,516	13,880	1,436	200,000	-	(762,000)	-	(259,725)	653,951
Information Technology	96,922	261,600	37,220	576	100,000	-	(182,206)	(31,584)	51,936	230,592
Land Development & Investment Fund Reserve	4,351,747	4,719,455	283,600	10,383	5,552,417	-	(4,313,477)	(208,215)	5,874,287	4,521,623
Major Buildings Refurbishment	5,399,865	5,439,366	25,930	11,967	-	-	-	-	5,425,795	5,451,333
Mobile Rubbish Bins	230,795	63,279	24,440	139	-	-	(170,000)	(322)	85,235	63,097
Municipal Elections	14,559	49,721	13,270	109	-	-	-	-	27,829	49,831
Naval Base Shacks	549,020	766,921	16,420	1,687	151,413	-	(759,428)	-	(42,575)	768,608
Plant & Vehicle Replacement	4,369,651	5,930,546	76,610	13,047	3,450,000	-	(3,655,375)	(340,000)	4,240,886	5,603,594
Port Coogee Special Maintenance Reserve	966,771	1,005,468	23,060	2,212	270,000	-	(117,925)	(722)	1,141,906	1,006,958
Roads & Drainage Infrastructure	439,415	2,026,150	101,580	4,458	1,250,000	-	(3,214,532)	(253,792)	(1,423,537)	1,776,816
Staff Payments & Entitlements	2,314,621	2,271,100	157,540	4,996	110,000	-	(180,000)	(1,500)	2,402,161	2,274,596
Waste & Recycling	18,077,935	18,670,901	626,270	41,076	3,518,824	-	(2,500,700)	(14,547)	19,722,329	18,697,430
Waste Collection Levy	444,110	531,471	1,540	1,169	190,955	-	(200,000)	-	436,605	532,640
Workers Compensation	382,655	379,495	15,480	835	-	-	-	-	398,135	380,330
POS Cash in Lieu (Restricted Funds)	3,708,119	4,240,466	132,710	9,329	-	-	(888,000)	(13,835)	2,952,829	4,235,960
	54,125,639	61,737,230	1,831,350	135,822	19,804,837	-	(25,497,391)	(1,016,728)	50,264,435	60,856,324
Grant Funded										
Aged & Disabled Vehicle Expenses	430,614	331,424	9,855	729	62,625	-	(178,000)	(25,869)	325,095	306,284
CCW Development Fund	-	-	-	-	11,241,207	-	-	-	11,241,207	-
CIHF Building Maintenance Resrv	-	-	-	-	600,000	-	-	-	600,000	-
Cockburn Super Clinic Reserve	15,000	1,685,703	169,220	3,709	-	-	(1,985,154)	(19,158)	(1,800,934)	1,670,254
Family Day Care Accumulation Fund	63,933	63,381	3,000	139	-	-	(30,000)	-	36,933	63,520
Naval Base Shack Removal Reserve	330,032	333,945	4,270	735	54,693	-	-	-	388,995	334,679
Restricted Grants & Contributions Reserv	2,888,699	5,365,140	-	12,876	-	-	(2,771,048)	(2,310,702)	117,651	3,067,314
UNDERGROUND POWER	524,840	754,224	(11,570)	1,659	1,200,000	-	(1,372,637)	-	340,633	755,883
Welfare Projects Employee Entitlements	385,135	474,422	12,452	1,024	-	-	(11,060)	-	386,527	475,446
	4,638,253	9,008,238	187,227	20,871	13,158,526	-	(6,347,899)	(2,355,729)	11,636,106	6,673,380
Development Cont. Plans										
Aubin Grove DCA	188,199	170,698	4,705	376	-	-	(887)	-	192,017	171,073
Community Infrastructure DCA 13	5,338,005	10,028,295	140,180	22,065	3,000,000	596,476	(359,999)	-	8,118,186	10,646,835
Gaebler Rd Development Cont. Plans	756,941	984,238	18,924	2,165	-	-	(3,474)	-	772,390	986,403
Hammond Park DCA	374,169	(14,180)	9,354	(31)	396,000	-	(13,595)	-	765,928	(14,211)
Munster Development	725,881	432,526	18,147	952	443,798	109,278	(17,871)	-	1,169,955	542,755
Muriel Court Development Contribution	(67)	(48,104)	(206,000)	(106)	-	-	(19,092)	-	(225,159)	(48,210)
Packham North - DCA 12	421,149	(105,792)	10,529	(233)	434,388	-	(19,192)	-	846,874	(106,025)
Solomon Road DCA	339,712	360,190	8,493	792	120,000	-	(7,721)	-	460,484	360,982
Success Lakes Development	152,684	888,053	3,817	1,954	-	-	(3,474)	-	153,027	890,006
Success Nth Development Cont. Plans	612,439	1,185,550	15,311	2,608	11,700	-	(5,611)	-	633,839	1,188,159
Thomas St Development Cont. Plans	11,778	12,079	294	27	-	-	-	-	12,072	12,106
Wattleup DCA 10	(17,684)	(9,363)	-	(21)	-	-	(12,695)	-	(30,379)	(9,383)
Yangebup East Development Cont. Plans	241,054	436,865	6,026	961	130,036	-	(3,748)	-	373,368	437,826
Yangebup West Development Cont. Plans	367,810	354,406	9,195	780	-	-	(2,624)	-	374,381	355,186
	9,512,069	14,675,460	38,975	32,288	4,535,922	705,754	(469,984)	-	13,616,982	15,413,503
Total Reserves	68,275,960	85,420,928	2,057,552	188,981	37,499,284	705,754	(32,315,274)	(3,372,457)	75,517,523	82,943,206

Variance Analysis						
Municipal Financial Activity Statement for the period ended 31 July 2014						
	YTD Actuals	YTD Revised Budget	Full Year Revised Budget	YTD Variance	√ = Favourable X = Unfavourable	Jul-14
	\$	\$	\$	\$		
OPERATING REVENUE						
Governance	63,213,928	63,558,753	74,108,927	(344,825)	X	GRV Industrial Rates, GRV Residential Rates and GRV part year Rates received are \$224k, \$116k and \$111k under ytd budget respectively. Income received from Underground Power Service Charges are \$117k under ytd budget. GRV Commercial Rates received are \$320k over ytd budget.
Human Services	1,041,953	537,199	6,459,383	504,754	√	Grant-operating state received \$342k over ytd budget.
Development Services	665,126	268,701	3,374,215	396,425	√	Rated Levies received for Pool Inspections and License received for Preventative Services- food are \$209k and \$152k over ytd budget.
OPERATING EXPENDITURE						
Governance	284,469	467,730	4,688,532	183,261	√	Material & Contracts Expenses for Admin and Community Services-Risk are \$100k under ytd budget.
Financial Services	217,697	521,120	5,504,284	303,423	√	Expenditure of Insurance Premium has not come in yet, resulting in favourable variance of \$195k. The remaining balance of expenditures in financial services are \$111k under ytd budget.
Information Services	346,134	769,981	4,407,974	423,847	√	Software Support Expenses are under ytd budget by \$389k.
Library Services	197,741	343,870	3,185,897	146,129	√	Employee Costs-Salaries and Direct Oncosts are underspent by \$107k.
Community Services	489,451	898,234	9,539,907	408,783	√	Employee Costs-Salaries and Direct Oncosts of Community Services Unit Management are underspent by \$104k. Operating expenditures of SLLC are \$112k under ytd budget.
Human Services	553,052	815,991	7,824,431	262,940	√	Employee Costs-Salaries and Direct Oncosts are underspent by \$163k. The remaining balance of expenditures in Human Services are underspent by \$101k.
Waste Services	1,072,149	1,779,923	20,076,655	707,774	√	Expenses in landfill levy are under ytd budget by \$136k. Expenditures in RRRC Funding Payment and contract expenses of Waste Collection Operating Project are under ytd budget by \$131k and \$234k respectively.
Parks & Environmental Services	520,387	1,099,587	11,330,867	579,200	√	Operating Expenditure of Environmental Management is under ytd budget by \$131k. Materials & Contracts expenses and Employee Costs-Salaries and Direct Oncosts are underspent by \$220k and \$233k respectively.
Infrastructure Services	423,512	758,946	8,278,904	335,434	√	Materials & Contracts expenditures are underspent by \$253k. The total expenditures of Employee Costs-Salaries & Direct Oncosts and Utilities are underspent by \$119k.
ADDITIONAL FUNDING RECEIVED						
Grants & Contributions - Asset Development	1,479,598	250,000	7,722,142	1,229,598	√	Owner Contribution received for DCA6 and DCA13 are ahead of its ytd budget by \$109k, \$346k respectively. Contribution received from POS Cash in Lieu is ahead of its ytd budget by \$250k. Developer Contributions Received for New Cockburn Central Aquatic & Recreation Centre are ahead of its ytd budget by \$101k. Capital Grant-Federal received for Cockburn Central Super Clinic - Post Gavin are ahead of it's budget by \$333k.
Proceeds on Sale of Assets	-	380,727	6,783,852	(380,727)	X	Group of vehicles have not been sold, resulting in unfavourable variance of \$106k. Subdivision Lot 702 Bellier Pl & Lot 65 Erpingham Rd have not been sold, resulting in unfavourable variance of \$116k.

Capital Expenditure

for the period ended 31 July 2014

	Actuals \$	YTD Revised Budget \$	Full Year Revised Budget \$	\$ Variance to YTD Budget \$	v = Favourable x = Unfavourable	Explanation
SUMMARY						
Purchase of Land and Buildings	341,249	1,629,782	44,042,673	1,288,533	√	
Acquisition & Development of Infrastructure Assets	746,057	1,563,723	23,558,540	817,666	√	
Purchase of Plant and Machinery	400,322	259,500	5,543,561	(140,822)	x	
Purchase of Furniture and Equipment	5,026	20,008	11,736	14,982	√	
Purchase of Computer Equipment	160,429	275,181	2,974,879	114,752	√	
	1,653,083	3,748,194	76,131,390	2,095,112		
Material Variances Identified:						
<i>Works in Progress - Roads Infrastructure</i>						
2471 - Beeliar Drive (Wentworth Pde to Kwinana Fwy)	37,908	139,266	0	101,358	√	Limited resources. CW3545 given higher priority. Expected to start major works October.
3544 - North Lake Road (Hammond to Kentucky)	247,514	420,491	0	172,977	√	Progressing and project on track, delay in payments.
2442 - Frankland Avenue construction Single carriaway Roper Bouleva	53,409	235,172	1,432,000	181,763	√	Ongoing, expected to finish project September.
3545 - Beeliar Drive Hammond Road North and South	10,061	277,239	0	267,178	√	Western power is holding up the project as a pillar needs to be removed from the area. Expected to finish the project in October.
Sub Total	348,891	1,072,168	1,432,000	723,277		
<i>Works in Progress - Buildings</i>						
005 - Cockburn Integrated Health Facilities	206,465	1,168,053	29,269,466	961,589	√	Committed order of \$1.68m. Initial delay due to change of construction methodology. Library systems charge from Bibliotheca of \$179k.
Sub Total	206,465	1,168,053	29,269,466	961,589		
<i>Plant & Machinery</i>						
7783 - Heavy Fleet Side Loader Recycling Waste Truck	342,427	0	0	(342,427)	x	Transferred from reserves. New Waste recycling vehicle for the 14/15 financial year.
Sub Total	342,427	0	0	(342,427)		