

# Cockburn Soundings

## mayor's message

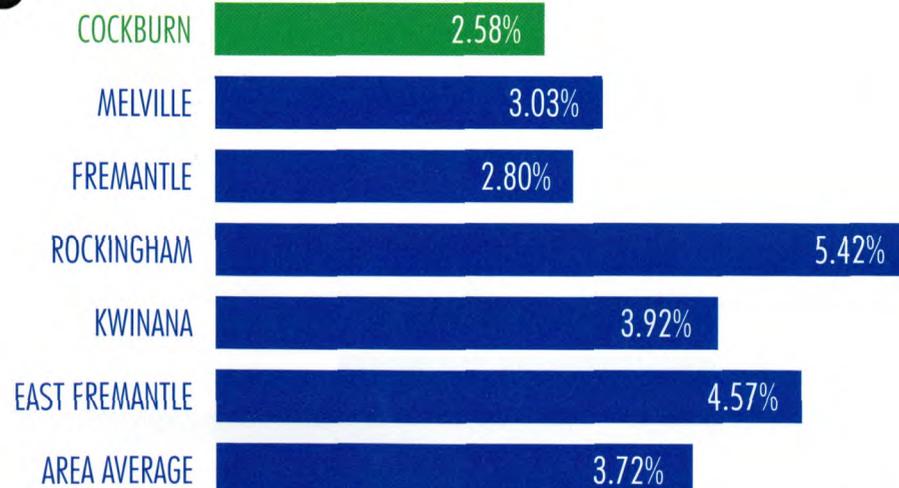
Cockburn is booming. Our residential and commercial areas are expanding rapidly. To enable us to continue to identify and meet the needs of our ever expanding City we are relying more and more on our innovative Community Development Strategy. This strategy enables you to tell us, accurately, what you want and need in your community.

The highlight of our Budget this year is a commitment by Council to a further \$10.6 million on projects identified through this consultation process. This is a fifteen per cent increase on the \$9.2 million spent last financial year.

Residential rates account for \$15.5 million of Council's total revenue of \$59.4 million. This means that approximately 70 % of the rates you pay are ploughed straight back into projects you have identified through our hugely successful Community Development Strategy.

Your Council is striving to turn Cockburn into the residential and industrial powerhouse of the Perth Metropolitan Area. We are lobbying strongly for further expansion of the Australian Marine Complex at Henderson, an expansion that will continue to provide jobs and training for ourselves and our children for many years to come.

By attracting industry and major projects to Cockburn we aim to not only create jobs, but to reduce the overall rate burden for our residents. Currently we receive 24 % of our rates income from commercial and industrial sources. By attracting businesses to the AMC, Cockburn Commercial Park and the Cockburn Central precinct we are endeavouring to continue the development of facilities in our City without going into debt or increasing your rate burden.



### Average Rate increases over the last 5 years

This year's rate increase is 4 %. This increase is in line with the CPI rate in Western Australia of 3.8 %. After last years Zero increase you will find that the City of Cockburn has had the lowest rate increases in our region over the past five years.

As always if we are to continue to meet your needs, your Councillors and I welcome your feedback. Please do not hesitate to contact us with any of your concerns, ideas or aspirations.

#### Stephen Lee

Contact Mayor Stephen Lee on  
(08) 9411 3577 or  
slee@cockburn.wa.gov.au

# Revaluation 2005/2006

Every three years, the Valuer General revalues all properties within the metropolitan area. The 30794 rateable properties in the City of Cockburn are included in this tri-ennial revaluation. The Valuer General conducted a revaluation for the City prior to the setting of the rates in 2005/2006.

Valuation Services is part of the State Government, and provides independent and impartial property valuations to all local governments, the Land Tax Office, and the Water Corporation. These organisations use these property valuations to calculate council rates, land tax and water rates.

Local governments use either a Gross Rental Value (GRV) or an Unimproved Value (UV). The City of Cockburn uses Gross Rental Values for 29439 rateable properties and Unimproved Values for 1355 rateable properties within the City.

A Gross Rental Value is an approximate amount of the yearly rental of the property, based on statistics from property managers, owners and other sources. For example, if The Valuer General determines your home could be rented for \$150/week, the Gross Rental Value is calculated at \$7,800 (\$150 x 52 weeks).

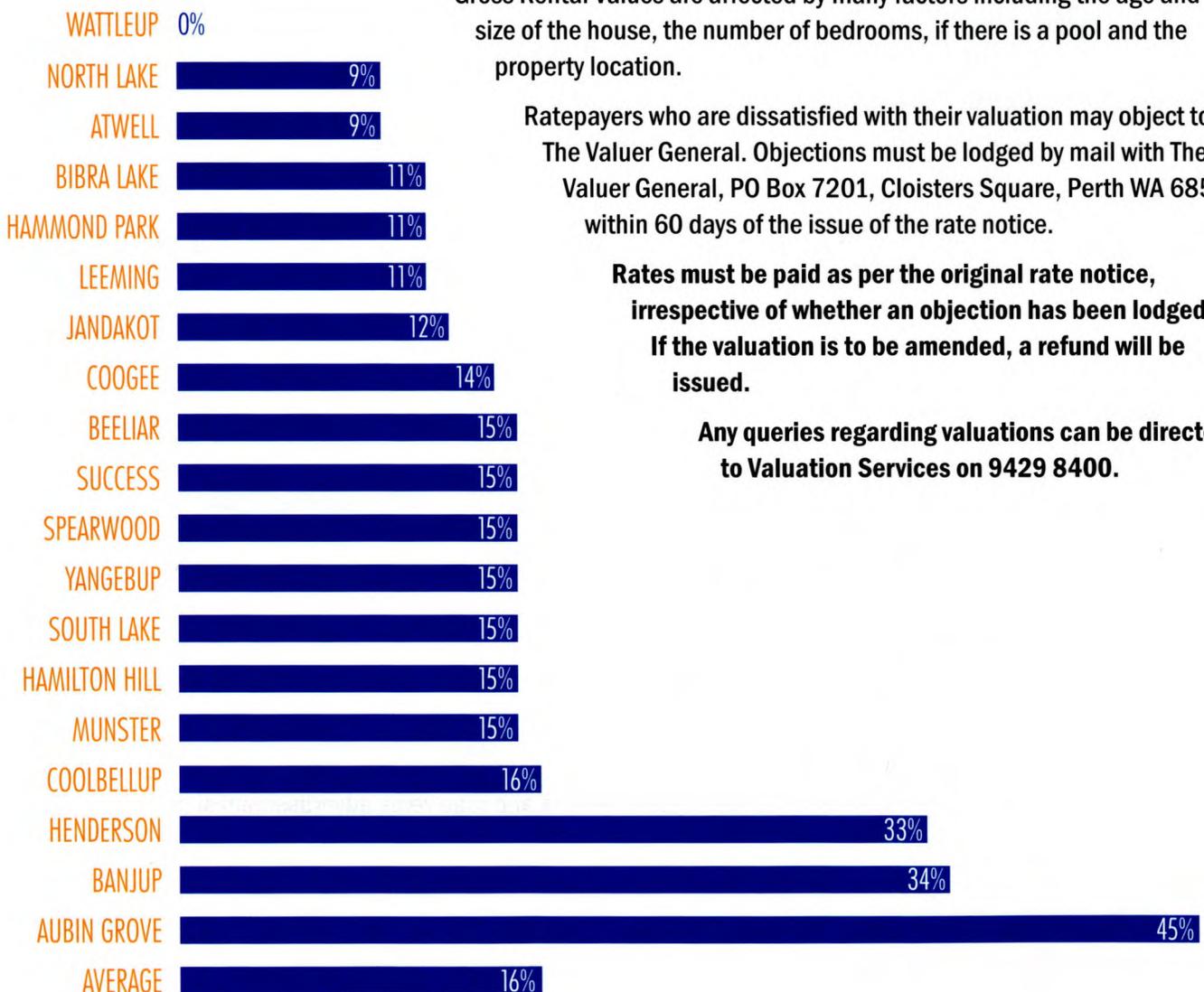
Using this valuation method means that properties are rated at their income earning potential rather than their resale value and that residential properties within one local government are all treated in the same manner.

Gross Rental Values are affected by many factors including the age and size of the house, the number of bedrooms, if there is a pool and the property location.

Ratepayers who are dissatisfied with their valuation may object to The Valuer General. Objections must be lodged by mail with The Valuer General, PO Box 7201, Cloisters Square, Perth WA 6850, within 60 days of the issue of the rate notice.

**Rates must be paid as per the original rate notice, irrespective of whether an objection has been lodged. If the valuation is to be amended, a refund will be issued.**

**Any queries regarding valuations can be directed to Valuation Services on 9429 8400.**



% INCREASE IN GROSS RENTAL VALUES BY SUBURB

# Engineering and Works Division – \$23.3 million

This division is responsible for:

- road construction and maintenance;
- road design;
- parks;
- construction and maintenance of Council buildings;
- waste collection/recycling;
- waste disposal sites; and
- fleet management and workshop.



## did you know?

- Council is responsible for 1609 roads with a combined length of over 650 kilometres.
- Council spends in the vicinity of \$800,000 per year resurfacing existing roads with asphalt.
- Council is responsible for over 7600 streetlights in the City. Approximately \$770,000 is paid annually to Western Power for street lighting.

The division employs 110 staff with the majority based at the Wellard Street Operations Centre and involved in the maintenance of Council assets.

## Road Construction & Maintenance – \$11.8 million

The main functions of this service are to construct and maintain:

- roads;
- drainage systems;
- footpaths; and
- associated infrastructure.

It is responsible for the construction of major roads such as Beeliar Drive, North Lake Road and Spearwood Avenue, as well as smaller projects such as bus-bays, median islands and footpaths.

Maintenance staff are employed to sweep roads, fix potholes, collect litter, clean out drainage gullies and repair footpaths and kerbs.

## Road Design – \$470,000

The road design staff, with the assistance of consultants, carry out investigation and design for the Council's road network.

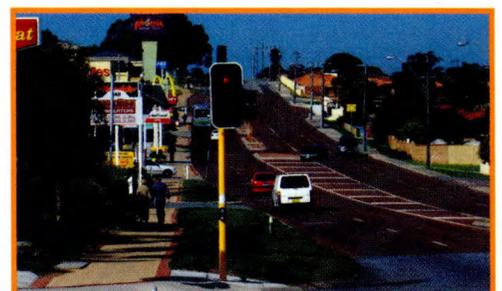
The three main areas of their responsibility are:

### Traffic Management:

- attends to complaints on traffic management;
- undertakes traffic investigations where appropriate and makes recommendations;
- undertakes traffic surveys;
- identifies black spot intersections; and
- assess and approve crossovers, directional signs, street lighting and road verge advertisement signs.

### Road Design:

- designs traffic calming measures, such as roundabouts, chicanes, slow points and road intersections;
- undertakes traffic signal upgrades or redesign;
- designs and oversees the blackspot and black length projects;
- prepares line marking and traffic signage plans; and
- prepares designs for the construction and upgrading of major roads.



## did you know?

There are approximately 800 new lots created each year and this results in an ever-increasing length of roads and footpaths that have to be maintained.



There are 173 parks in the City of Cockburn, with 138 playgrounds, 24 ovals, and 19,500 sprinklers, all of which are maintained by Council.

Council maintains over 234 street garden locations in the City of Cockburn.



### Subdivision:

- examines plans, designs and road specifications for subdivisions/developments in compliance with Council's requirements; and
- advises developers accordingly.

## Parks – \$5.7 million

Parks Services provide parks that are enjoyable and safe to use, and create attractive streetscapes for the public.

There are two main groups of services that are delivered by the Parks Services:

### Sports grounds, parks and playground maintenance:

- turf mowing;
- fertilisation;
- renovation;
- pest and weed control;
- tree planting and maintenance;
- garden bed maintenance;
- playground maintenance;
- rubbish and litter control;
- hard landscape maintenance such as fences, cricket wickets etc. and parks' structure maintenance including seats, signs, goal posts etc.

### Streetscape maintenance:

- tree planting and maintenance; and
- verge and street lawn mowing including improvement monitoring and weed control.

Parks Services also approves all parks and landscaping proposed in new subdivisions.

## Council Buildings Service – \$8.6 million

- \$2.2 million on operation and maintenance
- \$6.4 million construction program

Council owns and maintains over 95 buildings and facilities throughout the City of Cockburn. This service maintains the following facilities in their current condition and pays for all electricity and water rate charges:

- Council offices and Council chambers;
- Civic Centre;
- health clinics;
- preschools;
- halls;
- family day care centres;
- community centres;
- toilets;
- library buildings;
- the Henderson landfill site; and
- the Coogee Beach Jetty.

The service constructs and maintains street signs, maintains playground equipment and provides an after hours call out service for matters relating to facilities management.

It is also responsible for the construction of new buildings.

## Waste Collection/Recycling – \$5.6 million

This service collects all recyclables from the yellow top bins and delivers the contents to the recycling plant at Canning Vale where it is sorted and sold.

The City of Cockburn is a 25% equity participant in the \$34 million Resource Recovery Centre that has been built at Canning Vale. At this complex all of the contents of the yellow top bins – paper, plastic, aluminium, steel – are sorted and sold.

The service is also responsible for the collection of all the contents of the green top bins. The contents of the green bins – principally food stuffs and small green waste – are processed in large digesters to become compost. This complex takes all of the green waste from the verge side collections and turns it into mulch for reuse.

The Council also provides three verge side green waste collections and one verge side bulk waste collection per year.

The waste service is growing at the rate of approximately a thousand bins per year.

### Waste Disposal Site

\$2.1 million and \$2.2 million capital works

Henderson Landfill

\$4 million in income

The function of this service is to operate a landfill site at Henderson to accept waste in accordance with the requirements of a Class II site under the Environmental Protection Act.

The site is situated in Rockingham Road, Henderson and has been in operation since 1990.

It is lined with an impermeable layer to prevent leaching into the groundwater. At the completion of each cell, the top is covered with an impermeable layer to prevent rainwater entering.

Bores are installed to extract the resultant methane gas and it is intended to operate electricity generating equipment with this gas in the near future.

The site accepts approximately 100,000 tonnes of putrescible waste per year from commercial companies. All of Cockburn’s residents’ domestic waste is now taken to the Regional Resource Recovery Centre in Canning Vale where it is recycled and the foodstuffs turned into compost.



### did you know?

- Council is responsible for the collection of over 25,000 yellow top recycling bins per fortnight, collecting a total of 4,800 tonnes of recyclables per year.
- About 75% of Cockburn residents’ waste is now recycled and reused. The remaining 25% of now inert material is deposited at the landfill site.
- Council collects over 27,000 green top bins every week, for a total of 22,000 tonnes of waste per year, which is processed into compost.

Council provides over 27,000 ratepayers with 6 tip passes each, per year, worth a total of over \$580,000

## Fleet Management & Workshop – \$2.5 million

The main function of the service is to provide the entire vehicle and machinery requirements of the Council's workforce.

In the Council fleet are:

- 41 trucks
- 17 tractors
- 75 cars and utilities
- 157 minor plant & equipment
- 7 loaders, backhoes etc.

## Community Services Division

The division comprises of Community Services and Library Services.

### Community Services – \$6.7 million

This area of Council activity includes:

- Social Services
- Rangers and Community Safety
- South Lake Leisure Centre
- Customer Services

Social Services are a large and diverse area that offers a range of activities to the community.

**Aged Services** are funded from State and Commonwealth sources and provides services for the frail aged and disabled people within the community. The services offered include in home respite, carer support, home maintenance, day care and intense personal care.

### did you know?

Council employs nine young people with disabilities in three Supported Workcrews.

The City of Cockburn runs an Intergenerational playgroup on Wednesdays at the Jean Willis Centre.



Lakeland Senior High School students with artists Gary Aitken (front) and Sophia Zielinski (back right). The artists collaborated with the students to create a striking artwork for the corner of Berrigan and Elderberry Drives in South Lake. Pictured is a model of the 5m high ibis, which is due to be completed in October 2005. The project is supported by the Alcoa Femantle Arts Centre "In the Community" program.

### Cultural Development

Recognition of the City's cultural heritage and diversity continues to be an important activity.

- The citywide artworks program will continue with the development of an artwork in a prominent location in the West Ward in 2005/06 at a cost of \$25,000.
- Substantial funding has been received from State and Commonwealth sources to develop a Drive Thru Art Gallery. This project will develop different artworks across the City that will be mapped to create a tour route for visitors and residents. The project will begin in 2005/06 and continue for several years.
- Council has allocated \$100,000 to produce the design and documentation for the upgrade and refurbishment of the Memorial Hall and its immediate environs, including the War Memorial.



## Community Development

The Cockburn Community Development Strategy has experienced another successful year. This year the scope of the Strategy is being expanded by focusing on new community groups. The 05/06 budget allows for:

- A new Community Development Officer
- A new Community Development Projects Officer
- Implementing the 16 Community Action Plans

**Youth Services** budget allowed for an increase for the Youth Outrage teen vacation care to \$7,800. The funding for the YMCA Mobile activities van has continued for the forthcoming year with a grant of \$20,000. The overall budget for the City's youth services is \$271,882 of which \$185,382 comes from grants from State Government authorities.

**Recreation Services** undertake a broad range of activities involving sport, leisure and health promotion within the City. They also manage usage of the City's community halls and club facilities. The 05/06 budget allows for:

- The Community Centre Project Officer undertaking a greater role in community development and programming of activities in the various community centres. This was previously restricted to only Atwell and Beeliar, however this year the role has been expanded to all community centres in Cockburn.
- A new Recreation Development Officer who is primarily responsible for sport and recreation club development, the development of the Strategic Physical Activity and Health Plan and the implementation of the Youth Active Program.
- The Bookings Officer, who is responsible for the scheduling and updating of all regular and casual use of the City's reserves and community centres.
- The Events Officer, who is responsible for the coordination of a number of the community events in Cockburn including the Bibra Lake Fun Run, Seniors Ball, Summer Concerts and the major concert event to be held in Cockburn.
- The Recreation Services Coordinator is also involved with strategic planning of community infrastructure and future recreation based programs.

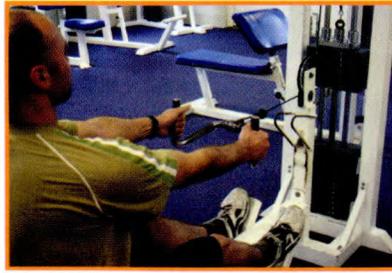
**Support services** are grant-funded services that include financial counselling, social work and an early education program.

## Ranger Services – \$683,000

The Ranger Services Unit and Safer City Services Unit were merged in June 2005 to form the Rangers & Community Safety Services Unit. This change provides a more holistic approach to these services and also provides an appropriate level of management for the new Community Security Service. This unit has the following areas of responsibility:

- Ranger related issues e.g. dog attacks, littering, abandoned vehicles and policing of local laws etc.
- Liaison with the Community Security Service that patrols the City of Cockburn and provides a community security service. This service has been in place since December 1st, 2004 and is jointly financed by the City of Melville.
- Safer City Projects such as security subsidy for seniors, CPTED (Crime Prevention Through Environmental Design) program, the ID and kerb numbering service and the graffiti removal program.





## South Lake Leisure Centre – \$2.2million

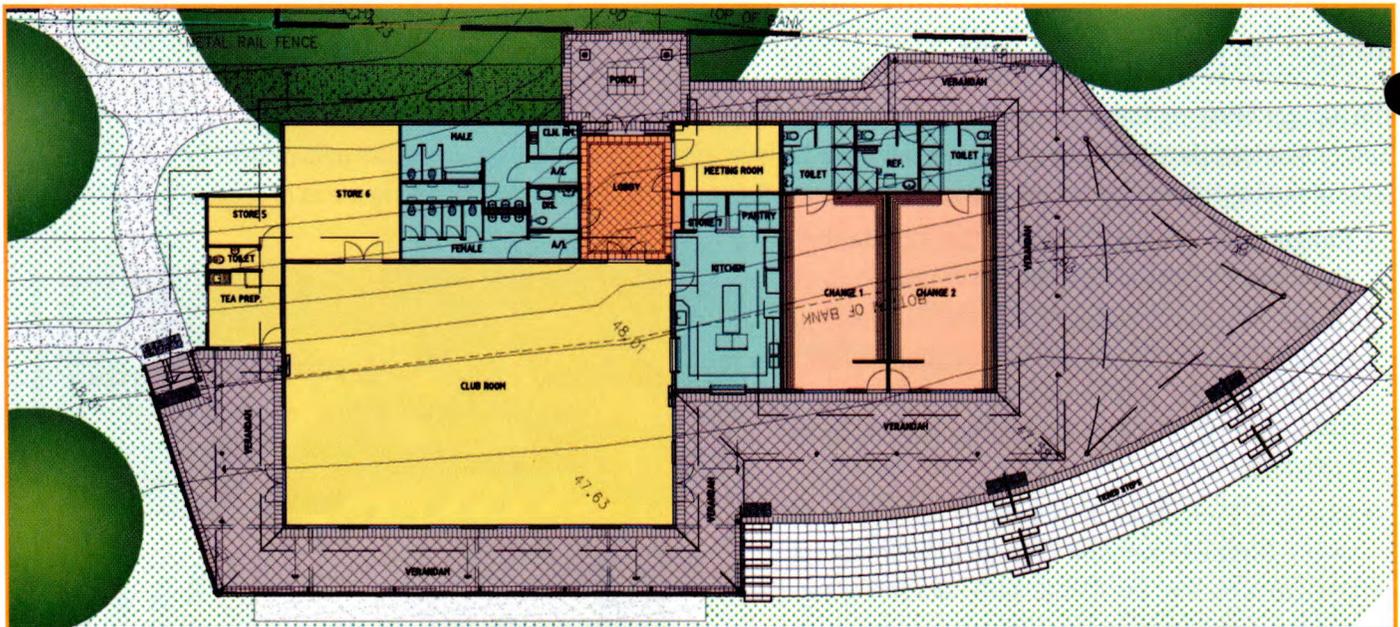
Following the redevelopment of the South Lake Leisure Centre Aquatic facilities in 2004, the City of Cockburn is continuing its endeavours to provide state of the art recreation facilities. Currently the South Lake Leisure Centre gymnasium is being expanded and renovated with the works due to be completed in September 2005. The new gymnasium will feature double the floor space of the old facility. In line with the building works, the City has purchased six new treadmills, seven cross trainers, six upright and six recumbent bikes as well as a number of new machine weights. This, combined with the existing equipment, will enable the South Lake Leisure Centre to meet the current and future needs of the community.

## Len Packham Reserve Club/Changerooms

Council continues to balance the need for facilities in new residential areas with the need to upgrade community facilities in established residential areas. A new state of the art club/changerooms will be constructed on Len Packham Reserve to serve the active open space and new tennis courts.



The total value of these works is \$1,154,000 of which the Council will contribute \$679,750, with the balance coming from the Department of Education and Department for Sport and Recreation.



**did you know?** There are over 50 sporting clubs within the City operating from 30 active reserves and hard court facilities.



## cockburn summer of events

In response to overwhelming support for community events, the Council has budgeted \$223,500 for a range of activities this financial year. Look out for the Multi-Cultural Spring Fair, Summer Concert Series, Coogee Beach Festival, FROSH, Seniors Ball, Christmas Lights, Movie Nights, Teddy Bears' Picnic and NAIDOC celebrations.

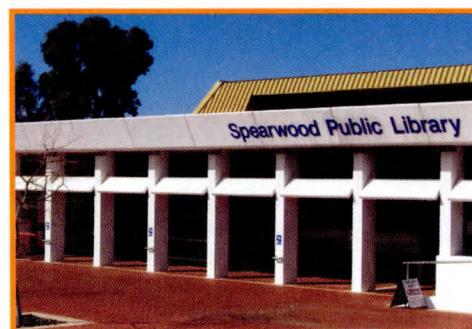
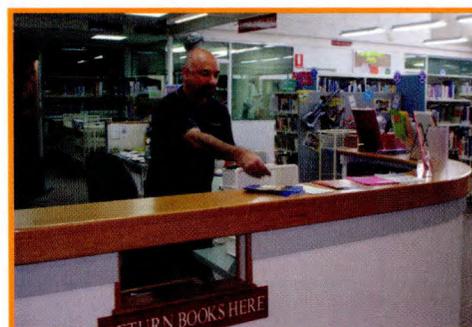
## Public Library & Information Service – \$2.3 million

The 2005/2006 budget will cover:

- Increased hours of 3:00pm to 5:00pm on Saturdays and 10:00am to 5:15pm on Wednesdays at Spearwood Library.
- Extra clerical support of 32 hours per fortnight at Success. This will help in managing the significant increase of some 45% in loans that has been experienced there.

As well as its operational funds money has been provided for a number of important capital items:

- \$23,331 for a further upgrade of the automated library management system. Most of this will be for new software for better managing inter-library loans, online booking of public access PC's and an improved public search interface especially for junior users.
- \$6,100 to redesign and upgrade the library service's website. The outcome will be more convenient and quicker access to a greater range of information and its appearance will be more in keeping with contemporary expectations.
- A further \$11,000 has been allocated to complete the digitization project for the collections held by the Azelia Ley Museum. The outcome will be a detailed entry for each artefact along with a visual image on the library's website. By this means the existence of the museum's often unique, and in many cases valuable, historical resources will be easily accessible.
- \$16,663 for the purchase of a range of furniture and equipment.
- \$3,251 to complete the young adult section within the new John Carcione Wing extension to Spearwood Library.
- \$5,000 to upgrade the telephone system at Coolbellup.
- \$1,270 for a laser bluetooth scanner. The scanner will enable rolling stocktakes of materials to be carried out anywhere in the library service without the need for items to be removed from shelves, moved to a workstation and back again.
- \$3,517 for a Clearview Star electronic magnifier. The electronic magnifier is a device that will enable people with a vision or learning disability to read newspapers, telephone directories, personal correspondence etc. To our knowledge there is no other facility of its kind in the City. The addition of this piece of "adaptive technology" is another step in the library's programme of making materials and information more easily accessible for people with disabilities.



# Planning and Development Division – \$4.4 million

## Planning Department

plans the City in a way that aims to achieve high levels of convenience for its citizens, whilst ensuring that character and historic value of the human and built environment is conserved

### Strategic Planning Services \$588,200

- facilitates and provides an optimum range of community services;
- identify current community needs, aspirations, expectations and priorities of services provided, through structure planning and subdivision design.

### Environmental Management Services \$1,063,500

- conserve the quality, extent and uniqueness of the natural environment within Cockburn, ensuring that the balance between natural and human environment is maintained. Activities include:
- management of conservation reserves;
  - environmental impact assessment;
  - environmental planning;
  - environmental monitoring;
  - community liaison & education.

### Land Administration Services \$139,800

- manages the City's land assets;
- undertakes land sales and purchases;
- land development and processes;
- road and pedestrian accessway closures.

## Development Department

provides a monitoring and regulatory service that administers relevant legislation and local laws for planning, building and health

### Building Services \$649,000

- conducts application assessments, issues building licences, issues strata titles, and carries out inspections

Council's Building Department issues over 2500 building licences per year.

### Health Services \$745,000

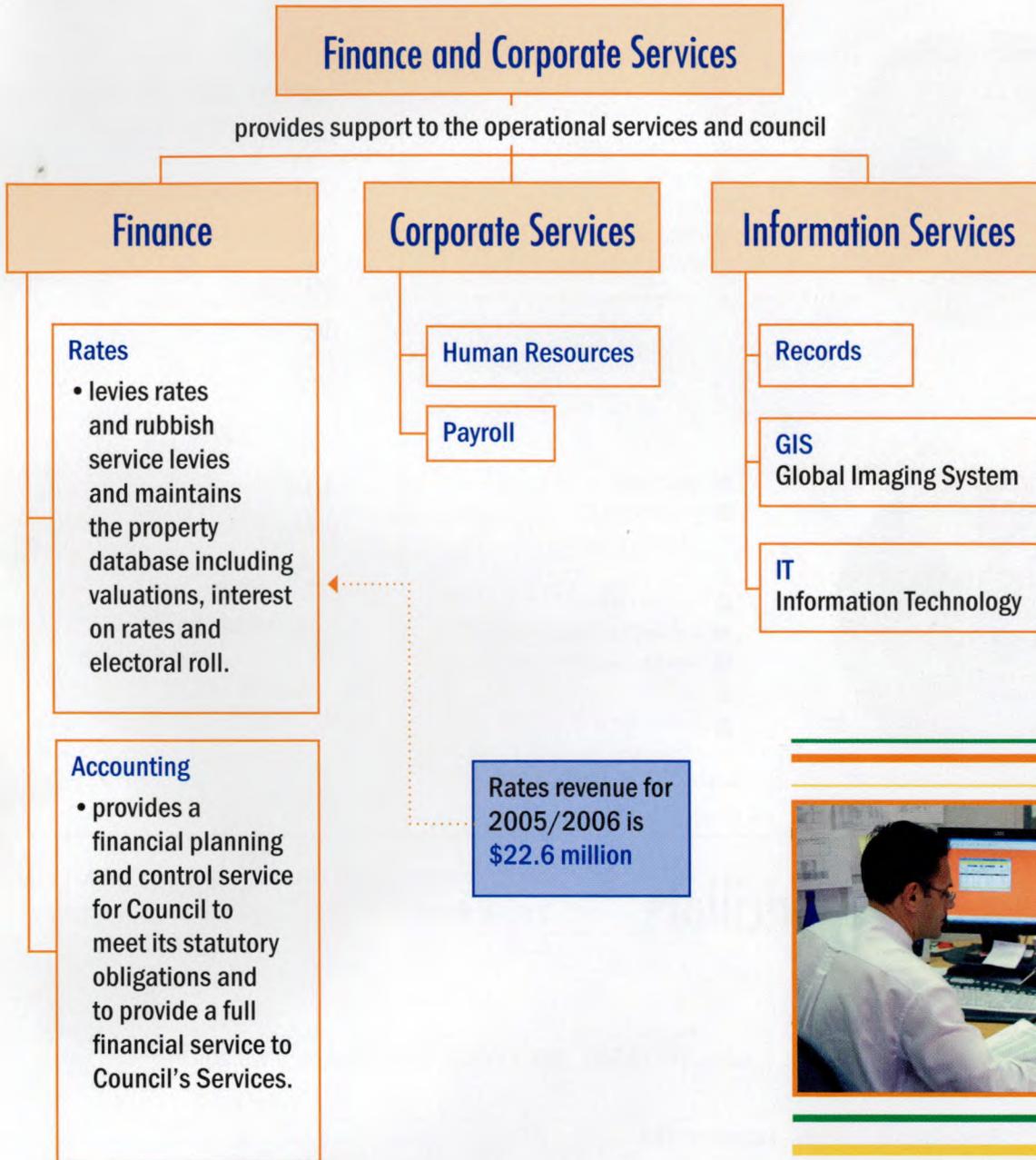
- maintains community health and hygiene.
- health inspections;
- produce development assessments;
- health promotions;
- food and water sampling; and
- noise control.

### Statutory Planning Services \$748,000

- assesses planning development and applications,
- makes recommendations on scheme amendments and subdivision applications
- conducts site inspections to ensure the local scheme provisions are being complied with.

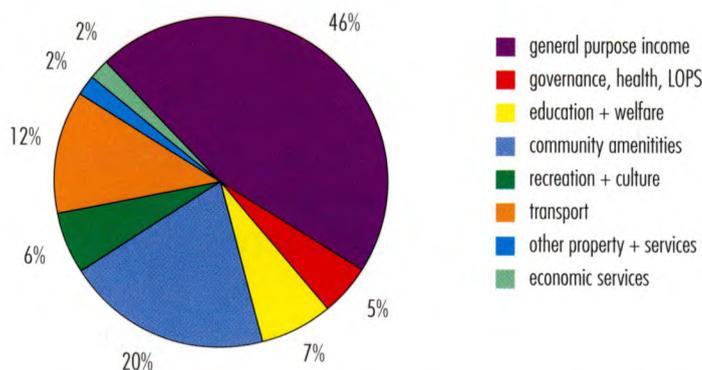
Council's Statutory Planning Service processes 300 development applications per year.

# Finance and Corporate Services – \$4.6 million

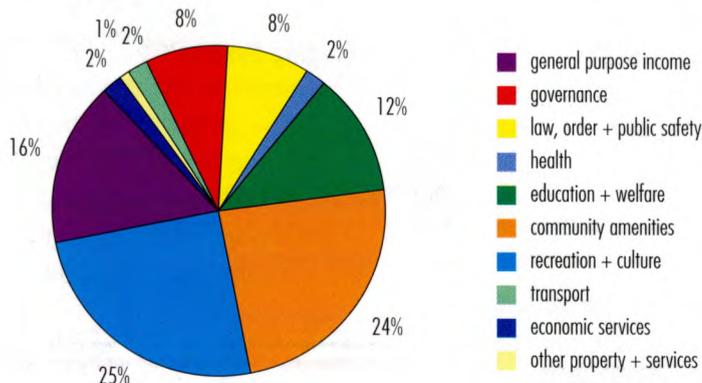


# 2005-2006 Budget at a Glance

## OPERATING INCOME



## OPERATING EXPENDITURE



## mail

PO BOX 1215, BIBRA LAKE, WA 6965

## office

CNR ROCKINGHAM RD AND COLEVILLE  
CRESCENT, SPEARWOOD

## opening hours

8:30 AM – 4:30 PM

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# Your Mayor and Councillors

## MAYOR

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## WEST WARD

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**Tony Romano**

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## CENTRAL WARD

**Val Oliver**

Coolbellup, Bibra Lake, Yangebup, Munster, Beeliar, Henderson, Wattleup

Phone: 9337 1680 | Mobile: 0438 377 538 | Email: voliver@cockburn.wa.gov.au

**Sue Limbert**

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**Julie Baker**

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## EAST WARD

North Lake, Leeming, South Lake, Jandakot, Banjup, Success, Atwell, Hammond Park, Aubin Grove

## DEPUTY MAYOR

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