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NOTE: Declaration of Councillors and Officers Interest is made at the time the item is discussed.

MINUTES OF THE ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET MUNDIJONG ON MONDAY 17th DECEMBER, 2001. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 9.04AM AND WELCOMED MEMBERS OF THE PUBLIC PRESENT IN THE GALLERY, COUNCILLORS AND STAFF.

1. **PRESENT:** Crs.J C Star Presiding Member
 W J Kirkpatrick
 D L Needham
 A J Simpson
 K R Murphy
 J A Scott
 T H J Hoyer
 J E Price(from 9.05am)

APOLOGIES: I J RichardsLeave of Absence
 D Butfield

IN ATTENDANCE:

 Mr D E Price Chief Executive Officer
 Mr A Watson..... Director Sustainable Development
 Mr R Harris Director Asset Services/
 Mr G Dougall Director Corporate Services
 Mrs S E Langmair..... Minute Secretary

GALLERY - 2

2. PUBLIC QUESTION TIME

Mr P Nield, Boomerang Road

Mr Nield asked various questions which were considered repetitive and abusive and were not accepted by the Presiding Member, consequently he was asked to leave the meeting at 9.09am.

The Presiding Member adjourned the meeting at 9.10am whilst this matter was attended to.

The meeting re-convened at 9.25am.

COUNCIL DECISION

Moved Cr Hoyer seconded Cr Murphy
That the questions from Mr Nield not be accepted.
CARRIED 8/0

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

COUNCIL DECISION

Moved Cr Murphy Seconded Cr Kirkpatrick

That the matter of the fire break policy be referred to Asset Services Committee for further discussion.
CARRED 8/0

4. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS

5. ANNOUNCEMENTS BY PRESIDING MEMBER

- Inaugural meeting of the WA Local Government Association held last week. Mr Ian Mickel was voted in as President.
- Peel Region have formed a Peel Region Leadership Group. Second meeting recently held and the Chief Executive Officer's were invited. Matters discussed included - feedback from Premiers visit; Freeway and Peel deviations; establishing common vision; and Marketing. Meetings to be held every two months – at this stage. Outcomes – once a year all Councillors to get together at this forum.

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 Annual Electors Meeting – 5th December, 2001

COUNCIL DECISION

Moved Cr Scott Seconded Cr Price
Receive the minutes of the Annual Electors meeting held on 5th December 2001 and note there are no resolutions that require further Council action.
CARRIED 8/0

Correction – Page 19 – Answer to trees growing through power lines. The Shire is responsible for Planting's. (not plantations)

6.2 Ordinary Council Meeting – 10th December, 2001

COUNCIL DECISION

Moved Cr Simpson Seconded Cr Hoyer
The minutes of the Ordinary Council Meeting held on the 10th December, 2001 be confirmed.
CARRIED 8/0

7. REPORTS OF COMMITTEES & OFFICERS

7.1 Strategic Management

SM038/12/01 WASTE SERVICES REVIEW (A0663)			
Proponent	Director Asset Services		
Officer	Robert Harris Director Asset Services	Date of Report	10.12.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

The scope and service area for the Shire of Serpentine-Jarrahdale of the proposed waste services collection contract to be tendered on a regional basis with the Shire of Murray and Shire of Waroona for service commencement on 1 July 2002 is to be finalised and adopted.

Background

Council's current waste collection contract expires at 30 June 2002. Tenders and appointment of a successful tenderer to conduct the service and any enhanced waste service intended to be introduced by Council are to be invited to enable a contract commencement on 1 July 2002.

The program to meet the timeline is;

Consultation and future waste services scope	mid December 2001
Contract tender documentation and tenders invited	mid January 2002
Tender close and assessment	mid March 2002
Contractor appointment	mid March 2002
Contractor preparation, community consultation, bins	end June 2002
Contract commencement.....	start July 2002

At Council's meeting of 22 October 2001 Council resolved;

- "1. The report on the waste study tour of Victoria and South Australia by the Asset Services Committee Presiding Member and Director of Asset Services be received and noted.*
- 2. A workshop of Councillors and officers be convened to develop a preferred waste services proposal.*
- 3. The community be consulted on waste service enhancement options under consideration by Council."*

Council further resolved to support the preparation and inviting of a waste services contract jointly with other interested Peel Councils and to contribute with them to the engagement of a consultant to assist in preparing tender documents (SM024/10/01).

Buckland Cross Pty Ltd waste management consultants were subsequently engaged by the Shire of Murray, Waroona and Serpentine-Jarrahdale to assist in preparing the waste service's contract tender documents.

Mr Steve Gore of Buckland Cross conducted a workshop with Serpentine-Jarrahdale Councillors and Officers on 12 November 2001 to canvass options on waste services delivery and develop a model as the basis of Council's waste service to be included in the proposed service delivery contract.

The workshop developed a waste collection service proposal for Council consideration which incorporated the following features:-

1. A regional contract serving the municipalities of Shire of Murray, Shire of Waroona and Shire of Serpentine-Jarrahdale.
2. A single contract with separable schedules for putrescible waste collection, recyclable's collection and recyclable's processing with capacity for offers for portions or the whole of the works.
3. A weekly 140 litre Mobile Garbage Bin putrescible waste collection, and a fortnightly 240 litre Mobile Garbage Bin recyclable's collection.
4. Supply of additional bins required to be by the contractor with ownership transferring to Council at the expiry of the contract term. Provision to be made for a separate price for bin assembly and delivery to allow local service groups to submit offers for this role.
5. Contract term of eight years to align with end of current City of Mandurah contract expiry to facilitate future expanded regional contract.
6. Waste collection service district extended to entire Shire. Provision to be made for collection points at nearest serviceable location for tenements inaccessible to collection vehicle. Exemptions to be considered for tenements unable to be practically serviced.
7. Contract provision to be made for additional services and cost escalation aligned to CPI. Contractor to accept risk for market price movements in recyclables material.
8. Litter bins to be converted to Mobile Garbage Bins with surrounds in high profile locations. Contract to include provision for contractor to service nominated community events with litter bins.
9. Bulk waste bin service provision by Council to be discontinued.
10. Council to administer waste collection enquiries for referral to contractor rather than contractor provided call centre service.

11. Contract document to encourage environmental considerations such as alternate fuel vehicles and single pass collection vehicles.
12. Green waste and hard waste collections not to be included in contract. Collection and or receival arrangements for green waste and hard waste to be separately addressed.

Council at its meeting on 26 November 2001 resolved that;

- "1. Council notes and endorses in principle the waste collection service proposal developed at the Councillor and officer workshop on 12 November 2001 as the basis for community consultation and the preparation of a draft contract tender document.*
- 2. Community comments be invited on the proposed waste collection service, and comments be considered by the Council for a review of the waste collection service proposal before final contract tender documents are prepared and tenders are invited."*

A questionnaire was distributed to all households in the Shire on the waste collection service seeking currently serviced and currently non-serviced residents' responses to the following:-

1. The existing waste services provided by the Council are satisfactory and should continue.
2. Responsible environmentally friendly waste minimisation, resource recovery and reuse should be the foundation of Council's waste service.
3. Provision of a waste collection service to all properties in the Shire is important.
4. Introduction of a roadside recyclables collection service in the Shire is important.
5. I would like to see the Council provide a roadside garden waste collection service twice annually.
6. I would like to see the Council provide a roadside junk collection service twice annually.
7. I would prefer to have the Mundijong and Keysbrook transfer stations remain open than have roadside garden waste and junk collections.
8. Providing roadside garden waste and junk collections encourages and assists people to cleanup their properties.
9. Waste services charges should not increase to provide the alternate service being considered.
10. I would support introduction of the alternate waste service.

A copy of the details from the responses received is with attachments marked SM038.1/12/01.

Comments

The information leaflet distributed to households and responses received to the questionnaire have been valuable both in advising the community that the council is considering options to improve its waste services and providing the opportunity for community participation and input to the process. A number of unreported responses expressed appreciation for the opportunity to be consulted and have their opinions canvassed, and for Council's action in seeking to bring its waste service to a standard commensurate with most local governments (although a number expressed views it was well overdue).

Importantly, and primarily, there is a clear community cost sensitivity and to gain acceptance any change in service must not involve any significant increase in the waste service charge. Although a few respondents indicated a preparedness to accept a (small) increase the objective of a revised service should be that the existing charge be maintained in the next financial year and that any subsequent growth not exceed consumer cost indices escalation.

It is apparent from the survey there is a high level of community desire and support for a kerbside recycling service to be provided and that householders have the opportunity to better contribute to waste reduction and a sustainable environment through such a program. The provision of a kerbside recyclable collection service is the issue most strongly sought by

the community and should be the improvement introduced as the highest priority. A restructured waste service should be able to accommodate this aspiration within existing budgetary restraints (subject to competitive tenders foreshadowed for the work service delivery contract).

The proposal that householder's existing 240 litre all waste bin be reallocated for the proposed fortnightly recyclables collection and that a new 140 litre bin be provided for the weekly waste collection service has been criticised by some survey respondents who seek retention of a 240 litre weekly waste bin service. Some have responded that the proposed 140 litre bin should be allocated to the fortnightly recyclable's collection. Continuance of a 240 litre weekly waste collection would be counter to the intention of discouraging waste and encouraging recycling, and is not supported. The proposal provides equivalent (slightly more) total collection capacity (140 litres waste plus 240 litres/2 weeks recyclables = 260 litres weekly) and requires active recycling to accommodate household waste streams. To achieve community acceptance of the 140 litre waste bin will require active promotion and education of the waste minimisation and recycling message as is envisaged and proposed to be an active part of the appointed waste collection contractors role in conjunction with the three regional Councils involved in the contract.

Approximately 55% of presently unserviced households would like to be able to access the waste collection service. This probably reflects the demand and expectation of rural-residential lifestyle householders who are becoming more predominant in the district and shall be an area of rapid growth over the next waste services contract term. The households most likely to not be seeking the service are the larger rural farm properties on the south and western parts of the district, and less accessible properties along the escarpment and ranges. Extension of the service district is something which if it proceeds, should occur concurrent with the imminent new collection contract as later changes raise the prospect of cost variations with the contractor. It is therefore proposed that the current service district be extended to the economic boundary of a roadside collection service. This would exclude only those properties which are at a distance from each other and the balance of the serviced area so as to be not viable, and those properties on roads unable to be accessed by the collection vehicle all-year round and where a suitable near collection point cannot be established. The service district required to be included in the collection contract tender document is proposed to be developed by the Director Asset Services and Council's Waste Management Consultant in consultation with Ward Councillors prior to tenders being invited.

As a number of properties will remain without a roadside collection service based on the above proposal, it is necessary that satisfactory access to a waste disposal site be maintained. Although the Hopkinson Road, Oakford rubbish tip remains available to all residents seven days each week, it is at some distance from the majority of the foreshadowed residual unserviced properties. To adequately service these requirements it is proposed the Mundijong and Keysbrook transfer stations remain accessible on a more restricted basis. The Keysbrook station could continue to function unmanned and shared with the Shire of Murray as at present, and the Mundijong Station could be limited to opening and being manned restricted hours two days weekly (e.g. Sunday and Monday 10:00am – 4:00pm). It is further proposed public tenders be invited for the operation of the Mundijong transfer station with an invitation for the selected operator to establish and conduct a resource recovery and second hand re-sale facility from the site with opening hours not less than above.

The introduction of kerbside garden waste and junk collections are regarded as most desirable by the community, however acceptance is largely contingent on it not being at the expense of the transfer stations or a higher garbage service charge. It is considered the most appropriate way to proceed with this potential service is to await the outcome of tenders for the waste/recyclables collection contract to ascertain the capacity to introduce this service within the existing garbage charge. At that time, modifications to the transfer station operations and the potential and quantity of annual garden waste and junk collections able to be accommodated can be evaluated and introduced. Subject to meeting the current timetable for tendering and awarding of the waste/recyclables collection contract any other

service changes could be introduced concurrently with the new waste collection service commencement on 1 July 2002.

Statutory Environment:

Local Government Act 1995.
Health Act 1911.

Policy Implications:

No policy implications.

Financial Implications:

Outcome will require financial provisions to be included in Principal Activities Plan and forward budgets.

Strategic Plan Implications:

Accords with People and Community objectives and Strategies of quality of life improvement and providing community facilities and needs.

Accords with Environmental objectives and Strategies of encouraging best practice environmental management and making it a foundation of Council business.

Community Consultation:

Community input to waste service model invited by response to questionnaire sent to all household in the Shire.

Voting Requirement

Normal

Officer Recommended Resolution

1. Officers proceed to finalise tenders for a new waste collection service contract to commence 1 July 2002 based upon a roadside 140 litre Mobile Garbage Bin weekly waste collection and 240 litre Mobile Garbage Bin fortnightly recyclables collection covering an expanded service district encompassing all households in the district except those deemed impractical to service after consultation with Ward Councillors.
2. Tenders be invited for the operation of the Mundijong transfer station on the basis of the appointed contractor conducting a resource recovering and second hand re-sale facility from the site.
3. The potential provision of roadside garden waste and junk collection service be reviewed when tenders for the waste collection service have been received and capacity for the services to be provided without increasing the garbage service charge in 2002/03 can be evaluated.

COUNCIL DECISION

Moved Cr Murphy seconded Cr Scott

1. Officers proceed to finalise tenders for a new waste collection service contract to commence 1 July 2002 based upon a roadside 140 litre Mobile Garbage Bin weekly waste collection and 240 litre Mobile Garbage Bin fortnightly recyclables collection covering an expanded service district encompassing all households in the district except those deemed impractical to service after consultation with Ward Councillors.
 2. Tenders be invited for the operation of the Mundijong transfer station on the basis of the appointed contractor conducting a resource recovering and second hand re-sale facility from the site. The Junkbusters organisation and any other community group that may be interested be advised of the tender.
 3. The potential provision of roadside garden waste and junk collection service be reviewed when tenders for the waste collection service have been received and capacity for the services to be provided without increasing the garbage service charge in 2002/03 can be evaluated.
- CARRIED 8/0

Note: Part 2 of the Officers Recommendation was amended to provide a broader opportunity for the interested community to be considered in the tendering process.

SUPPLEMENTARY MOTION

Moved Cr Murphy Seconded Cr Scott

That the bins be provided for the recyclables be coloured dark green with the same colour lids and the lids have a plastic notice glued to them which includes the Shire's logo and sets out the recycled items to be placed in the bin. Any other information considered desirable to be communicated to residents regarding to waste collection should also be included.

LOST 2/6

SM039/12/01 ARMADALE REGION INTEGRATED TRANSPORT PLAN (A0518)			
Proponent	Department for Planning and Infrastructure WA		
Officer	Robert Harris Director Asset Services	Date of Report	23.11.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to consider its participation in the Department for Planning and Infrastructure integrated transport planning study for the Armadale region which incorporates Byford and Mundijong in the study area.

Background

In 1998 the Heritage Country Development Agency on behalf of its constituent Councils; Gosnells, Armadale and Serpentine-Jarrahdale, prepared a regional integrated transport strategy for the area. The strategy identified the contemporary transport issues prevailing and developed initiatives for them to be addressed by the relevant authorities over the short to long term future. The implementation group recommended as part of the strategy was subsequently not established.

The desirability of a review and updating of the strategy, and the establishment of a means of stimulating implementation of the strategy was recognised by the Council in May 2001 when the Council resolved *“that Council supports the establishment of a standing Integrated Transport Strategy working group comprising representatives from the City of Gosnells, City of Armadale, Shire of Serpentine-Jarrahdale and relevant State agencies, and seeks the support of the City of Gosnells and City of Armadale in establishment of the working group.”*

Officers of the City of Gosnells, City of Armadale and Shire have subsequently consulted with the Department for Planning and Infrastructure on undertaking a review of the existing strategy and the process for ongoing monitoring and implementation.

The Department for Planning and Infrastructure Integrated Transport Planning Unit has now proposed to initiate the preparation of a new Integrated Transport Planning for the Armadale Region to further develop transport needs and opportunities identified in the Heritage Country Strategy. The proposed study area includes the Byford-Cardup-Mundijong area within the Shire of Serpentine-Jarrahdale “given their proximity and direct linkage with the Armadale Strategic Regional Centre”. The Department for Planning and Infrastructure propose to fully fund the study. A commitment has been sought from the Council to participate in the study.

A copy of the correspondence from the Department for Planning and Infrastructure including the Draft Terms of Reference is with attachments marked SM039.1/12/01.

Comments

The proposed study appears to have been initiated by the Department for Planning and Infrastructure in response to the City of Armadale’s Regional Centre Strategy and to support the Armadale Regional Authority. The Byford-Mundijong corridor has been added to respond to the Shire’s request for a broader study area based on perceived community connections with Armadale. It does not address the issues relating to Jarrahdale, Serpentine and the southern parts of the Shire, fails to recognize the large and developing Oakford community and the impact of the Tonkin Highway extension, planned to reach Mundijong Road by 2006, does not address heavy vehicle issues or east-west movements across the Shire to/from Mandurah, Rockingham and Kwinana.

It is considered appropriate that the Council support its inclusion and participation in the proposed transport strategy, but seeks a review of the study area and brief to more effectively reflect the transport issues in the Shire, and invite officers from the Department for Planning and Infrastructure to meet with Council early in 2002 to discuss the proposal.

Statutory Environment:

Local Government Act 1995

Policy Implications:

No policy implications at this time.

Financial Implications:

No Shire contribution sought toward study.

Strategic Plan Implications:

An effective transport planning strategy is required for infrastructure planning to meet Council’s strategic objectives for infrastructure and community facilities provision.

Community Consultation:

Not required at this time.

Voting Requirement

Normal.

Officer Recommended Resolution

1. The Department for Planning and Infrastructure be advised Council supports in principle its inclusion and participation in the Armadale Region Integrated Transport

- Plan, however, considers the study area and brief to inadequately identify and address the transport issues affecting the Shire, and
2. Officers from the Department for Planning and Infrastructure be invited to meet with Council's Strategic Management Committee to discuss the proposed study.

COUNCIL DECISION

Moved Cr Murphy seconded Cr Hoyer

1. The Department for Planning and Infrastructure be advised Council welcomes its inclusion and participation in the Armadale Region Integrated Transport Plan and wishes to advise our enthusiastic support for the proposal and considers the study area and brief should identify and address the transport issues affecting the Shire.
2. Officers from the Department for Planning and Infrastructure be invited to meet with Council's Strategic Management Committee to discuss the proposed study.

CARRIED 8/0

SUPPLEMENTARY MOTION

Moved Cr Price seconded Cr Needham

Request a meeting with the Minister for Planning and Infrastructure to discuss the progress of the Byford urbanisation.

CARRIED 8/0

Note: The Officer Recommendation was amended to ensure that Council's enthusiasm for this matter was better reflected.

SM040/12/01 PROPOSED ALLIANCE PARTNERSHIP WITH SHIRE OF MACEDON RANGES SHIRE COUNCIL, VICTORIA (A0943)			
Proponent	La Trobe University		
Officer	DE Price – Chief Executive Officer	Date of Report	28.11.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Advise Council that the proposed alliance with Macedon Ranges Shire Council, Victoria to participate in a South African Local Governance Project has, in this instance, not been successful.

Background

Council resolved the following at the August 2001 Ordinary Meeting of Council:

That the Shire of Serpentine-Jarrahdale expresses its interest in being an "alliance partner" with the MRSC on the following conditions:

1. *Continuing to participate in the process is not binding on the outcome if the Shire of Serpentine-Jarrahdale and MRSC alliance cannot be satisfactorily negotiated.*
2. *The Shire of Serpentine Jarrahdale will work with the MRSC with a view to establishing if there is a basis to minimise any risks and derive benefits to the Council and community from involvement in the project.*

Comments

Council was advised on Wednesday 28 November 2001 the following in relation to this matter:

“Just a short note to let you know that AusAID has indicated that we were not successful (this time!) in our bid.

The tender has been offered to Brisbane City Enterprises Pty Ltd (<http://www.bce.com.au/splash.html>), which is an arm of the Brisbane City Council and, through its partnerships, will be able to bring significant value to the project.

Thanks for your interest and keep an eye on the project in terms of possible opportunities for yourselves.

*Regards
David*

*David Ensor
Deputy Director (Programs)
Centre for Sustainable Regional Communities
La Trobe University
P O Box 199
Bendigo VIC
3552”*

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

Community Consultation: N/A

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Needham

- 1 Council notes the advice from David Ensor, Deputy Director (Programs), Centre for Sustainable Regional Communities, La Trobe University.
- 2 Council requests the Chief Executive Officer to formally thank both the Macedon Ranges Shire Council, Victoria and La Trobe University for the opportunity and of their interest in any future similar projects that may arise.

CARRIED 8/0

SM041/12/01 REVIEW OF 2001-2005 SHIRE OF SERPENTINE-JARRAHDAL STRATEGIC PLAN (A0151)			
Proponent	Chief Executive Officer		
Officer	DE Price - Chief Executive Officer	Date of Report	06.12.01
Signatures	Author: Senior Officer:		
Previously	SM028/02/01, A150/04/00, A118/02/00		
Disclosure of Interest			
Delegation	Council		

Preamble

Undertake a review of the current 2001-2005 Shire Strategic Plan at the commencement of the 2002/2003 Financial Year.

Background

Council adopted the current 2001-2005 Shire of Serpentine-Jarrahdale Strategic Plan in February 2001 after a significant review of the previous Strategic Plan document in 2000.

Normally a review would be undertaken to enable the 2002-2006 Forward Financial Plan (Principal Activities Plan) to take shape.

Comments

The current Strategic Plan "Key Result Areas" for 2001–2005 details a number of objectives, performance measures and strategies.

The 2001-2005 Forward Financial Plan (PAP) links to the Strategic Plan as a guide for future projects. It is only, however, a broad link, and to ensure that forward financial planning is accurate and reflects the "Vision" of Council.

It is from the Forward Financial Plan that Council's budget is developed and Service Team Service Level Accords reviewed annually to realign with the direction of Council.

It is proposed that Council workshop the Strategic Plan to develop more detailed actions which can be linked to the three (3) Key Result Areas of the current Strategic Plan, and therefore be reflected in the future financial years (2003-2007) of the Councils Forward Financial Plan (PAP).

To assist this process, the Chief Executive Officer is proposing that funding be considered as part of this financial year's Forward Financial Plan (PAP) process to engage a reputable and capable facilitator to undertake a series of Council and Community workshops.

The workshops will aim to work with Council and the community to reconfirm the strategic direction of Council. A key outcome of this process will be to produce a set of actions reflecting the community and Council priorities that will need to happen to achieve our Vision. These actions will then be fed into the 2003-2007 Strategic Plan as detailed actions linking to the current "objectives", and the 2003-2007 Forward Financial Plan (PAP).

The recommended actions should then be costed and prioritised by Council as part of the 2003-2007 Forward Financial Plan (PAP).

It would be beneficial for longer term planning purposes not to restrict the workshops to just the next four (4) years, but to try and get some community views on how they would like the Shire to look in the next 10 to 20 years.

Statutory Environment:

No Statutory Requirements for a Strategic Plan

Policy Implications: Past practice rather than policy has been to review Strategic Plan before finalising Principal Activities Plan

Financial Implications: Funds to enable a review of the Strategic Plan and to produce new documents to be considered as part of the forthcoming Principal Activities Plan (PAP)

Strategic Implications: Review of 2001-2005 Strategic Plan

Community Consultation: Will be required to be undertaken

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Price seconded Cr Hoyer
Council agrees to the following:

1. Defer the review of current 2001-2005 Shire Strategic Plan until the commencement of the 2002/2003 financial year subject to funding.
2. Funding of the review of the 2001-2005 Shire Strategic Plan is to be considered as part of this financial year's Forward Financial Plan (PAP) process.
3. Council, subject to funding, agrees to engage a reputable and capable facilitator to undertake a series of Council and community workshops. The workshops will aim to work with Council and the community to reconfirm the strategic direction of Council. A key outcome of this process will be to produce a set of actions reflecting the community and Council priorities. These actions will then be fed into the 2003-2007 Strategic Plan as detailed actions linking to the current 'objectives' and the 2003-2007 Forward Financial Plan (PAP).

CARRIED 8/0

SM042/12/01 2001 STAFF ATTITUDINAL SURVEY RESULT (A0106-04)			
Proponent	Neil Pope & Associates		
Officer	DE Price - Chief Executive Officer	Date of Report	05.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Provide Council with a summary of the recent Staff Attitudinal Survey conducted by Mr Neil Pope and Associates.

Background

This report is based on a survey conducted in November 2001 that included using a 50-part questionnaire. This agenda item will provide a summary of these results, however, interested Councillors who may wish to view the complete report may do so by contacting the Chief Executive Officer.

The questionnaire was designed to test Serpentine-Jarrahdale against the criteria used in the Australian Quality Award (AQA) assessment of organisational performance.

So as to provide an overview of organisational performance against the AQA criteria, individual ratings have been converted into a single index that averages out the individual

responses under each category. Each index is also based on the scale of 1 to 5, with “1” equating to the most negative organisational response and “5” the most positive.

The categories covered are:

Leadership - The role and style of the senior management within Serpentine-Jarrahdale.

Strategy, Policy and Planning - Explores the role of values, goals and objectives in Serpentine-Jarrahdale.

Information and Analysis - The availability and use of meaningful information on the aspirations and performance of Serpentine-Jarrahdale.

The Organisation as an Employer - Explores the planning and delivery of human resources in Serpentine-Jarrahdale.

Individual Employment - Examines individual employment circumstances.

The Workplace as Part of the Organisation - Explores morale, teamwork and communication.

Customer Focus - How Serpentine-Jarrahdale looks after its customers.

Processes, Products and Services - How Serpentine-Jarrahdale handles the generation and delivery of services.

Organisational Performance - How Serpentine-Jarrahdale addresses issues of change.

Australian Average

Reference is made to the "Australian average" or the "survey average". These averages are based on responses obtained to each question in the course of our surveying a large number of organisations. Organisations surveyed have been in both the public and private sectors.

Comments

The following comments are extracts from the November 2001 report:-

A Review of the Past Year

Looking back on the recommendations made in the 2000 Report, it is important to record areas of major progress that are reflected in this year's results.

- *The process and benefits of change*

One of the most impressive aspects of this year's results lies in the extent to which the change culture has become part of the Serpentine-Jarrahdale organisation.

There is now a much more shared understanding of the nature of the change process within the organisation and a greater sense that the Shire is changing for the better.

Three points should be made about this. First, the benefits of clearly developing and documenting the future pathways of the Shire are beginning to show. Serpentine-Jarrahdale now has a series of key corporate documents ranging from its 2001-2005 Strategic Plan through to specific area strategies such as the Asset Services Management Strategy. These provide clear reference points for change and organisational improvement.

Second, the efforts put into seeking some acknowledgement of the change process at Serpentine-Jarrahdale have been worthwhile. Success in achieving Best Practice awards

over the past two years has been important not just for the focus it brings externally, but because it has provided a vehicle within the organisation for building ownership of continuous improvement across all work areas.

Finally, it should be recognised that change within an organisation must be carefully paced and sustainable. There are some signs of a degree of “change fatigue”.

It is crucial to make sure that the change agenda is matched by appropriate levels of resources and skills. This will avoid a situation where the possibility of effective change becomes bogged down in negativity about excessive workload and poor morale. This challenge will clearly be a centre-piece of the development of the People Plan 2002-2005.

- Communications

Last year's recommendation spoke of ensuring that communications are “...direct and seen to be genuinely two-way.” Certainly there is a stronger sense that employees are getting and can access clearer and more direct information from senior management. Nevertheless, in seeking further improvements in communications, employees are likely to be looking to further gains in levels of consultation and feedback.

- Management of work performance

The survey results strongly suggest that good progress has been made in acknowledging good work performance and addressing poor performance. This has added to the credibility of leadership and enhanced organisational cohesion.

- Building trust and morale

There are clear signs that management is making real efforts to have consistent contact with all parts of the workforce. In particular, the Asset Services workforce now feel better connected to management and the broader organisation.

On the other hand, there are challenges, especially in the Sustainable Development Services area, to refocus on the approach that was clear in last year's survey that had produced high levels of confidence, trust and strong morale.

Organisation Results

Overall the results are very positive and reflect the ongoing commitment Council has made to the "People and Partnerships" program.

The following summary information is quoted from the 2001 "Report on Workplace Attitudinal Survey 2001.

CATEGORY	SERPENTINE- JARRAHDALE 2001	2000	1999	1998	AUSTRALIAN AVERAGE
ORGANISATIONAL PERFORMANCE	4.00	3.88	3.92	3.85	3.54
INFORMATION & ANALYSIS	3.78	3.59	3.43	3.10	2.91
STRATEGY, POLICY AND PLANNING	3.71	3.32	3.14	2.75	2.71
CUSTOMER FOCUS	3.58	3.66	3.72	3.49	3.25
INDIVIDUAL EMPLOYMENT	3.48	3.48	3.39	3.47	3.05
PROCESSES, PRODUCTS & SERVICES	3.46	3.37	3.47	3.31	2.92
LEADERSHIP	3.40	3.38	3.28	3.39	2.69
WORKPLACE AS A PART OF THE ORGANISATION	3.33	3.17	3.15	3.04	2.65
ORGANISATION AS AN EMPLOYER	3.23	3.14	3.21	3.07	2.73

"Taking the organisation as a whole the results of this year's workplace survey are very good and extremely encouraging. Only one index – customer focus – has fallen (then only marginally), with six of the nine indexes at historically high levels.

With the lowest index clearly above 3.00 the results point to an organisation that is continuing along its pathway of continuous improvement.

In overview Serpentine-Jarrahdale seems to be at the stage where the culture of change and continuous improvement is almost second nature. This reflects well on a management that has driven this process effectively and a workforce that has been willing to get on board notwithstanding its uncertainties and some on-going insecurities.

Organisational values, goals and directions are well in-place. They are well documented, well accepted and seemingly a growing part of the Serpentine-Jarrahdale fabric. The Shire's success in achieving best practice recognition within the local government sector in Western Australia attests to this and has had the added benefit that it has been an important team-building exercise

The organisation remains highly cohesive, with all parts of the workforce probably better connected than ever before. This is especially the case with the Asset Services area where the traditional local government mould of an 'outdoor' workforce adrift from the rest of the organisation has at least, for the moment, been recast, if not broken altogether.

On a cautionary note, there are challenges facing the change agenda that relate to resources and workload. There is some evidence from this year's survey that these issues can affect morale and impact adversely on the workforce's perceptions of the service they

are able to deliver to Serpentine-Jarrahdale's customers. These need to be addressed carefully.

Encouragingly, such issues, including the appropriate filling of existing vacancies within the organisation, can and will be addressed as part of the development of the People Plan that is currently underway".

Recommendations

The report provides a number of recommendations. These are either being considered by the Staff Management Committee and Executive team as part of the review of current & future human resource requirements (People Plan) being undertaken at present or will be by the Chief Executive Officer and Directors in the new year:

- *The pace of change.*

"The future pace of organisational change must be carefully monitored to ensure that it is linked to resources, workload capacity and employee acceptance".

- *Workload capacity*

"The consultancy work being done as part of the development of the new People Plan should include a review of workload capacity including an assessment of current workloads against job descriptions".

- *Performance measurement*

"Continuing effort should be put into ensuring that the workforce understands the purpose and relevance of performance measures they are asked to provide".

- *Communications*

"The organisation should build on the strong lines of information provided to employees from management by ensuring that feedback from and consultation with employees is also firmly entrenched and acted on".

- *New equipment*

"In light of the continuing concerns expressed by employees in relation to work equipment, an assessment should be made to ensure that work performance is not being impeded by the lack of appropriate equipment and technology.

Specific issues relating to equipment and technology should be addressed upon the introduction of a new computer system that has been approved in the 2001-2002 budget. An IT implementation team comprising representatives of the organisation should be formed to evaluate and assist in the choice and implementation of the new IT system".

- *Customer Service Centres at Mundijong and Byford*

"The frontline Customer Service function of the Council should be restructured in a way that could embrace the following concepts:

The establishment of a Customer Relations Team, which includes a Manager, that is responsible for the day to day Customer Service Centres in Byford and Mundijong and the development of a Customer Service Plan and Charter and then its implementation across the organisation.

The manager to be responsible for a small-dedicated team of Customer Service Officers (not less than 3.5, including the Manager), who share time between Byford and Mundijong.

The team's primary role as frontline Customer Contact points would be firstly to reduce "backend" workload issues associated with telephone and counter enquiries and booking of appointments etc. It would be expected that this service team over a short period of time should be able to deal with at least 75% of all customer inquiries in the first instance.

The conduct of a review of the operational arrangements of the Byford office, including such issues as staff security, appropriate levels of staffing and the use of information technology to enhance the effectiveness of the office".

Statutory Environment: The Staff Attitudinal Survey Results are one of the Chief Executive Officer's Performance Indicators

Policy Implications: Nil

Financial Implications: Cost of Staff Attitudinal Survey included in 2001/2002 budget

Strategic Implications: Provides Council and the Executive Team with good data on how Council's Strategic Direction is being implemented and understood across the organisation

Community Consultation: N/A

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Price seconded Cr Kirkpatrick

Council notes the results of the 2001 Staff Attitudinal Survey and congratulates the staff on a very positive year.

CARRIED 8/0

SM043/12/01 NOMINATE COUNCILLOR TO HIGH SCHOOL WORKING GROUP (A0436)			
Proponent	Local Economic Development Unit		
Officer	DE Price - Chief Executive Officer	Date of Report	03.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Nominate a Council representative to the proposed future High School working group for the Shire of Serpentine-Jarrahdale.

Background

Council's 2001-2005 Employment and Economic Development Strategy (the Strategy) identifies the following under 4. Stimulate Employment, Education and Training Opportunities.

"Ensure State Government establishes a High School in the Shire to meet the growing population need."

The Strategy sets a target of achieving a high school in the Shire within five (5) years, and suggests that a working group is established comprising the following stakeholders to progress the achievement of this target:

- Local Member
- Presidents of School P&C's
- Shire

- Local Economic Development Unit

Comments

At the regular meetings of Councillors and School Principals on the 29 November 2001, the Chief Executive Officer placed this matter on the Agenda for discussion. The idea of establishing a working group with representation from various stakeholders was well received, and the Chief Executive Officer undertook to progress the establishment of this group.

The school Principals were also keen to be given the opportunity to be a part of the proposed working group.

It was therefore agreed that the Chief Executive Officer would write to the following stakeholders inviting them to attend a meeting in late February to consider how this matter can be progressed to achieve a high school in the Shire:

- Local Member
- Presidents of School P&C's
- Shire
- Local Economic Development Unit
- Interested school principals

Schools are also to be asked to provide details of what their projected student numbers are likely to be for the next 5-10 years. Details of the previous 5-10 years' trends will also be requested.

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: In accordance with 4b of the Shire of Serpentine-Jarrahdale 2001-2005 Employment and Economic Development Strategy

Community Consultation: Not required

Voting Requirements: Normal

Officer Recommended Resolution

Council is requested to nominate one Council representative to the proposed working group to progress the establishment of a high school within the Shire.

COUNCIL DECISION

Moved Cr Price seconded Cr Scott
Council nominates Cr Simpson as Council's representative with Cr Needham as deputy to the proposed working group to progress the establishment of a high school within the Shire.
CARRIED 8/0

Note: The Officers Recommendation was changed to provide a deputy for the working group.

SM044/12/01 APPOINTMENT OF A CONSULTANT TO CARRY OUT A DETAILED MANAGEMENT PLAN FOR THE JARRAHDALe HERITAGE PARK (A0961)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Watson - Director Sustainable Development and Jocelyn Ullman – Special Projects & Policy Officer	Date of Report	06.12.01
Signatures	Author: Senior Officer:		
Previously	P35/09/01, P124/04/01		
Disclosure of Interest			
Delegation	Council		

Preamble

Council to appoint a consultant to carry out a detailed Management Plan for the Jarrahdale Heritage Park.

Background

As Councillors are aware, Council received a grant from the Lotteries Commission to carry out a Management Plan for the Jarrahdale Heritage Park. At its meeting on the 24th September 2001 Council resolved the following:

- “1 Council adopts the draft brief for the Management Plan for the Jarrahdale Heritage Park, as amended.
- 2 Council agrees to call tenders for the preparation of a detailed Management Plan for the Jarrahdale Heritage Park.
- 3 The Jarrahdale Heritage Park Management Committee, in conjunction with Council officers, is to review tenders received in accordance with the Western Australian Municipal Association Tender Guidelines and make recommendation to Council to appoint.”

Tenders were called and closed on the 5th November 2001. Council received three tenders as follows:

- | | | |
|---|-------------------|--|
| 1 | APP Argenta | \$106,040 |
| 2 | Hames Sharley | \$96,250 |
| 3 | Roberts Day Group | \$90,799.50 plus \$29,570 (total \$120,369.50) |

Comments

As a result of the significance of the Management Plan, and so that Council and members of the Jarrahdale Heritage Park Management Committee may receive a clear understanding of the submissions, all three tenderers have been requested to make a 45 minute presentation on their tender on the 17th December 2001.

The following time schedule outlines when each presentation will be given:

- | | |
|--------|-------------------|
| 1.00pm | Roberts Day Group |
| 2.00pm | Hames Sharley |
| 3.00pm | APP Argenta |

The 15 minutes between each presentation will be used as discussion time between members of the selection panel.

The total budget for this project is as follows:

\$40,000	Lotteries Commission
\$10,000	National Trust
\$15,000	PDC
<u>\$15,000</u>	Council
<u>\$80,000</u>	Total

(These quotes include GST)

Currently the monies associated with the grant from the Lotteries Commission are to be drawn down by the 2nd March 2002, however, it is intended that an extension will be sought. As a result of the timeline for the Conservation Plan, it is unrealistic for Council to commit to the Lotteries Commission deadline. A request has been submitted to the Lotteries Commission to extend the timeline. The Lotteries Commission has indicated that if Council cannot meet the deadline, then negotiations between Council and the Commission for an extension of time must commence prior to the expiry of the 12 month grant. Upon appointment of an appropriate consultant to carry out the detailed Management Plan, Council will again write to the Lotteries Commission with an outline of the proposed works to be carried out on the site and a projected completion date of the project.

It should also be noted that the completion timeline of the Management Plan is predicted to be late July 2002. This predicted timeline will, therefore, see final payment of the Management Plan in the 2002/2003 budget. Council will need to consider inclusion of the final payment of the Management Plan in this budget.

<u>Statutory Environment:</u>	Local Government Act 1995
<u>Policy Implications:</u>	Preparation of a Management Plan will guide the development of the Jarrahdale Heritage Park
<u>Financial Implications:</u>	Need to allocate funds in 2002/2003 budget for final payment of the Management Plan.
<u>Strategic Implications:</u>	Future development of Jarrahdale Heritage Park and the promotion of Jarrahdale
<u>Community Consultation:</u>	Extensive community consultation will be carried out as part of the project
<u>Voting Requirements:</u>	Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Price

A report will be presented to Council recommending the awarding of this tender following final evaluation and the presentations made to Council and the Jarrahdale Heritage Park Committee on 17 December 2001.

CARRIED 8/0

SM045/12/01 INFORMATION REPORT			
Proponent	N/A		
Officer	DE Price - Chief Executive Officer	Date of Report	06.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

SM045.1/12/01 Local Government Association Of Western Australia – South East Metropolitan Zone Meeting (A0088)

The minutes of the South-East Metropolitan Zone Meeting held on 26 September 2001 are with the attachments marked SM045.1/12/01.

SM045.2/12/01 Jarrahdale Heritage Park Management Committee (P00509-04)

The minutes of the Jarrahdale Heritage Park Management Committee meeting dated 21 November 2001 are with the attachments marked SM045.2/12/01.

SM045.3/12/01 Best Practice In Local Government Award Recipient 2001 (A0319)

The Minister for Housing and Works; Local Government and Regional Development; The Kimberley, Pilbara and Gascoyne has written a letter of congratulation to the Shire of Serpentine-Jarrahdale on its success at the Best Practice in Local Government Awards 2001. The Minister extends his personal congratulations to Management and Staff at the Shire of Serpentine-Jarrahdale. ***A copy of the letter is with the attachments marked SM045.3/12/01.***

SM045.4/12/01 Southern Link Road Planning Study (A0473-04)

A copy of the long awaited Southern Link Road Planning Study to determine the optimum route for the road within the Jarrahdale corridor, prepared by consultants Halpern Glick Maunsell (HGM) for Main Roads has been received from Main Roads.

Main Roads advises that in light of the State Government commitment to a comprehensive review of the metropolitan freight network and the transfer of responsibility for road network planning to the Department for Planning and Infrastructure the report and its conclusions reflect only the views of the consultant and have no Government Status.

A copy of the Executive Summary of the report and the accompanying correspondence from Main Roads is with attachments marked SM045.4/12/01.

The complete report is held in the office of the Director Asset Services and is available for Councillors if desired.

An initial meeting has been held with the Department for Planning and Infrastructure to express the views of the Council on the Southern Link Road and the need for Council consultation in the proposed metropolitan freight network review.

SM045.5/12/01 Western Australia Police Service Strategic Plan 2001-2006 (A0115)

A copy of the Executive Summary of the Western Australia Police Service Strategic Plan 2001-2006 has been placed in the Councillors' Lounge for information.

SM045.6/12/01 Waste And Recycle Conference 2001 (A0032)

The 2001 WA Waste and Recycle Conference held on 27 and 28 November 2001 in Perth was attended by Cr K. Murphy and Director Asset Services R. Harris.

The conference theme was “Waste to Resources – Planning for a change”, and had a wide selection of presenters on topics ranging from government policy and legislative change, contemporary and evolving technologies and resource recovery and re-use. It is clear there is a global movement to a zero waste environment and to the minimisation, recovery and re-use of resources of materials presently in the waste stream.

A copy of the conference proceedings and papers is available for interested Councillors from the Director Asset Services.

SM045.7/12/01 WA Local Government Association, South East Metropolitan Zone (A0435)

The minutes of the Western Australian Local Government Association South East Metropolitan Zone meeting held 28 November 2001 are with the attachments marked SM045.7/12/01.

SM045.8/12/01 City of Armadale Annual Report (A0003)

The City of Armadale’s Annual Report has been received and is in the Councillors Lounge.

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Scott seconded Cr Simpson
The Information Report to 13 December 2001 be received.
CARRIED 8/0

The Presiding Member adjourned the meeting at 10.39am for morning tea.

The meeting reconvened at 10.56am

7.2 Planning Development & Environment

BUILDING

B15/09/01 PROPOSED SERPENTINE SPORTS RESERVE ABLUTION FACILITY (A0369, RS0115-04)			
Proponent	Shire of Serpentine Jarrahdale		
Officer	Wayne Chant – Principal Building Surveyor	Date of Report	12/12/01
Signatures	Author: Senior Officer:		
Previously	B14/11/00, B19/12/00, B24/02/01, B36/06/01, B06/09/01		
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to provide Council with an update on construction progress of the Serpentine Sports Reserve Ablution.

Background

In September of this year Council considered an information report on funding for the above project. At that stage it was identified that community contributions satisfied the one third contribution ratio necessary to permit the project to be completed in accordance with Sport and Recreation grant requirements. In accordance with Council's resolution work has progressed on this facility.

Comments

The project must be completed prior to the end of the 2001/2002 financial year so that grant monies can be claimed. To this end a higher priority will be placed on this project in the new year.

The building was progressed to floor slab stage at the end of last financial year. Since then construction of rammed earth external walls and masonry internal walls have been completed. A purchase order has been raised for the fabrication and erection of steel roof frames and the supply and installation of steel roof sheeting. Part of the community contribution was to be the erection of the roof frame. However, in an effort to progress the building as quickly as possible now that the original time line has been exceeded, it is intended to have the truss fabricator carry out the entire job. Community labour may then be utilised to install internal ceilings. It is anticipated that the roof trusses will be installed by early February 2002.

Following completion of this, the electrician will be engaged to install the power run in and undertake the pre-wire. The electrician is providing his labour free of charge. This will form part of the community contribution.

Community contributions to date have been valued at \$13,359 and include savings made in site works, plumbing pre-lay and wall construction.

Statutory Environment: N/A

Policy Implications: N/A

Financial Implications: Expenditure of budgeted funds in Account BOR900.

Strategic Implications: Completion of an ablution facility at Serpentine Sports Reserve as listed in the Principal Activities Plan.

Community Consultation: On going liaison with members of reserve user groups to negotiate contributions.

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Price seconded Cr Kirkpatrick

Council receives the report on the Proposed Serpentine Sports Reserve Ablution Facility.
CARRIED 8/0

B16/12/01 PROPOSED RELOCATED RESIDENCE – LOT 505 KELLET DRIVE, OAKFORD (P02033)			
Proponent	D Nylund		
Officer	Wayne Chant – Principal Building Surveyor	Date of Report	30.11.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Owner:	EA Richards
Applicant:	D Nylund
Lot Area:	2.0686ha
LA Zoning:	Rural Living B
MRS Zoning:	Rural
Rural Strategy Policy Area:	Rural Living B
Rural Strategy Overlay:	N/A
Bush Forever:	N/A
Date of Inspection:	30.11.01

Preamble

An application has been received for approval to place a relocated residence on Lot 505 Kellet Drive, Oakford. It is recommended that the application be conditionally approved.

Background

Building Licence Application 496/01 has been received from Registered Builder D Nylund to place a relocated residence on Lot 505. The building is currently located in Mr Nylund's yard and the owner of Lot 505 Kellet Drive intends to use the building as a residence on Lot 505 subject to Council approval.

Comments

The building in question consists of a 1950's vintage timber framed construction currently clad with fibro cement wall cladding and roofed with roof tiles. The building incorporates two bedrooms plus a sleep-out, kitchen, living room, bathroom, laundry and toilet. ***Photographs and plans of the building will be tabled at the meeting.***

The owner intends re-cladding the building with fibro weatherboards and new zincalume steel roof cover will be added. The owner also wishes to incorporate an extra 2 metres to the building where the two sections join and construct a verandah across the front and down one side of the house.

The relocated residence will be placed within the approved building envelope for Lot 505, well away from adjoining properties. As Lot 505 has minimal vegetation, it is recommended that screening landscaping be required and the owner submit a landscaping plan for approval by Council's Environmental Officer prior to a building licence being issued.

It is recommended that the relocated residence application be approved subject to provision of a suitable bond to be retained until the building is relocated and refurbished and screening vegetation is established on Lot 505 in accordance with the approved landscaping plan.

Statutory Environment: Building Regulations 1989 and Local Government (Miscellaneous Provisions) Act 1960

Policy Implications: Staff Procedure for Second Hand Dwellings BWP3

Financial Implications: N/A

Strategic Implications: N/A

Community Consultation: Not considered necessary, as residence will be located within the approved building envelope

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Price

Council authorises the issuing of a building licence for the placing of a relocated residence on Lot 505 Kellet Drive, Darling Downs in accordance with plans submitted with Building Licence Application 496/01 subject to:

- 1 A bond of \$5,000 being lodged with Council prior to the issue of the building licence.
- 2 A landscaping plan being submitted by the owner of Lot 505 and approval being granted by Council's Environmental Officer prior to the issue of the building licence. The bond to be released following the completion of relocation and construction works and the establishment of screening vegetation in accordance with the approved landscaping plan.

CARRIED 8/0

B17/12/01 AMENDMENTS TO PRIVATE SWIMMING POOL REGULATIONS – EFFECTIVE 5 NOVEMBER 2001 (A0207)			
Proponent	Department of Local Government and Regional Development		
Officer	Wayne Chant - Principal Building Surveyor	Date of Report	30.11.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

This report is to provide Council with information on changes made to the private Swimming Pool Regulations related to safety enclosure requirements.

Background

The Building Amendment Regulations 2001 came into effect on the 5th November 2001 following the current Government's pre-election commitment to revisit swimming pool safety fencing legislation. This amendment reintroduces the requirement for isolation safety fencing similar to the requirements of legislation introduced in 1992 and later relaxed by subsequent legislation amendments.

Comments

The key changes to the legislation are as follows:-

- 1 A definition of a "pre November 2001 pool" has been introduced so that the legislation is not retrospective.
- 2 Pools constructed after 5th November 2001 are required to be provided with enclosures that restrict access by young children to the pool and its immediate surrounds rather than previous requirements to restrict access to the pool only.

As a consequence of the new legislation, self-closing and self-latching doors leading from a residence will no longer be acceptable. A complying barrier will need to be installed between the residence and pool area. This enclosure may still incorporate boundary fences provided that they comply with the regulations.

Statutory Environment: Local Government (Miscellaneous Provisions) Act 1960, Building Regulations 1989

Policy Implications: N/A

Financial Implications: Ongoing four yearly swimming pool inspections are to continue under the amended legislation, therefore existing costs and charges will remain in force

Strategic Implications: N/A

Community Consultation: N/A

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Price seconded Cr Kirkpatrick
Council notes the information relating to amendments to Private Swimming Pool Legislation.
8/0

B18/12/01 INFORMATION REPORT			
Proponent	N/A		
Officer	S Searle – Assessments Support Officer	Date of Report	05.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

B18.1/12/01 Delegated Authority (A0039)

In accordance with the Delegated Authority vested in the Planning Services Department – Building, the Principal Building Surveyor reports:

B4 – Building Applications and Licences

Building Permits issued under Delegated Authority for the month of November 2001 were numbers 285/01, 311/01, 312/01, 339/01, 342/01, 360/01, 371/01, 373/01, 380/01, 382/01, 384/01, 388/01, 391/01, 397/01, 399/01, 400/01 – 402/01, 404/01, 406/01, 407/01, 410/01 – 414/01, 416/01 – 418/01, 420/01 – 422/01, 424/01 – 427/01, 429/01, 434/01, 437/01, 439/01, 444/01, 445/01, 447/01 – 449/01, 453/01, 456/01 – 458/01, 460/01 – 462/01 (50 approvals).

The total value of permits issued was \$1,611, 732.

For the same period last year, Building Permits for the month of November had a total value of \$2,247,710.

The cumulative total in November for the 2001/2002 financial year is \$10,531,010.

The cumulative total in November for the 2000/2001 financial year was \$6,703,137.

During the month of November 2001 75 building applications were received.

B19 – Relocation of Building Envelopes

Lot 559 Meadows Way, Oakford
Lot 245 Warburton Court, Byford

B18.2/12/01 Easy Access Committee (A0345)

The minutes of the Easy Access Committee held on 3 December 2001 is with the attachments marked B18.2/12/01.

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Simpson

The Information Report to 13 December 2001 be received.
CARRIED 8/0

HEALTH

H09/12/01 INFORMATION REPORT			
Proponent	N/A		
Officer	Joanne Abbiss – Manager Sustainable Development	Date of Report	7.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

H09.1/12/01 Delegated Authority – November 2001 (A0039)

CS1 – Section 26

Building applications – effluent approvals 8

CS6 – Licence and Registrations

Eating House 1

H09.2/12/01 Grey Water Use (A0655)

At the Peel Regional Environmental Health Officers Group Meeting on the 5th December 2001, Michael Jackson, the Acting Executive Director of Population Health at the Health Department of Western Australia, advised that a set of guidelines had been prepared regarding use of grey water. The guidelines were submitted to the Minister for approval on the 5th December 2001.

H09.3/12/01 Enforcement Officers Food Safety Training (A0153)

Correspondence has been received from the Acting Executive Director, Public Health seeking Council's co-operation and support in allowing all Environmental Health Officers to attend a Food Safety Enforcement Officers' training course that will permit them to enforce new food safety legislation. In order to achieve consistency of interpretation and application of the new legislation, a two day training course has been developed by the Commonwealth Department of Health and Aged Care and the Australian Institute of Environmental Health and will be delivered by the Department of Health, Western Australia. The training will provide a mechanism for Environmental Health Officers to understand the principles of the new legislation and to experience applying it through a variety of practical situation/workshops. The cost has been minimised to reflect the necessity for officer attendance and will be \$150 per person including GST.

H09.4/12/01 Curtin University Department Of Environmental Health Advisory Committee (H0053)

The Manager of Sustainable Development has been invited to be a member of the Advisory Committee for the Department of Environmental Health at Curtin University. Curtin aims to be responsive to the needs of the wider community, industry and government and, as such, requires all courses to be annually reviewed by a Board of Study and Advisory Committee. The first of these two committees addresses fundamental academic issues whereas the Advisory Committee is the means by which key stakeholders can provide input. To enable a level of continuity, members are normally appointed for a period of two years and the Committee is required to meet at least once per year. The Committee conducted a Business Planning Workshop in November to review current Environmental Health activities and identify medium term market expectations.

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Price seconded Cr Simpson
The Information Report to 13 December 2001 be received.
8/0

ENVIRONMENT

E020/12/01 INFORMATION REPORT			
Proponent	N/A		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	6.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

E020.1/12/01 Forest Management Plan Forums (A0318)

The Conservation Commission has refused Council's request to hold a second round forum in the Peel Region. Councillors will be notified when the forums are to be held in Mundaring or Perth.

E020.2/12/01 Western Australia's State Weed Plan (A0228-02)

A New Strategy in the War on Weeds has been placed in the Councillor's Lounge for Councillor's information.

E020.3/12/01 Serpentine River Group Meeting (A0253)

Minutes of the Serpentine River Group meeting held on 15 November 2001 are with the attachments marked E020.3/12/01.

E020.4/12/01 Peel-Harvey Catchment Council (Inc) (A0309)

Draft minutes of the Peel-Harvey Catchment Council (Inc) meeting held 8 November 2001 are with the attachments marked E020.4/12/01.

E020.5/12/01 Serpentine-Jarrahdale Roadside Care Volunteers Committee Meeting (A0248)

Minutes of the Serpentine-Jarrahdale RCVC meeting held 19 November 2001 are with the attachments marked E020.5/12/01.

E020.6/12/01 Landcare Centre Management Committee (A0847)

Minutes of the Landcare Centre Management Committee meeting held 20 November 2001 are with the attachments marked E020.6/12/01.

E020.7/12/01 Conference – Sustaining Our Communities (A0423)

A notice has been received for an International Local Agenda 21 Conference to be held 3-6 March 2002 in Adelaide. ***The letter of invitation is with the attachments marked E020.7/12/01.***

E020.8/12/01 Serpentine-Jarrahdale's Greenhouse Gas Reduction Measures
2000/2001 (A0236-03)

Serpentine-Jarrahdale has reduced its emissions by 306 tonnes of gas through its purchase of Greenpower. ***A copy of the Cities for Climate Protection Program report on Serpentine-Jarrahdale's achievements is with the attachments marked E020.8/12/01.***

E020.9/12/01 South East Regional Energy Group (A0283)

Minutes of the South East Regional Energy Group's meeting held 20 November 2001 are with the attachments marked E020.9/12/01.

E020.10/12/01 Energy Management Industrial Plants (A0236-03)

A report by the Regional Greenhouse Co-ordinator dated 5 December 2001 is with the attachments marked E020.10/12/01.

Officer Recommended Resolution

The Information Report to 13 December 2001 be received.

COUNCIL DECISION

Moved Cr Hoyer seconded Cr Price

1. The Information Report to 13 December 2001 be received.
2. Ref E020.1/12/01 - Secure from the Forest Conservation Commission a commitment that the concerns raised by the Shire of Serpentine Jarrahdale will be addressed at the Mundaring/Perth Public Meeting.

CARRIED 8/0

Note: The Officers Recommendation was changed to re-emphasise EO20.1/12/01 in the Information Report.

PLANNING

General Business

P060/12/01 DEMOLITION OF JARRAHDAL MILL – UPDATE REPORT (P00509-03)			
Proponent	Director Sustainable Development		
Officer	Andrew Watson - Director Sustainable Development	Date of Report	15.11.01
Signatures	Author: Senior Officer:		
Previously	P083/01/01, P054/10/00, P270/06/99		
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to provide Council with a progress update on the clearance of the old Jarrahdale Mill.

Background

At its meeting of 22nd January 2001, Council considered and approved a demolition application for the 1968 former Bunnings Mill at Jarrahdale. The following conditions of development approval were imposed:

“P083 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price seconded Cr Richards that Council approves the application to demolish the old mill on Lot 663 Jarrahdale Road, Jarrahdale subject to the following conditions:

- 1 A full photographic record of the place to be carried out by the National Trust prior to any demolition works.*
 - 2 A demolition application being lodged with the Building department.*
 - 3 The building is to be treated for rodents prior to demolition works.*
 - 4 Assessment of the old mill is to be carried out by the consultants appointed to the Jarrahdale Heritage Park Conservation Plan prior to any demolition works, including from an engineering heritage perspective.*
 - 5 Audit of the site to be carried out to identify any hydrocarbons and recommend treatment measures. Transformer to be removed from the site in accordance with any requirements from the Department of Environmental Protection. This is to occur prior to demolition works. Inspections to be carried out by Site Contamination Remediation Consultant during the demolition works to ensure any contamination is remediated in a satisfactory manner.*
 - 6 Retention of the existing hydrant main throughout the site.*
- CARRIED 10/0”**

Because the old mill is within a Water Catchments Reservation in the Metropolitan Region Scheme, consent of the WA Planning Commission was also required. Following an appeal process and the subsequent issuing of consent orders by the Planning Appeal Tribunal, the only condition imposed by the Planning Commission is:

- “2 The conveyor belt structure is to be protected from site works necessary for the demolition of the mill shed and if necessary, the structure shall be stabilised following removal of the mill shed to ensure its structural integrity.”*

At its meeting of 24th September 2001, Council considered a request from the Jarrahdale Historical Society to retain a number of articles from the old mill. Council resolved:

“P29 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Murphy that Council resolves, pending a successful outcome of the appeal that:-

- 1 The Jarrahdale Historical Society be given until 26 October 2001 to provide details in writing of their plans to move and store the two saws, to the satisfaction of Council when the mill is demolished.*
- 2 The Jarrahdale Historical Society be granted the ancillary items identified in this report. Removal of the small moveable items must occur prior to 26 October 2001. Removal and storage costs for the ancillary items is to be borne by the Jarrahdale Historical Society.*

CARRIED 8/0”

Comments

Following the seeking of expressions of interest from auctioneers and scrap merchants, an offer of \$6,000 in Council's favour from Brads Scrap Metal Recyclers was accepted for the contents of the mill plus the hopper and conveyor structures at the east and west ends of the main building. The next and only other offer was at a cost of \$10,000 to Council. The clearance works commenced on 24th October and should be completed by 7th December 2001. At the time of writing these works were still in progress.

The Director Sustainable Development in consultation with the Chief Executive Officer and the Shire President visited the site before final arrangements were made with Brads Scrap Metal Recyclers. Additional items excluded from the arrangements with Brads, and not included in Council's resolution of 24th September 2001 were:

- a crane structure located near the double bladed saw;
- an old boiler located on the Jarrahdale Road side of the building; and
- a bank of railway line located at the south end of the conveyor belt structure referred to in the Planning Commission's condition 2 (above).

It is intended that these items will be used as sculpture items in or around the Heritage Park or town reflecting the milling tradition of the area.

In the expression of interest process, no interest was shown in the old transformer. The National Trust was offered and has accepted the transformer at no cost for use in the 1949 mill, subject to safe removal.

Statutory Environment: Town Planning & Development Act 1928 (as amended); Town Planning Scheme N^o 2

Policy Implications: Exposure to public liability risk removed

Financial Implications: No funds have been budgeted in 2001/2002 for clearance and demolition of the shed

Strategic Implications: Development of the Jarrahdale Heritage Park

Community Consultation: Public advertising of the development application for demolition of the mill was carried out prior to Council making its decision of 22 January 2001 (P083/01/01)

Voting Requirements: Normal

COUNCIL DECISION/ Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Price

- 1 Council notes the acceptance of the offer of \$6,000 from Brads Scrap Metal Recyclers for the contents of the 1968 former Bunnings Mill and the hopper and conveyor structures at the east and west ends of the main building.
- 2 Council endorses the actions of the Director Sustainable Development in excluding the following items from the arrangements with Brads Scrap Metal Recyclers for future use in the Jarrahdale Heritage Park:
 - a crane structure located near the double bladed saw;
 - an old boiler located on the Jarrahdale Road side of the building; and
 - a bank of railway line located at the south end of the conveyor belt structure referred to in the Planning Commission's condition 2 (above).
- 3 Council notes the offer to and acceptance by National Trust WA of the 1948 mill for the old transformer from the 1968 mill.

CARRIED 8/0

P061/12/01 AMENDMENT TO PUBLIC RECORD - MINUTES OF MEETING 20 AUGUST 2001 (P00792)			
Proponent	Councillor Star		
Officer	D.E Price Chief Executive Officer	Date of Report	12-12-2001
Signatures	Author: Senior Officer:		
Previously	P021/08/01		
Disclosure of Interest			
Delegation	Council		

Preamble

Amend the public record (Minutes of the 20 August 2001) in respect to the correcting of the record which at present indicates Cr Star disclosed an interest in P021/08/01.

Background

It has been brought to Councils attention that when the above item was adopted at Committee level under delegation of Council (SM049/05/01) at the August Planning Development and Environment Committee meeting, Cr Star's name has been recorded incorrectly in the "Disclosure of Interest" section of the title block.

Advice has been requested from the Department of Local Government and Regional Development as to how this error can be corrected. An Acting Senior Investigator has advised that the following steps should be undertaken;

- "1. Seek written confirmation from Cr Star that she did not disclose any type of interest following her statement to this effect at the Annual Electors Meeting on the 5/12/01.*
- 2. Seek written clarification from the Councillors, officers and minute secretary who attended this meeting.*
- 3. Refer this matter back to the next Planning Development & Environment Committee to seek a resolution to amend the public record (ie Minutes of the meeting of 20 August 2001) in respect to correcting the entry indicating Cr Star's disclosure of interest. It would be advisable that the motion, if possible, is passed unanimously to indicate that there is no doubt or dissension by other members as to what took place at that meeting. It would probably be prudent for Cr Star not to move or second the motion for the correction to the minutes."*

Comments

The Chief Executive Officer has been provided with written confirmation from Cr Star that she did not disclose any type of interest following her statement to this effect at the Annual Electors Meeting on the 5/12/01.

Copies of these are provided at Attachment P061.1/12/01.

At the Annual Electors Meeting held on the 5 December 2001, Cr Star stated the following in relation to this matter;

Q9a. *Council President Jan Star has declared an interest in 820 Rowley Road, has there been any unauthorised filling of Wetlands on that property?*

Councillor Star declared an interest in respect of Item P021/08/01 for retrospective approval of a Transport Depot on 820 Rowley Road.

A. *There has not been filling of any wetland on the land that Council is aware of.*

Note: Cr Star stated that she had not declared any interest in item P021/08/01 - 820 Rowley Road. This was a typographical error. Cr Star stated this should not be the case as she was the mover of this item, which was dealt with under Committee Delegation.

The Chief Executive Officer has also been provided with written confirmation from Councillors, officers and the minute secretary who attended this meeting confirming that their recollection of the meeting is that Cr Star did not disclose any type of interest in relation to P021/08/01 at this meeting.

Statutory Environment:

The Department of Local Government and Regional Development Guide for the Preparation of Agendas and Minutes (P11, para 73) states the following: All corrections to the minutes should be clearly identified in the minutes where the correction is necessary. The corrections should be made by the CEO or by a person nominated by the CEO. A cross-reference to the date the corrections were agreed should be included.

Policy Implications:

No Policy Implications

Financial Implications:

No Financial Implications

Strategic Implications:

No Strategic Implications

Community Consultation:

Council record will be amended to reflect Cr Star did not disclose and interest in P021/08/01

Voting Requirements:

Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Scott seconded Cr Simpson

Council is satisfied that Cr Star did not declare any interest in item P021/08/01 - 820 Rowley Road, and that Item P0021/08/01 be amended in the Council minutes to reflect this.

CARRIED 8/0 ABSOLUTE MAJORITY

Developments

Nil

Major Planning

P063/12/01 RURAL STRATEGY REVIEW UPDATE (A0803-08)			
Proponent	Director Sustainable Development		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	15.11.01
Signatures	Author: Senior Officer:		
Previously	P026/08/01, P099/02/01, P098/02/01, P218/04/99, P327/05/98, P335/03/97, P134/10/96		
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to provide an update on the public exhibition of the 2001 Rural Strategy Review (the Review) and to detail a process for dealing with submissions.

Background

Council considered the Review at its meeting of 27th August 2001. Council resolved:

“P026 COUNCIL DECISION

Moved Cr Needham, seconded Cr Price that

- 1 Council adopts the Rural Strategy Review 2001 for public advertising for 42 days subject to the completion of plan drafting.*
- 2 Council, in accordance with step 4 of the process for carrying out reviews of the Rural Strategy adopted by Council as part of the 1996 Review and subsequently endorsed by the WA Planning Commission, refers the draft 2001 Rural Strategy Review to the Ministry for Planning for comment.*

CARRIED 6/4”

Comments

The Review was advertised from 25th October until 7th December 2001. During the exhibition period 20 submissions were received from the following persons:

Submission	Property/Issue	Change Sought
Shire of Serpentine-Jarrahdale Local Economic Development Unit	King Road Rural Enterprise Precinct	Rural to Rural Enterprise Policy Area
Dykstra and Associates	Lot 365 Millars Road, Jarrahdale	Rural to Special Use – Conservation Living
Mr G. Wilson	Lot 835 Rowe Road, Serpentine	Rural to Farmlet
Mr L Cochrane	Lot 2 Selkirk Road, Serpentine	Minor amendments to text
Development Planning Strategies	Lot 224 Orton Road, Byford	No action required
SJB Town Planners	Lot 812 Karnup Road, Hopeland	Hopeland Village
Gray and Lewis	782 Walker Road, Serpentine	Farmlet to Rural Living A
Gray and Lewis	Lot 6 Karnup Road and Pt Loc. 785 walker Road, Serpentine	Farmlet to Rural Living A
SJB Town Planners	Lots 91, 97, 180 and 229 Watkins Road and Shanley	Request for reconsideration of Submission 36

Submission	Property/Issue	Change Sought
	Road, Mundijong	
Mr. R. Ianello	Lot 199 Jarrahdale Road, Jarrahdale	Conservation Private Land to Town and Village Urban
Brook and Marsh Pty Ltd.	Lot 30 Soldiers Road, Cardup	Rural to Rural Living B – Supplementary to Submission 4
SJB Town Planners	Lots 102-106 Rudall and Lots 611 and 615 Arnold Street, Serpentine	Rural to Town and Village Urban – Supplementary to Submission 10
Development Planning Strategies	South West Serpentine	Hopelands Village
Kailis Consolidated Pty Ltd	Lots 399 Henderson, 398 and 165 River Road Hopeland	Does not support the Hopeland Village Proposal as it applies to properties owned by the Company
Brook & Marsh P/L	1254 and 220 Abernethy Road, Byford	No action required
Dykstra & Associates	Lot 15 Keenan Street, Darling Downs	Rural Landscape Buffer to Rural Living A/B – supplementary to Submission 18
Petitioners	Lots 2-39 Thomas/King & Orton Roads	Object to Recommendation 36
BSD	Lot 8 Hardey Road, Serpentine	Rural to Rural Living A
Urban Focus	Lot 807 Shanley Road, Mardella	Exclude from Rural Policy Area (based on Special Residential Guide Plan)
Urban Focus	Pt Lot 807 Shanley Road, Pt Lots 55 and 56 Shanley Road, Lot 1 Shanley Road, Lot 2 Hicks Street, Pt Lot 108 Shanley Road and Pt Lots 976 and 229 Watkins Road, Mardella	Delete the area from the Rural Strategy Review or designate it as a precinct for further planning prior to development.
Dykstra & Associates	Lots 1, 55 and 56 Shanley Road, Mundijong	Agricultural Protection to Farmlet and Rural Living A
Peter Hector	Mardella Precinct	Rural to Farmlet – supplementary to Submission 39
Brook & Marsh P/L	Mardella Precinct	Rural to Farmlet – supplementary to Submission 39

Submissions were also received from a number of government agencies.

To enable Councillors to better understand the nature and extent of submissions, and to give parties who have made submissions the opportunity to address Councillors, it is proposed to schedule a meeting of the Rural Strategy Working Group in late January 2002 to hear delegations from all parties who made submissions to the Review. A whole day would be set aside and each party given the opportunity to make a presentation. Input from the Working Group would be included in a report on the Review to the Strategic Management Committee meeting in February 2002.

Statutory Environment:

Nil – there is no statutory obligation to review a rural strategy

Policy Implications:

The Rural Strategy is Council's principal land use management policy

Financial Implications: Within budget

Strategic Implications: The Rural Strategy is Council's principal statement of strategic land use direction

Community Consultation: Report outlines results of community consultation. Proposed presentations will give persons who made submissions to the Rural Strategy Review the opportunity to highlight the key aspects of their proposal to Councillors

Voting Requirements: Normal

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Needham

A meeting of the Rural Strategy Working Group be held on a date to be determined in January 2002 with all parties who made submissions to the 2001 Rural Strategy Review being invited to make a presentation.

CARRIED 8/0

Note: Cr Hoyer commended the Director Sustainable Development and his team on the Rural Strategy Review consultation process being undertaken.

P064/12/01 BRISTLE LTD EXTRACTIVE INDUSTRY LICENCE RENEWAL – LOT 10 SHALE ROAD, PT LOC 22 KILN ROAD AND LOT 6 NETTLETON ROAD (A0833-03)			
Proponent	Bristle Ltd		
Officer	Michael Davis - Planning Officer, Jocelyn Ullman – Special Projects & Policy Officer	Date of Report	15/11/2001
Signatures	Author: Senior Officer:		
Previously	A0833-03		
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to consider an application for extractive industry licence renewals for Lot 10 Shale Road, Pt Loc 22 Kiln Road and Lot 6 Nettleton Road. It is recommended that the extractive industry licence renewals for Lot 10 Shale Road be conditionally approved for a further year, Pt Loc 22 Kiln Road be conditionally approved for a further year and Lot 6 Nettleton Road be conditionally approved for a further two years.

LOT 10 SHALE ROAD, CARDUP

Owner:	Bristle LTD
Applicant:	Bristle LTD
Lot Area:	17.9037 ha.
L.A Zoning:	Special Use
MRS Zoning:	Rural
Rural Strategy Policy Area:	Raw Minerals Extraction
Rural Strategy Overlay:	Landscape Protection Policy Area
Bush Forever:	Other Native Vegetation
Date of Inspection:	16/11/2001
Commodity:	Shale (48 000m3)

Background

Council previously issued Extractive Industry Licence for the proponent on the subject land and is valid to 31st December 2001. ***A copy of the conditions placed on the 2001 Extractive Industry Licence for Lot 10 Shale Road is with the attachments marked P064.1/12/01.***

Operation Specifications

Hours of work including haulage is limited to 6.00am – 6.00pm Monday to Saturday.

The applicant proposed the following activities for the site:

'All excavation and activities will be contained within the defined pit area. A copy of the plan and aerial photograph are with the attachments marked P064.2/12/01.

▪ Quantity extracted in current lease period	13500m ³
▪ Quantity carted in current licence period	22000 tonne
▪ Quantity planned to be extracted per year	48000m ³
▪ Quantity planned to be carted per year	78000 tonne'

Rehabilitation

'Rehabilitation cannot be implemented in the pit area until all activities are completed. Vegetation buffers and drainage control is in place. A comprehensive revegetation and rehabilitation program will be formulated and implemented when appropriate.'

Dust Nuisance

'A water truck is used where potential for dust nuisance exists. Shale Road is a sealed access which links the site to South Western Highway.'

Transport

'As per Transport Regulations all loads hauled from this site are to be covered.'

Other

Shire of Serpentine-Jarrahdale granted development approval on the 29th September 2000 for a period of five years. The Western Australian Planning Commission granted approval to commence development (Ref 29-50008-1) on the 5th January 2001 for a five year period.

Site Inspection

Council's Special Projects and Policy Officer and Planning Officer carried out a site inspection on the 16th November 2001. The following information was obtained from this inspection:

- No rehabilitation works has been undertaken in the last twelve months;
- Weed control for cotton bush and other weeds has been carried out over last twelve months and will continue to be carried out for the future;
- Dampening vehicles are operating on site;
- Minimal blasting has been carried out on the site.

The site visit revealed that some previous excavation work on Lot 10 Shale Road could be seen from Shale Road. Currently rehabilitation is being carried out on site to avoid exposure of excavation works.

Licence Period

The term of licence sought is for a period of three years.

The pit life has approximately twelve months left of shale extraction. The pit may then be used for filling of rubbish. It is recommended that Council renews the licence for twelve months.

PT LOC 22 KILN ROAD, KARRAKUP

Owner:	Bristile LTD
Applicant:	Bristile LTD
Lot Area:	8.2241 ha
L.A Zoning:	Special Use
MRS Zoning:	Rural
Rural Strategy Policy Area:	Raw Minerals Extraction
Rural Strategy Overlay:	Landscape Protection Policy Area
Bush Forever:	Nil
Date of Inspection:	16/11/2001
Commodity:	Shale

Background

The proponent comments that:

'This proposal is for a pit with a life of more than ten years. Rehabilitation will not be possible in the term of this approval. Further approvals will be sought and rehabilitation will be addressed comprehensively in future applications.'

'Forward planning has indicated that this site will provide shale as a brick-making resource well into the future. To date no extraction has occurred. Testing has been completed and shale body outlines have been established. The Mining Plan has been formulated such that the pit limits on the Southern Pit Limit is reached as soon as possible. Shale extraction then can move progressively north allowing rehabilitation to follow as close as possible. This will not occur for at least five years. At that stage a comprehensive re-instatement, rehabilitation and revegetation plan will be implemented.'

Comments

A copy of the plan and aerial photograph are with the attachments marked P064.3/12/01.

An extractive industry licence for Pt Loc 22 Kiln Road was granted for the period ending 31st December 2001. ***A copy of the conditions placed on the 2001 Extractive Industry Licence for Pt Loc 22 Kiln Road is with the attachments marked P064.4/12/01.***

Operation Specifications

'Hours of work will be limited to 6.00am – 6.00pm Monday to Saturday inclusive. Haulage from the site will be limited to Monday to Friday inc 6.00am – 6.00pm.'

Dust Nuisance

'A water truck is used where potential for dust nuisance exists.' Council recommends that a dust suppression be implemented when required.'

Transport

'A haul road crossing has been designed and documented for Kiln Road. This crossing will allow direct access from the proposed pit to the brickworks on the north side of Kiln Road on lot 4.'

Weeds

'An eradication program for cottonbush and all declared weeds has been implemented.'

Revegetation

'This proposal is for a pit with a life of more than ten years. Rehabilitation will not be possible in the term of this approval. Further approvals will be sought and rehabilitation will be addressed comprehensively in future applications.'

'Vegetation and tree planting has been established to ensure that the excavation is not visually intrusive from the South Western Highway. This will be extended as required.'

Drainage

'The current drainage silt pit will be expanded to better contain run-off from the haul road. A culvert will be installed to direct this run-off and prevent the annual wash-out of the road.'

'Silt from exposed shale faces is minimal. However this runoff will be directed to a drain adjacent to the haul road and will find its way to the enlarged stilling basin.'

Water Management

'All activities will be designed to ensure continued quality water flows in Cardup Brook. A water monitoring program already in place at the Cardup factory area of Cardup Brook will be extended to include any affect from this site.'

Blasting

'All blasting (if required) will be professionally carried out and monitored in accordance with current Mining Act Regulations and Acts.'

Haul Road

'A haul road crossing has been designed and documented for Kiln Road. His crossing will allow direct access from the proposed pit to the brickworks on the north side of Kiln Road on lot 4. A separate development application will be lodged if required.'

Licence Period

The term of licence sought is for a period of one year. It is recommended by the Assessments Team that the licence be approved for a further one year period.

LOT 6 NETTLETON ROAD, BYFORD

Owner:	Bristile LTD
Applicant:	Bristile LTD
Lot Area:	0.2137 ha
L.A Zoning:	Special Use
MRS Zoning:	Rural
Rural Strategy Policy Area:	Raw Minerals Extraction
Rural Strategy Overlay:	Landscape Protection Policy Area
Bush Forever:	Nil

Date of Inspection: 16/11/2001
Commodity: Shale

Background

A licence was granted for Lot 6 Nettleton Road for the period ending 31st December 2001. **A copy of the conditions placed on the 2001 Extractive Industry Licence Lot 6 Nettleton Road is with the attachments marked P064.5/12/01.**

Operation specifications

Hours of work including haulage is limited to 6.00am – 6.00pm Monday to Saturday.

The applicant proposed the following activities for the site:

'All excavation and activities will be contained within the defined pit area. A copy of the plan and aerial photograph is with the attachments marked P064.6/12/01.'

▪ Quantity extracted in current lease period	52500m ³
▪ Quantity carted in current licence period	86000 tonne
▪ Quantity planned to be extracted per year	120000m ³
▪ Quantity planned to be carted per year	195000 tonne'

Rehabilitation

The applicant comments the following:

'Rehabilitation cannot be implemented in the pit area until all activities are completed. Vegetation buffers and drainage control is in place. A comprehensive revegetation and rehabilitation program will be formulated and implemented when appropriate.'

Dust nuisance

'A water truck is used where potential for dust nuisance exists. Nettleton Road is a sealed access which links the site to South Western Highway.'

Transport

'As per Transport Regulations all loads hauled from this site are to be covered.'

Licence Period

The term of licence sought is for a period of three years. It is recommended by the Assessments Team that the licence be approved for a two year period and not the requested three year period due to the constant changing of revegetation and excavation practices.

Comments

Mid year compliance inspection

A routine inspection of the three sites was carried out mid-year 2001 and reported to the Planning, Development and Environment Committee. This inspection showed that:

- 'Compliance with the conditions of the extractive industry are generally occurring;
- Clean up of rubbish in Cardup Brook is occurring and this work will need to continue; and
- Stormwater retention system to manage water before entering Cardup Brook has been substantially commenced.'

Current Outstanding Conditions

LOT 6 NETTLETON ROAD

Since the mid year compliance inspection, Council has received a bond payment of Twenty Nine Thousand Dollars for the repair of any damage to Nettleton Road that can be attributed to the activities of shale extraction at Lot 6 Nettleton Road, Byford.

Council has not received a rehabilitation plan for Lot 6 Nettleton Road, Byford with the 2001 licence renewal application.

It is recommended by the Assessments Team that a condition similar to that placed on the 2001 extractive industry licence renewal requesting a revegetation plan be submitted for the site.

The removal of bricks from around Cardup Brook and the reopening of Cardup Brook have occurred.

LOT 10 SHALE ROAD

All conditions have been met.

PT LOC 22 KILN ROAD

Council has not received an eradication program for Cotton Bush and other weed species for this site.

It is recommended by the Assessments Team that a condition similar to that placed on the 2001 extractive Industry licence renewal requesting a weed eradication program be submitted for the site.

Closing Statement

Due to the general compliance of the existing conditions by the proponent it is recommended that the extractive industry licence renewals for Lot 10 Shale Road be conditionally approved for a further year, PT Loc 22 Kiln Road be conditionally approved for a further year and Lot 6 Nettleton Road be conditionally approved for a further two years.

<u>Statutory Environment:</u>	Town Planning and Development Act 1928 (as amended), Shire of Serpentine-Jarrahdale Extractive Industry Local Law
<u>Policy Implications:</u>	Landscape Protection Policy Area
<u>Community Consultation:</u>	N/A
<u>Financial Implications:</u>	Nil
<u>Strategic Implications:</u>	Economic Development - Continued operation of the existing quarries complies with Council's Local Economic Development Strategy. Environmental - Applicants 'Compliance Report' advises that rehabilitation conditions are being met.
<u>Voting Requirements:</u>	Normal

Officer Recommended Resolution

- A) Council, pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for shale extraction at **Lot 10 Shale Road, Cardup** for the period ending 31st December 2002, subject to the following conditions:

1. Hours of work, including haulage, to be 6.00am to 6.00pm Monday to Saturday, or as adjusted by written agreement with Council.
2. Damping down facilities are to be provided on site to alleviate dust nuisance.
3. All loads are to be covered to reduce dust nuisance.
4. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November 2002.
5. Council to be notified via facsimile a day prior to each blasting carried out on the site.
6. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be made by the 31st December 2002.
7. A revegetation plan along with proposed revegetation works for the site is to be lodged with Council by June 2002.

Advice Notes:

1. Compliance with the "Environmental Management of Quarries" published by the Department of Minerals and Energy 1994.
2. Compliance with the Waters and Rivers Commission "Guidelines for the Establishment of Extractive Industries" September 1997.
3. Compliance with the Mining Act 1978, Mining Regulations 1981, Mines Safety and Inspection Act 1994.
4. Compliance with the Shire of Serpentine-Jarrahdale Extractive Industry Local Law.
5. Compliance with Approval to Commence Development granted by the WA Planning Commission issued on the 5 January 2001.

- B) Council, pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for shale extraction at **Lot 6 Nettleton Road, Byford** for the period ending 31st December 2003, subject to the following conditions:

1. An eradication program for cottonbush and all declared weeds be implemented in 2002.
2. Measures are to be taken to contain stormwater within Lot 6 Nettleton Road.
3. Damping down facilities are to be provided on site to alleviate dust nuisance.
4. Extend and maintain tree breaks to extend the full length of operation to ensure works cannot be seen from the South Western Highway and progressively reinstate pit.
5. Council to be notified via facsimile a day prior to each blasting carried out on the site.
6. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be made by the 31st December 2002.
7. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November each year.
8. A revegetation plan along with proposed revegetation works is to be lodged with Council by June 2002.

Advice Note:

1. The development, operation and rehabilitation of the quarry to be in accordance with the document "Environmental Management of Quarries" published by the Department of Minerals and Energy, 1994.

2. Compliance with Mining Act 1978, Mining Regulations 1981, Mines Safety and Inspection Act 1994 and Council's Extractive Industry By-laws.
- C) Council, pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for shale extraction at **Pt Loc 22 Kiln Road, Karrakup** for the period ending 31st December 2002, subject to the following conditions:
1. That an eradication program for cottonbush and all declared weeds be continued in 2002.
 2. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be made by the 31st December 2002.
 3. No works are to be exposed to the view from the South Western Highway.
 4. Measures to be taken to contain stormwater within Pt Loc 22 Kiln Road.
 5. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November 2002.
 6. Council to be notified via facsimile a day prior to each blasting carried out on the site.
 7. A revegetation plan along with proposed revegetation works is to be lodged with Council by June 2002. The revegetation plan shall include the planting of four (4) rows of local native mixed trees and shrubs to screen the pit from South Western Highway users.
Screening of the haulage road is also to be carried at a rate of 4 rows of mixed local native trees and shrubs.
Revegetation of land surrounding the pit and the worked area not to be less than 30 metres of mixed local native trees and shrubs.
Densities of all plantings are to be at 1000 stems per hectare.
All revegetation work is to be carried out in accordance with Council's PS03-Landscaping and Revegetation Policy.

Advice Note:

1. The development, operation and rehabilitation of the quarry to be in accordance with the document "Environmental Management of Quarries" published by the Department of Minerals & Energy, 1974.
2. The proponent complying with all the environmental conditions imposed by the Environmental Protection Authority pursuant to the provisions of the Environmental Protection Act 1986 (Licence No.3803, File No. L44/67).
3. Compliance with the Mines Act 1978 Mining Regulations 1981, Shire of Serpentine-Jarrahdale's Extractive Industry Local Law and the Mines Safety and Inspection Act 1974.
4. Compliance with Approval to Commence Development granted by the WA Planning Commission issued on the 22 March 2000 (Reference No.29-848-1).

COUNCIL DECISION

Moved Cr Scott seconded Cr Murphy

A) Council, pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for shale extraction at **Lot 10 Shale Road, Cardup** for the period ending 31st December 2002, subject to the following conditions:

1. Hours of work, including haulage, to be 6.00am to 6.00pm Monday to Saturday, or as adjusted by written agreement with Council.
2. Damping down facilities are to be provided on site to alleviate dust nuisance.
3. All loads are to be covered to reduce dust nuisance.
4. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November 2002.
5. Council to be notified via facsimile a day prior to each blasting carried out on the site.
6. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be made by the 31st December 2002.
7. A revegetation plan along with proposed revegetation works for the site is to be lodged with Council by June 2002.

Advice Notes:

1. Compliance with the "Environmental Management of Quarries" published by the Department of Minerals and Energy 1994.
2. Compliance with the Waters and Rivers Commission "Guidelines for the Establishment of Extractive Industries" September 1997.
3. Compliance with the Mining Act 1978, Mining Regulations 1981, Mines Safety and Inspection Act 1994.
4. Compliance with the Shire of Serpentine-Jarrahdale Extractive Industry Local Law.
5. Compliance with Approval to Commence Development granted by the WA Planning Commission issued on the 5 January 2001.

NOTE: That this site is part of the previously approved Pacific Waste Management facility.

B) Council, pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for shale extraction at **Lot 6 Nettleton Road, Byford** for the period ending 31st December 2002, subject to the following conditions:

1. An eradication program for cottonbush and all declared weeds be implemented in 2002.
2. Measures are to be taken to contain stormwater within Lot 6 Nettleton Road.
3. Damping down facilities are to be provided on site to alleviate dust nuisance.
4. Extend and maintain tree breaks to extend the full length of operation to ensure works cannot be seen from the South Western Highway and progressively reinstate pit.
5. Council to be notified via facsimile a day prior to each blasting carried out on the site.
6. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be made by the 31st December 2002.
7. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November each year.
8. A revegetation plan along with proposed revegetation works is to be lodged with Council by June 2002.

Advice Note:

1. The development, operation and rehabilitation of the quarry to be in accordance with the document "Environmental Management of Quarries" published by the Department of Minerals and Energy, 1994.
2. Compliance with Mining Act 1978, Mining Regulations 1981, Mines Safety and Inspection Act 1994 and Council's Extractive Industry By-laws.

C) Council, pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for shale extraction at **Pt Loc 22 Kiln Road, Karrakup** for the period ending 31st December 2002, subject to the following conditions:

1. That an eradication program for cottonbush and all declared weeds be continued in 2002.
2. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be made by the 31st December 2002.
3. No works are to be exposed to the view from the South Western Highway.
4. Measures to be taken to contain stormwater within Pt Loc 22 Kiln Road.
5. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November 2002.
6. Council to be notified via facsimile a day prior to each blasting carried out on the site.
7. A revegetation plan along with proposed revegetation works is to be lodged with Council by June 2002. The revegetation plan shall include the planting of four (4) rows of local native mixed trees and shrubs to screen the pit from South Western Highway users.

Screening of the haulage road is also to be carried at a rate of 4 rows of mixed local native trees and shrubs.

Revegetation of land surrounding the pit and the worked area not to be less than 30 metres of mixed local native trees and shrubs.

Densities of all plantings are to be at 1000 stems per hectare.

All revegetation work is to be carried out in accordance with Council's PS03-Landscaping and Revegetation Policy.

Advice Note:

1. The development, operation and rehabilitation of the quarry to be in accordance with the document "Environmental Management of Quarries" published by the Department of Minerals & Energy, 1974.
2. The proponent complying with all the environmental conditions imposed by the Environmental Protection Authority pursuant to the provisions of the Environmental Protection Act 1986 (Licence No.3803, File No. L44/67).
3. Compliance with the Mines Act 1978 Mining Regulations 1981, Shire of Serpentine-Jarrahdale's Extractive Industry Local Law and the Mines Safety and Inspection Act 1974.
4. Compliance with Approval to Commence Development granted by the WA Planning Commission issued on the 22 March 2000 (Reference No.29-848-1).

NOTE: A commitment to repair any damage be investigated to cover the portion of Kiln Road utilised by the applicant as part of this licence.

CARRIED 8/0

Advice Note B6 was changed from the Officers Recommendation to retain consistency with other extractive industry licence approvals period now being issued.

P065/12/01 EXTRACTIVE INDUSTRY LICENCE RENEWAL – LOT 422 KING ROAD, OLDBURY (A0870-02)			
Proponent		Cook Industrial Minerals	
Officer		Jocelyn Ullman – Special Projects & Policy Officer	Date of Report 10/12/01
Signatures		Author:	Senior Officer:
Previously		P001/07/01	
Disclosure of Interest			
Delegation		Council	

Owner: Cook Industrial Minerals Pty Ltd
 Applicant: Cook Industrial Minerals Pty Ltd
 Lot Area: 20.5150ha
 L.A. Zoning: Rural
 MRS Zoning: Rural
 Rural Strategy Policy Area: Raw Material Extraction
 Rural Strategy Overlay: N/A
 Bush Forever: N/A
 Date of Inspection: 11/12/01
 Amount to be extracted in 2002: 10,000 cubic meters

Preamble

The purpose of this report is to consider an application for renewal of an extractive industry licence for Lot 422 King Road, Oldbury. It is recommended that the licence be conditionally renewed for a period of 12 months.

Background

At its meeting on the 18th December 2000 Council resolved to renew an extractive industry licence on Lot 422 King Road, Oldbury for 12 months.

A copy of the conditions for the 2001 extractive industry licence for Lot 422 King Road, Oldbury is with the attachments marked P065.1/12/01.

Comments

Cook Industrial Minerals provide the following information in relation to compliance with conditions over the past year:

Excavation of the sand quarry has been to the Revegetation Plan dated 7 December 2000.

During the year the following has been undertaken:

- *Negotiations were held with CSR in relation to excavation of the northern buffer. This has commenced, but the final details with regard to the volumes of sand are still to settled.*
- *Approval was obtained from Western Power to excavate from under the transmission lines. The conditions are shown in the attached letter.*
- *A total of four kg of seeds was spread across the areas being rehabilitated, together with over 2100 tube plants used in rehabilitation.*
- *Tube plants were supplied and planted by Oakford Farm Trees, and seeds obtained from Landcare Services. Tree guards were installed in sensitive areas and long life fertiliser applied to all tube plants.*
- *Seeding was undertaken in August by Landform Research. Seeds were treated with smoke water, and leguminous seeds boiled to crack the seed coats.*

The applicant has also lodged a survey plan showing the extent of excavation over 2001 and the levels of the floor of the pit. It can be seen on the survey plan that the central and western portion of the excavated area has been raised to an average of 21 metres AHD, although the eastern part of the washing plant has not been raised because these are permanent structures.

The applicant also made the following comments on their commitments made in the revised Revegetation Plan Lot 422 King Road, Oakford prepared by Lindsay Stephens.

A copy of the original rehabilitation plan for the site is with the attachments marked P065.2/12/01.

FACTOR/ LOCATION	COMMITMENTS	TIMING	WORK UNDERTAKEN DURING 2001
General site			
	Tidy site by removing unwanted materials and recyclable items.	October 2000- February 2001	The site was tidied and a significant amount of machinery removed, prior to the end of March 2001
	Sort and relocate on site equipment, mobile plant and ancillary items to make the site more efficient and tidy.	October 2000 – February 2001	As above
	Re-landscape entrance to provide better visual screening	December 2000 – July 2001	The landscape was re-landscaped and tidied early in 2001, visual bunding formed, and planting undertaken.
	Smooth and tidy up land surface along the excavated parts of the northern buffer and access road.	October – November 2000	As much sand as practicable has been excavated from the northern buffer and negotiations held with CSR to enable removal of the remainder. This sand had been used to raise the level of the floor.
	Smooth and tidy excavated areas	October – November 2000	The excavated areas were re-landscaped and the dumps of topsoil gradually removed. Some topsoil remains in dumps.
Machinery			
	Sort machinery and recycle unwanted items. 300 tonnes has been identified and separated for removal and recycling	October 2000 – February 2001	The site was tidy, a significant amount of machinery removed prior to the end of March 2001
	Progressively move the machinery onto floor areas that have been raised to 21 metres	Commencing 2000 – 2002	Machinery has been moved onto areas of the floor which have been raised. This is an ongoing procedure
Rehabilitation/Area			
G	Screening trees will be infill planted in the King Road buffer. 550 tube plants required plus seeding with local species	June – July 2001	The buffer was extensively planted and seeded, including the fire break, following approval by the Shire of Serpentine-Jarrahdale. Tube plants were installed with rabbit

FACTOR/ LOCATION	COMMITMENTS	TIMING	WORK UNDERTAKEN DURING 2001
			guards and the area seeded in August. The sand excavation will provide a fire break.
A, B	Additional trees will be planted in the eastern buffer. Area B Does not need plants. 100 tube plants required plus seeding with local species	Jun – July 2001	Infill planting and seeding was undertaken in august.
H	Plant entrance and completed northern buffers. 100 tube plants required plus seeding with local species	June – July 2001	Planting and seeding was undertaken in August.
H	Plant trees along the access road where is will not interfere with excavation and other activities. 100 tube plants required plus seeding with local species	June – July 2001	Planting and seeding was undertaken in August.
E	Move overburden dump from E to P and rehabilitate with tube plants and seed	June – July 2001	The dumps have been largely removed, but some material remains and will be progressively moved as excavation permits.
I	Excavate Area I early 2001 and rehabilitate with tube plants and seed	June – July 2001	Not all of Area I has been excavated because sand sales have been slow
L	Commence planting of the excavated floor of the pit in the western part in areas that will not impact on excavation. 200 tube plants required plus seeding with local species	June – July 2001	This area was planted and seeded in August 2001. The use of topsoil has resulted in a significant weed problem in some parts
D	Commence wetland creation by forming any area that is not required for excavation and planting areas not required for excavation and other activity 200 tube plants required plus seeding with local species	June – July 2001	The wetland buffer was tidied. It was planted and seeded in August 2001 and weed within the wetland edge sprayed. Unfortunately tree guards were not used in this area and rabbits have taken some plants.
J	Excavate the northern buffer when possible, subject to negotiations with CSR. This may not occur in 2001. Direct transfer topsoil to an area to be rehabilitated.	2001 or when an agreement can be negotiated with CSR	As much sand as practicable has been excavated from the northern buffer and negotiations held with CSR to enable removal of the remainder. This sand has been used to raise the level of the floor
	Reform and rehabilitate northern buffer	When excavated	See J above
P	Progressively raise the floor of the machinery areas	2001	The floor has been progressively raised but is limited by the existing machinery and production plant. The production plant has been in place for many

FACTOR/ LOCATION	COMMITMENTS	TIMING	WORK UNDERTAKEN DURING 2001
			years and is a permanent structure that cannot be raised.
Q	Progressively raise the floor of the active excavation area	2002	All excavated floor areas have been raised to 21 metres AHD and all new excavation is cut only to this level
K	Excavate K by directly transferring topsoil to L, excavated parts of K and other areas to be rehabilitated	2001 – 2002	Only part of K has been excavated because of slow sand sales
M	Excavate M by directly transferring topsoil to K, excavated parts of M and N	2002 – 2003	Excavation has only been a small amount of excavation in this area
O	Excavate M by directly transferring topsoil to N, excavated parts of O	2003 – 2004	There has only been a small amount of excavation in this area
	Rehabilitate O. Retain some topsoil for use in rehabilitation	2004	Not applicable at this stage, see above
All areas			
	Monitor rehabilitation and infill plant/seed as necessary	2001 – 2006	Rehabilitation was undertaken, and monitoring continued
	Implement a monitoring program to continually assess revegetation and infill plant and seed as necessary	Ongoing	Monitoring of all operations continues
	Implement a weed monitoring and management plan to ensure all environmental and Declared weeds are dealt with. Weeds, which have the ability to impact on the success of revegetation, are to be treated. A licenced contractor is to be used for any wedding spraying.	Ongoing	Weed management is in place. Weeds around the wetland were treated. The use of topsoil is a major cause of weed spread. Its use will be reconsidered for the remainder of the floor, and top soil may not be used, or the top soil spread much earlier and sprayed.

A compliance inspection was carried out by Council's Planning Officer, Environmental Officer and Compliance Officer on the 11th June 2001. A number of conditions were outstanding at the date of this site inspection. These conditions included the lodgement of a revised revegetation plan, raising of the pit floor to 21 metres AHD, the lodgement of a \$10,000 bond/bank guarantee, the removal of the spur section between lots 422 and 4 King Road and written approval being provided from Western Power approving the extraction of the sand resource from under the powerline.

Apart from the lodgement of the \$10,000 bond/bank guarantee and the removal of the spur section between lots 4 and 422, all outstanding conditions have been met. The bond/bank guarantee and the removal of the spur section are discussed later in this report.

A site inspection was carried out on the 11/12/01 by the Council's Special Projects and Policy Officer, Planning Officer and the applicant. The following information was revealed at this meeting:

- the applicant estimates that there is approximately four (4) years worth of sand extraction left in the pit;

- negotiations are continuing with CSR to the north to remove the section of sand between Lots 4 and 422;
- weed control is to be carried out in August 2002. This weed control will target the cotton bush that has arisen as a result of the spreading of the topsoil over the site;
- visual monitoring of the rehabilitation works has been carried out on the site by Lindsay Stephens;
- infill rehabilitation and any other rehabilitation required will be carried out by the applicant in 2002;
- a significant pile of building rubble has been dumped on the site. This rubble does not have approval and should be removed immediately. The applicant has indicated that this product is used for road base for any new roads constructed within the pit;
- extraction in 2002 will be focussed on the south-west corner of the lot and within the Western Power powerline easement.

The applicant has requested that Council reconsider its position in relation to the raising of the entire pit floor to 21 Australian Height Datum (AHD). A number of conditions have been placed on the applicant on both the extractive industry licence and also on the storage of mine machinery development approval requiring that the entire floor be raised to 21 AHD. The majority of the pit floor has been raised however the area containing the washing plant and weighbridge has not been raised as a result of these structures being fixed. It is recommended that at the conclusion of the extraction from the pit and the removal of the weighbridge and washing plant that these areas be raised to the requested 21AHD.

As Council is aware the Minister Planning and Infrastructure approved the storage of mine machinery as an ancillary use on the site. Upon site inspection of the site and following previous discussions with the applicant the pit has a short term life period. ie. maximum 4 years. It is therefore envisaged that there will be no need to renew the extractive industry licence in 2005.

Extraction has been approved by Western Power within the powerline easement on the western boundary of Lot 422 King Road. The following conditions have been placed on the approval of extraction of sand from this area by Western Power:

- a firm and level area of 15m radius around each of the affected poles is to be maintained; and
- a batter of 1:3 is to be maintained from the edge of the area described above.

The applicant indicated at the site inspection on the 11th December 2001 that extraction of the sand resource in this area would not occur until winter 2002 so that any potential dust problems may be kept to a minimum.

Council currently holds a bond for \$5,000 for the reinstatement of the pit upon completion of extraction. As a result of the life of the pit being only of a short term it is recommended by the Strategic Planning Team that a bank guarantee of \$15,000 replace the existing \$5,000 bond that Council holds. The increase in the requested reinstatement money is necessary as a result of the increasing costs in rehabilitation.

The spur section between lots 4 and 422 King Road remains. CSR Readymix, the operators of the sand pit on lot 4, has indicated that they are not going to renew their extractive industry licence for this site at this stage. They are unsure as to when renewal of this licence will occur but suggest that it may not be until mid 2002. The operator of lot 422 King Road indicated at the site inspection on the 11th December 2001 that negotiations had been occurring between themselves and CSR for the removal of the spur section between the two lots however extraction from this area has ceased as a result of the access road on lot 4 running along the top of the spur section and that further extraction would make it unsafe for trucks entering lot 4. It is recommended by the Strategic Planning Team that a condition similar to that placed on last years extractive industry licence be again placed on the 2002 licence renewal requiring that this spur section be removed.

It was noted at the site inspection on the 11th December 2001 that an amount of rubble has been dumped on the site. The applicant has indicated that this rubble is used in the construction of internal roads within the pit. Approval has not been granted for the storage of this rubble and it is recommended by the Strategic Planning Team that this material be removed immediately from the site.

Given the above comments and the significant improvement in the operation and maintenance of the site it is recommended by the Strategic Planning Team that an extractive industry licence for Lot 422 King Road, Oldbury be conditionally granted for a further 12 months.

Statutory Environment: Town Planning and Development Act 1928 (as amended). Shire of Serpentine-Jarrahdale Extractive Industry Local Law.

Policy Implications: The site is indicated in the key extraction area of the Statement of Planning Policy no.10 and therefore renewal of the pit licence complies with the objectives and aims of this policy. The site is also shown as Raw Materials Extraction under the Shire's Rural Strategy and therefore complies with the aims and objectives of the Rural Strategy.

Financial Implications: Extractive industry licence's for pits extracting materials less than 50 000 cubic meters per annum attract a fee of \$1250.

Strategic Implications: The estimated life of the pit is 4 years

Community Consultation: Community consultation is not sought on extractive industry licence renewals.

Voting Requirements: Normal

Officer Recommended Resolution

Council pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for sand extraction at Lot 422 King Road, Oldbury for the period ending the 31st December 2002, subject to the following conditions:

1. Revegetation works for 2002 is to include the infill and replacement of those plants lost in 2001. This includes the area surrounding the wetland on the lot and all additional areas indicated in the Revegetation Plan by Lindsay Stephens dated the 7th December 2000, incorporation changes made to the commitments table from Council meeting on the 18th December 2000.
2. The perimeter trees on the west and south sides of the lot are to be maintained.
3. The reinstatement of the pit is to be in accordance with Council's Extractive Industry Local Law.
4. Minimum ground level of the pit is to be 21m Australian Height Datum over all sections of the pit except the area covered by the weighbridge and washing plant. The entire pit floor is to be raised to 21m Australian Height Datum upon completion of extraction of sand from the pit and is to be included as part of the site reinstatement works.
5. A bank guarantee totalling \$15,000 is to be lodged with Council for the reinstatement of the pit. This bank guarantee is to be lodged with Council by the 31st January 2002. Upon lodgement of this bank guarantee Council will reimburse any bonds that are currently being held for the site.
6. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be lodged by the 31st December 2002.

7. Any fuel stored on-site will be located in a fenced hardstand area, surrounded by a perimeter bund of sufficient height to contain the total volume of stored fuel in the event of a leak.
8. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November 2002. Included in this annual report but not limited to the applicant must provide figures on the volumes of sand extracted in 2001, 2002 and predicted sand extraction in 2003.
9. In consultation with the adjoining landowner the spur section between Lot 4 and Lot 422 King Road is to be removed to a height of 2 metres above maximum anticipated groundwater level. This spur section is to be removed by 31st December 2002. A plan showing the existing and proposed land contours of this section is to be submitted to Council for approval before extraction from this section commences.
10. Building rubble and any inert landfill material is to be removed immediately from the site. No further building rubble or inert material is to be dumped on the site without Council's approval.

Advice Notes:

1. The development operation and rehabilitation of the quarry to be in accordance with the document "Environmental Management of Quarries" published by the Department of Minerals and Energy, 1974.
2. Compliance with the Mines Act 1978 Mining Regulations 1981, Council's Extractive Industry Local Law and the Mines Safety and Inspection Act 1974 must be carried out at all times.
3. Site compliance inspections will be carried out every six months to check compliance with the extractive industry licence and any other approvals granted for the site.
4. Dust generation may become a problem from the access road and any sand stockpiles within the site. Should such a problem occur these areas should be kept damp or treated with a surface binding agent.
5. Renewal of an extractive industry licence for Lot 422 King Road, Oldbury beyond 31st December 2004 is unlikely.

COUNCIL DECISION

Moved Cr Simpson seconded Cr Price

Council pursuant to the Shire of Serpentine-Jarrahdale Extractive Industry Local Law, issues an extractive industry licence renewal for sand extraction at Lot 422 King Road, Oldbury for the period ending the 31st December 2002, subject to the following conditions:

1. Revegetation works for 2002 is to include the infill and replacement of those plants lost in 2001. This includes the area surrounding the wetland on the lot and all additional areas indicated in the Revegetation Plan by Lindsay Stephens dated the 7th December 2000, incorporation changes made to the commitments table from Council meeting on the 18th December 2000.
2. The perimeter trees on the west and south sides of the lot are to be maintained.
3. The reinstatement of the pit is to be in accordance with Council's Extractive Industry Local Law.
4. Minimum ground level of the pit is to be 21m Australian Height Datum over all sections of the pit except the area covered by the weighbridge and washing plant. The entire pit floor is to be raised to 21m Australian Height Datum upon completion of extraction of sand from the pit and is to be included as part of the site reinstatement works.
5. A bank guarantee totalling \$15,000 is to be lodged with Council for the reinstatement of the site. This bank guarantee is to be lodged with Council by the 31st January 2002. Upon lodgement of this bank guarantee Council will reimburse any bonds that are currently being held for the site.
6. Payment to Council of an annual renewal licence fee, which is based on the volume of extraction, is to be lodged by the 31st December 2002.

7. Any fuel stored on-site will be located in a fenced hardstand area, surrounded by a perimeter bund of sufficient height to contain the total volume of stored fuel in the event of a leak.
8. Applicant to lodge with Council an annual report on site performance in respect to conditions attached to the licence and operation of site by 30 November 2002. This annual report must provide but not be limited to figures on the volumes of sand extracted in 2001, 2002 and predicted sand extraction in 2003.
9. In consultation with the adjoining landowner the spur section between Lot 4 and Lot 422 King Road is to be removed to a height of 2 metres above maximum anticipated groundwater level. This spur section is to be removed by 31st December 2002. A plan showing the existing and proposed land contours of this section is to be submitted to Council for approval before extraction from this section commences.
10. Building rubble and any inert landfill material is to be removed immediately from the site. No further building rubble or inert material is to be dumped on the site without Council's approval.

Advice Notes:

1. The development operation and rehabilitation of the quarry to be in accordance with the document "Environmental Management of Quarries" published by the Department of Minerals and Energy, 1974.
2. Compliance with the Mines Act 1978 Mining Regulations 1981, Council's Extractive Industry Local Law and the Mines Safety and Inspection Act 1974 must be carried out at all times.
3. Site compliance inspections will be carried out every six months to check compliance with the extractive industry licence and any other approvals granted for the site.
4. Dust generation may become a problem from the access road and any sand stockpiles within the site. Should such a problem occur these areas should be kept damp or treated with a surface binding agent.
5. Renewal of an extractive industry licence for Lot 422 King Road, Oldbury beyond 31st December 2004 is unlikely.

CARRIED 8/0

Note: Point 8 of the Officers Recommendation was changed to make the decision more clear.

Subdivisions

P066/12/01 PROPOSED SUBDIVISION – LOT 523 SOUTH WESTERN HIGHWAY, BYFORD (S117451)			
Proponent	Wallmar Pty Limited		
Officer	David Lodwick – Senior Planner	Date of Report	27.11.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Owner:	Wallmar Pty Limited
Applicant:	Ilya Hastings, Consultant
Lot Area:	8.25ha
LA Zoning:	Urban Development
MRS Zoning:	Urban; fronts Primary Regional Road Reservation
Rural Strategy Policy Area:	N/A
Rural Strategy Overlay:	N/A
Bush Forever:	N/A
Date of Inspection:	27.11.01

Preamble

Council to consider a subdivision referral over the subject land. It is recommended that the WA Planning Commission be advised to support the subdivision.

Background

Previous Subdivision Application History

Council, in previously considering a similar application (WAPC Ref 103920 refers), resolved at its Ordinary Council meeting on 21 September 1997:

- “a) *That the proposed subdivision be approved subject to the following conditions:*
1. *Drainage Compensation Basin:*
That Option (1) of 4,781m² be provided for a landscaped drainage basin. Because this will require water sensitive design and will be the entrance to the industrial estate and one of the entrances to a future urban area, landscape features will be very important.
 2. *Effluent Disposal:*
Either a dormant sewer or one single bio-cycle to service the whole estate should be provided.
 3. *Landscape Option:*
Landscaping to the satisfaction of the Local Authority to be provided to Lots 1, 22, 23 and 24 and should be a condition of subdivision.
 4. *Design Guidelines and Water Sensitive Design:*
Design Guidelines for building treatment, site access, car parking, water sensitive design and landscaping, be submitted as scheduled suitable for registration as a memorial on title before clearance.
 5. *Landscaping for all the lots to be provided to the satisfaction of the Local Authority.*
 6. *As the road to the south is on an adjoining landowner's lot, Lots 25 to 31 will have no road access and therefore individual titles on these lots should not be issued until the urban development is commenced and the road constructed.*
 7. *Lots 24 to 31 and 14 and 13 will be required to have a mixed use with a house (caretakers – see Town Planning Scheme No.2) facing the southern boundary and this to be a memorial on title.*
 8. *That a 2000m² site be negotiated with the proponent and ceded as a fire station by separate legal agreement”*

The above application was duly refused by the WA Planning Commission on 29 January 1998 for the following reasons:

1. *The proposed subdivision does not satisfy the objectives for co-ordinated planning and development of the Byford Urban Cell as detailed in the Commission's South East Corridor Structure Plan (June 1996).*
2. *The subject land forms part of a large area, which requires comprehensive planning (including agreement to an overall road pattern, the allocation of land for recreation and other public uses, provision for essential infrastructure and equitable arrangements for developer contributions), and approval to the subdivision would be premature and prejudice the overall planning for the area.*
3. *The proposed subdivision would create lot(s) in an area where the Commission has been advised that on-site effluent disposal would not be satisfactory in the long term*

- and which is not serviced by reticulated sewerage. This would be contrary to the Government Sewerage Policy for the Perth Metropolitan Region.*
4. *Approval to the subdivision would result in the creation of a lot (or lots) not having frontage to a gazetted road.*
 5. *Approval of the subdivision would set an undesirable precedent for the further subdivision of surrounding lots.*

An appeal against the above decision was lodged with the Hon Minister for Planning with the proposal ultimately refused in May 1999. The ground of refusal by the Minister was the need for sewer to be provided to the site.

The applicant considers that this issue has now been progressed to a point where a new proposal can be assessed, hence lodgement of the current application.

Comments

The Site and Surrounds

The site has a gradual westerly slope being located on the Pinjarra Plain adjoining the foothills of the Darling Scarp. Comprising of Guildford soils the site is stated to have a fair/good capability for on-site effluent disposal. The western quarter of the property is subject to seasonal waterlogging due to its low-lying nature.

Lot 9 abutting accommodates a Flour Mill. To the east is the old Commonwealth Quarantine Facility with a special residential area to the north east opposite Nettleton Road. Along the southern boundary of the site is a defunct railway with an extensive area previously used an ammunition depot further to the south. This area is in the process of being developed for urban purposes (Amendment 77) in the short to medium term. Immediately to the west is South Western Highway with a mix of residential and rural holdings and public open space.

South East Corridor Structure Plan (June 1996)

Released by the Ministry for Planning in June 1996, the applicant notes that the South East Corridor Structure Plan designates the subject site as 'Industry/Employment Centre' acknowledging its proximity to existing and future urban areas.

Specifically the report states:

"In Byford, expansion of the industrial area around the Defiance Flour Mill and the land opposite, between the highway and rail line is recommended. Both sides offer good frontage to a major road (existing South Western Highway) and are close to future residential areas."

Demand Statement

The applicant's demand statement is as follows:

"A very limited supply of industrial zoned land exists in the south east corridor, and specifically the Shire of Serpentine Jarrahdale. This is evidenced by:

- *the high occupancy rate of the existing Nettleton Road industrial area to the north;*
- *the high number of industrial related uses being established in rural and other inappropriate zones within the Shire;*
- *the parking of articulated vehicles in non-industrial areas throughout the Shire, impacting on the amenity of these areas; and*
- *the inability of various uses to establish/relocate in appropriately zoned locations.*

The concern over the supply of industrial zoned lots in the area has been reflected in the Shire's letter of support for the proposal where it suggests the possible establishment of a fire station site and truck parking facility within the proposed subdivision.

Such demand pressures will only increase as the population of the townsites of Byford and Mundijong and the extensive rural areas of the Shire expand significantly over the next 5-10 years and further. The South East Corridor Structure Plan estimates the Shires population to increase from 9,500 (approximately) in 1996 to 13,000 in 2001, 17,000 in 2006 and 25,000 in 2011. Given the limited supply of industrial lots and growing demand in the Shire, there is an evident need to create additional opportunities for industrial subdivision. The most obvious short term solution to this is to develop land presently zoned for industrial purposes.

There is also a growing need to accommodate an employment base within the Shire which will only be assisted by the subject proposal."

Subdivision Design

The proposal is to subdivide Part Loc 523 into 35 light industrial lots averaging 1,840m² and ranging from 1,000m² to 3,460m².

3,600m² of drainage has been provided in the Western corner of the site, representing the low point and area subject to seasonal waterlogging.

The applicant advises that *access to the lots would be via an extension to Dougal Street and a crossover to South Western Highway. The latter entrance will combine to give northern access to the future urban area to the south in accordance with the structure plan for the area. Proposed lots 14 and 25 to 35 will gain future access via a road proposed as part of the future urban subdivision and will therefore be created at the time of this road being constructed. This will see them fronting, rather than backing onto the future residential area. These lots will therefore represent Stage 2 of the subdivision and will be facilitated in the interim via one super lot having internal road access. The shared access off South Western Highway and fronting of lots onto the residential area has been provided at the Shire's request.*

In response, the issue of a future road as shown on the adjoining land remains unresolved. In this regard, it is recommended that the proposed creation of lots not having frontage to a gazetted road should not be supported by Council.

The Shire tax maps indicates that the 'old railway reserve' (running along the southern boundary of the land) has been amalgamated with the subject land. Amendment 77 (urban land to south) suggested the future road was to be along this railway reserve. It could well be argued that the future road should be fully contained with the application land to service lots 25 to 35 and not as presently shown.

A plan of the proposed subdivision is with the attachments marked P066.1/12/01.

Servicing

The existing adjoining industrial subdivision to the north, like all urban related development in Byford and Mundijong, is serviced by predominantly standard septic tank/leach drain systems. The applicant considers that this situation will change in the short term with the infill sewer programme servicing the Byford townsite likely to be connected by the end of 2002. The applicant states that the sewer system extends to within 800m to the north of Loc 523. Provision of reticulated sewer to the site is still, therefore, contingent on the development of the urban land to the south. The applicant points out that since the previous application for Loc 523, the land to the south has been zoned within the Shire's scheme and a Structure Plan accordingly adopted. The applicant also comments that whilst there have been no formal approaches for subdivision of this land, it is clear that it is ready for realising urban development potential. (Note not correct: approximately 2 years ago subdivision approval was granted for southern stage of Futuris land).

A dormant sewer is proposed to be laid in the interim, until reticulated sewer is operating within the vicinity of the site. The applicant advises that this is anticipated to be for a 12 month to 24 month period.

In response, the Water Corporation has provided verbal advice to Council that the current sewer main is developed only as far as Beenyup Road and is not proposed for extension to the application site. Such extension would only be undertaken at the full cost of the developer.

Zoning Issues

The subject land is now zoned 'Urban Development' as opposed to 'Light Industry' as suggested in the proponent's correspondence as part of the subdivision application. In this regard, Council has not yet determined the preferred lot sizes, design and land uses for the subject land.

Mixed/service commercial uses on the southern portion of the proposed subdivision area so as to provide an interface to the abutting urban land to south (as opposed to light industrial use) is seen as more appropriate to minimise future amenity impacts/land use conflicts. It is recommended that Council consider addressing this aspect by way of a scheme amendment.

Conclusion

In summary, as it currently stands at this point in time, the proposal does not meet Government Sewerage Policy. Council's Assessments Team, therefore, considers that the proposed subdivision should only be supported if reticulated sewer was made available to service the lots proposed for creation under the subject application.

The issue of a gazetted road to service the southern lots in the application area remains unresolved.

Furthermore, the current zoning of the land and most appropriate form of subdivision design and land use(s) for the application area given proximity to the urban land adjoining to the south also requires resolution.

Statutory Environment:

Town Planning & Development Act 1928

Policy Implications:

South East Corridor Structure Plan; Government Sewerage Policy

Financial Implications:

Nil

Strategic Implications:

Proposed southern extension of existing Byford Light Industrial Area. The proposal meets the broad intentions of the South East Corridor Structure Plan. However, the zoning of the land is currently 'Urban Development'

Sustainable Development - Does not meet this objective in absence of reticulated sewer to service lots proposed for creation under subject application

Creation of employment opportunities with such industrial subdivision would meet Council's Local Economic Development Strategy

Community Consultation:

N/A

Voting Requirements:

Normal

COUNCIL DECISION/ Officer Recommended Resolution

Moved Cr Murphy seconded Cr Simpson

Council recommends to the WA Planning Commission that the proposed subdivision of Lot 523 South Western Highway, Byford would be supported if the following were able to be addressed:-

- 1 Reticulated sewerage was available to service the lots proposed to be created under the subject application as required under Government Sewerage Policy at the developers cost;
- 2 The proposed creation of lots fronting a gazetted road will need to be agreed between the developer and Council; and
- 3 Council has not yet determined the preferred lot sizes, design and land use options for the subject land. The application site is now zoned 'Urban Development' as opposed to 'Light Industry.' Mixed/service commercial uses on the southern portion of the proposed subdivision area so as to provide an interface to the abutting urban land to the south is seen as more appropriate to minimise future amenity impacts/land use conflicts. Council to consider addressing this aspect by way of a scheme amendment

CARRIED 7/1

Cr Simpson left the meeting at 11.53am.

Cr Scott declared an interest in item P067/12/01 because of proximity (neighbour) and left the meeting at 11.53am.

Scheme Amendments

P067/12/01 PROPOSED REZONING FROM RURAL TO RURAL LIVING A – LOT 216 NETTLETON ROAD, BYFORD (P01560)			
Proponent	Dykstra & Associates		
Officer	David Lodwick – Senior Planner	Date of Report	30.11.01
Signatures	Author: Senior Officer:		
Previously	P045/10/01		
Disclosure of Interest	Cr Scott – Financial Interest - neighbour		
Delegation	Council		

Owner:	Lockhart Holdings
Applicant:	Dykstra & Associates
Lot Area:	13.4614ha
LA Zoning:	Rural
MRS Zoning:	Rural
Rural Strategy Policy Area:	Rural Living A
Rural Strategy Overlay:	Landscape Protection Policy Area
Bush Forever:	Nil
Date of Inspection:	21.11.01

Preamble

Council to consider an application to rezone the subject land to Rural Living A. It is recommended that Council initiate an amendment to Town Planning Scheme No.2 subject to modifications to the proposal.

Background

Council at its meeting of 22 October 2001 considered the rezoning proposal at which time it was resolved:

1. *This item be deferred to the November Planning Development and Environment Committee meeting pending a site inspection.*
2. *A landscape plan accompany the application.*

The required site inspection was held in late November.

A copy of the submitted landscape plan and correspondence from applicant dated 5 December 2001 and proposed revised plan is with the attachments marked P067.1/12/01.

Council's Assessments Team has concerns with the alternative plan in respect of landscape protection values and amenity impact as discussed in relation to the original plan. However, due to the timing of the plan being lodged with Council and the proponent's wish that it go on the December agenda, the alternative plan has not been considered in detail. Should Council consider approving the alternative plan, it is suggested that it be presented to the Planning Development & Environment Committee in January for discussion of the issues relating to that plan.

The previous planning report from October is re-presented hereunder for Council's consideration with unchanged recommendation.

Submitted report from applicant provides the following information:

Geology and Geomorphology

The subject land lies on the lower slopes of the Darling Scarp. It rises from 82m at its lowest point in the south west of the area, to 105m near the eastern edge of the site. From there the lot descends down to a height of 90m at the creek line before rising rapidly to a height of over 115m to the north. Various swales/gullies are located on site, which vary the topography of the land.

Most of the land on the north side of Beenyp Brook is of pleistocene origin, generally of a colluvial and gravelly nature. The land on the south side of Beenyp Brook is of archaean origin generally of a coarser more granite nature.

Soils

The site can be divided into two distinct areas by soil classification. The land to the north of Beenyp Brook is predominantly characterised by a granite based soil, primarily an even-grained granite of granodiorite and adamate composition.

To the south of Beenyp Brook, the soil is predominantly gravelly clayey sand, comprised of decomposed bedrock, gravel rock fragments, angular quartz/feldspar sand and clay minerals of colluvial origin.

Hydrology

The subject land drains to the west. Beenyp Brook, a seasonal watercourse, dissects the property into two distinct areas running from east to west eventually flowing into a drainage system.

Vegetation

The land has been largely cleared for grazing.

There exists some remnant vegetation on site mainly following the course of the seasonal Beenyp Brook which flows east-west through the subject land. In addition, pockets of vegetation exist to the north of the property and also around the existing dwelling on site and along the road frontage.

This vegetation consists of predominantly eucalypts with some shrubs and groundcover around the creek line, and these are to be retained where possible by sensitive road design and location of building envelopes. The understorey vegetation has been predominantly eliminated by grazing.

The applicant considers that the environment created by the presence of streams, mature vegetation, and the Darling Ranges, ensures a high level of landscape amenity for the proposed land use. This amenity is to be enhanced by the strategic planting of local species.

Landscaping

The applicant advises that the individual lots are to be landscaped with appropriate native species in accordance with an agreed landscape plan that is to be submitted and approved by Council prior to works commencing. The general areas of planting are indicated on the Subdivision Guide Plan and would be further detailed through the landscape plan.

Proposed re-vegetation will include “block planting” in the lower portions of each lot, planting adjacent to drainage areas, management of the creek line and Public Open Space buffer, and planting to screen building envelopes.

Visual Attributes

The subject land is characterised by varying topography with hilly land to the north providing picturesque views towards the coast. The land descends rapidly to the creek line before gradually rising towards the road frontage to the south.

With the presence of existing trees along the road frontage, the creek line and hilly areas, and with the planting of trees on individual lots, the external exposure of the proposed subdivision will be very minimal according to the applicant. The discrete location and lot sizes allow for a rural landscape living environment.

Servicing

Lot 216 currently enjoys frontage to constructed Nettleton Road. Road links into the subject land will be obtained via a loop road through the estate with two access points to Nettleton Road which are proposed to be regraded to Council's specifications.

Electricity

Electricity and telecommunications are available to the subject land and water supply is currently available from the existing supply main located within the road reserve in proximity to the subject land.

Drainage

The subject land drains into Beenyp Brook and then generally flows to the west of the site. Given the natural drainage capabilities of the land, storm water management is to occur on site though the use of vegetated roadside table drains along the proposed loop road. In addition, nutrient stripping measures via detention basins with the capability to retain storm water on site for three to seven days in a 1:10 year storm event of 72 hours duration, will be utilised. The applicant considers that these measures will not add to the drainage expectations of the Brook, but instead compliment it.

Comments

Existing Land Use

The subject land is currently used as a property for light rural grazing. There exists a shed located adjacent to a residence on the south side of the creek line.

The surrounding land is used predominantly for rural and rural living purposes to the north-east and south west respectively.

The Darling Range Regional Park adjoins the property to the north.

Rural Strategy

The subject land is within the Rural Living A Policy Area recommending a minimum lot size of 0.4ha. The application complies with the Strategy. However, the subject land also falls within the Landscape Protection Policy Overlay. In this regard, key 'Subdivision and Development Guidelines' as specified by the Rural Strategy are as follows:

In assessing the level of visual intrusion of the proposed development on the landscape the Council will have regard to:

- The 'seen area' of the development from the coastal plain, major roads and tourist routes, and major recreation areas
- The visual intrusiveness of the development within the 'seen area'
- The nature of the proposed development
- The landscape values of the area
- The community attitudes of the proposed development
- Planning controls over key aspects of design and siting of subdivision and housing development will be introduced to minimise the impact on landscape values, eg Building materials and colour, road layout, siting of sheds and outbuildings
- Design and siting guidelines will be developed to further encourage the planning of subdivision and housing development to minimise the impact on landscape values

The following 'Policy Objectives' for the Landscape Protection Policy Overlay are applicable:

To maintain the integrity of landscapes in nominated landscape and townscape areas.

To maintain the integrity of landscapes in the line of sight view corridors along identified scenic routes in the Shire, including: South West Highway, Nettleton Road, Admiral Road, Kingsbury Drive, Jarrahdale Road and both the North – South and East – West Railway lines.

Proposed Subdivision Design

The consultant's submitted plan provides for 22 Rural Living lots of minimum size 4000m².

The proponent proposes a one way loop road (10m wide) on the north side of the brook with two crossovers onto Nettleton Road.

Two vehicle embayments are provided for adjacent to the laneway to allow for the passing of emergency services vehicles.

Provision is made for a walk trail linkage through the subdivision on the southern side of the creek. The proponent has previously been advised that this would need to be constructed as a concrete DUP 2.2m wide from the second bridge through to the western edge as shown on the Guide Plan.

Access to the Darling Range Regional Park is to be achieved by the construction of a 3.0m emergency accessway from the second bridge to the eastern boundary.

A 1.4ha public open space buffer to the brook is shown with three strategically placed drainage detention basins.

The Subdivision Guide Plan also identifies a minor strategic firebreak (unconstructed) located around the perimeter of the land on the northern side of the Brook. The applicant advises that this would also be provided for on the Fire Management Plan to be endorsed by Council.

A copy of the consultant's subdivision plan is with the attachments marked P067.2/12/01.

Alternative Design Option

There are reservations with the submitted proposal and has indicated a preference for a maximum of three blocks on the northern side of the creek, although two is preferred. In this respect, the front blocks could be rezoned to Rural Living A and the rear blocks to Rural Living B.

A copy of the Development Control Unit Plan is with the attachments marked P067.3/12/01.

It was considered that building envelopes must be a minimum of 40 metres from the brook, and that blocks on the northern side of the brook are to have building envelopes on the flat section of the blocks.

The Development Control Unit justification for these requirements is as follows:

- ❖ There is a need for the protection of the visual amenity of the Darling Scarp and 'seen area' with steep northern portion of the subject land. This is discussed in detail under Rural Strategy comments above. This is further justified through Council's Strategic Plan and Visions Statement (Our growth will attract people who value or rural character, diverse lifestyle, natural beauty and manage responsibly today for a better tomorrow);
- ❖ The Town Planning Scheme lists Landscape Protection in Appendix 5 referring to acceptable development within the Scarp Area. The application does not meet the intentions of Appendix 5 used by Council Officers when assessing development requirements within the Scarp, particularly in the matter of building control;
- ❖ To prevent erosion and degradation of a fragile environment;
- ❖ By only allowing two blocks on the northern side and having those blocks with building envelopes as far down the face of the scarp as possible Council will be preventing the building of houses along the ridge line and therefore retaining the amenity of the ridge line;
- ❖ There will be a reduction in the need for infrastructure and therefore the costs of placing infrastructure within the subdivision. With only two lots on the northern side of the creek being approved there is only a need for crossings of the creeks, not extended loop road or emergency vehicle embayments;
- ❖ There would be only a minimal need for clearing of existing vegetation;
- ❖ By increasing the lot size on the properties on the northern side of the creek a buffer between the subdivision and the Darling Range Regional Park will be provided

It should also be noted that the 4,000 m² lot size provided for in the Rural Strategy for the Rural Living A Policy Area is a minimum lot size, not a maximum lot size. The characteristics of the site warrant lot sizes larger than the minimum.

Statutory Environment: Town Planning & Development Act 1928

Policy Implications: Rural strategy

Financial Implications: Nil

Strategic Implications: Further proliferation of Rural Living A development adjacent/in proximity to the Byford Urban Cell in a landscape protection area

Community Consultation: Not applicable at this time

Voting Requirements: Normal

Officer Recommended Resolution

That Council, pursuant to Section 7 of the Town Planning and Development Act 1928, resolves to initiate an amendment to the Shire of Serpentine-Jarrahdale Town Planning Scheme N^o 2 by rezoning Lot 216 Nettleton Road, Byford to Rural Living A and Rural Living B zone in accordance with application dated 7 May 2001 subject to satisfactory preparation of five copies of amending documents including special provisions subject to:

- 1 A revised plan being submitted which provides for not more than two lots on the northern side of the brook (this portion of the subject land to be rezoned to Rural Living B). These building envelopes to be positioned on the flat section of the blocks.
- 2 Water sensitive detention features to be located at points A and C and construction of two riffle structures as shown on Figure 4.
- 3 All building envelopes must be a minimum of 40 metres from the brook.
- 4 A special provision to be included and approved by Council that the subdivider prepares a storm water management plan to address mosquito control, erosion, nutrient and drainage issues during and post construction.
- 5 The subdivider shall prepare a foreshore management plan for the Beenyup Brook reserve within the lot, including any constructed wetlands, and proposed method of mosquito control and submit with application for subdivision. The Reserve shall be created for the multiple use of waterway protection, drainage, wildlife protection and passive complementary recreation. The Plan shall address vegetation management (including weed control), waterway restoration and infrastructure. This to be subject of an approved special provision.
- 6 Standard Council provisions for re-vegetation shall be included.
- 7 Strategic firebreak to be installed to encapsulate the two northern blocks and link into the two cul-de-sac roads that would service the estate. These shall be incorporated into an approved fire management plan and reflected on the subdivisional guide plan. The fire management plan shall cover all aspects of fire prevention and mitigation for high fire risk areas.

COUNCIL DECISION

Moved Cr Price seconded Cr Murphy

That Council, pursuant to Section 7 of the Town Planning and Development Act 1928, resolves to initiate an amendment to the Shire of Serpentine-Jarrahdale Town Planning Scheme N^o 2 by rezoning Lot 216 Nettleton Road, Byford to Rural Living A and Rural Living B zone in accordance with application dated 7 May 2001 subject to satisfactory preparation of five copies of amending documents including special provisions subject to:

- 1 A revised plan being submitted which provides for not more than two lots on the northern side of the brook (this portion of the subject land to be rezoned to Rural Living B). These building envelopes to be positioned on the flat section of the blocks.
- 2 Water sensitive detention features to be located at points A and C and construction of two riffle structures as shown on Figure 4.
- 3 All building envelopes must be a minimum of 40 metres from the brook.
- 4 A special provision to be included and approved by Council that the subdivider prepares a storm water management plan to address mosquito control, erosion, nutrient and drainage issues during and post construction.

- 5 The subdivider shall prepare a foreshore management plan for the Beenyup Brook reserve within the lot, including any constructed wetlands, and proposed method of mosquito control and submit with application for subdivision. The Reserve shall be created for the multiple use of waterway protection, drainage, wildlife protection and passive complementary recreation. The Plan shall address vegetation management (including weed control), waterway restoration and infrastructure. This to be subject of an approved special provision.
 - 6 Standard Council provisions for re-vegetation shall be included.
 - 7 Strategic firebreak to be installed to encapsulate the two northern blocks and link into the two cul-de-sac roads that would service the estate. These shall be incorporated into an approved fire management plan and reflected on the subdivisional guide plan. The fire management plan shall cover all aspects of fire prevention and mitigation for high fire risk areas.
 - 8 A reserve for access be provided to the Darling Range Regional Park to the north for public access.
- CARRIED 5/1**

Note: The Officers Recommendation was not changed specifically, but rather an additional point 8 was added to ensure that public access was considered as part of the rezoning.

Cr Scott returned to the meeting at 12.06pm.

P068/12/01 INFORMATION REPORT			
Proponent	N/A		
Officer	Andrew Watson - Director Sustainable Development	Date of Report	5.12.01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

P068.1/12/01 Planning Scheme Amendments

A copy of the Scheme Amendment Table is with the attachments marked P068.1/12/01.

P068.2/12/01 Delegated Authority Determinations

- 12.11.01 Proposed single residence – Lot 42 Bevis Court, Byford
- 21.11.01 Proposed single residence – Lot 100 South Western Highway, Byford
- 21.11.01 Extension to single residence and garage – Lot 10 Wanliss Street, Jarrahdale

P068.3/12/01 Planning Appeal Ap28410.01L (Ehwald V Shire Of Serpentine-Jarrahdale) (P00945)

Planning Appeal AP28410.01L has been resolved through a mediation process.

P068.4/12/01 International Association For Public Speaking (A0032)

Notes made by Cr Hoyer on his attendance at the above forum are with the attachments marked P068.4/12/01.

P068.5/12/01 Mobile Phone Towers Open Day, City of Melville (A0943)

Notes made by Cr Hoyer on his attendance at the above open day are with the attachments marked P068.5/12/01.

P068.6/12/01 Urban Development Institute of Australia

Notes made by Cr Hoyer on his attendance at the above forum are with the attachments marked P068.6/12/01.

P068.7/12/01 Works Approval – ATA Construction P/L (P00077-03)

Owner: ATA Construction Pty Limited
Address: 945 Abernethy Road, Oakford
Approved: 20 November 2001
Expiry of approval: 29 November 2004
Classification: Compost manufacturing and soil blending

P068.8/12/01 Extension of Period to Lodge Objection 20H/012 (A0548)

A letter has been received from the Department of Mineral and Petroleum Resources advising that the Warden extended the period to lodge Objection 20H/012. It will be listed for hearing after the licence application has been further processed. Council will be advised of the time and place of the hearing.

P068.9/12/01 Byford Townscape Committee (A0864, A0013)

A copy of a letter from the Byford Townscape Committee thanking staff for their work on the Byford Town Square is with the attachments marked P068.9/12/01.

P068.10/12/01 Urban Development Institute of Australia – 2002 Congress (A0147)

Brochures advertising the 2002 UDIA Congress to be held in Perth from 18-21 March 2002 have been received. A copy of the brochure is in the Councillors' Lounge for Councillors' information.

P068.11/12/01 Buddhist Society Appeal (A0834-10)

A copy of the appeal which was dismissed has been received from the Department of Local Government and Regional Development and is with the attachments marked P068.11/12/01.

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Needham seconded Cr Kirkpatrick

The Information Report to 13 December 2001 be received.
CARRIED 7/0

8. MOTION OF WHICH NOTICE HAS BEEN GIVEN

9. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING:

9.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS

9.2 COUNCILLORS QUESTIONS

- Cr Hoyer – re Southern Link Road debate. Suggestion that this matter be reviewed and discussed at the next Asset Services Committee Meeting.
- Cr Needham – vote of thanks to Manager Sustainable Development and her team for their efforts in getting recent building approvals through to assist first home buyer grant applicants meet their deadlines.

- Cr Hoyer requested Director Sustainable Development to refer fencing local law for Rural Areas back to Council for discussion.

10. CLOSE

The meeting closed at 12.18pm.