

TABLE OF CONTENTS

1. PRESENT	1
2. QUESTION TIME INCORPORATING QUESTIONS, BRIEF STATEMENTS AND SUBMISSIONS	1
3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	3
4. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS.....	3
5. ANNOUNCEMENTS BY PRESIDING MEMBER.....	3
6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS	3
6.1 Ordinary Council Meeting – 25 th March, 2002	3
6.2 Special Council Meeting – 12 th April, 2002.....	3
7. REPORTS OF COMMITTEES & OFFICERS	4
7.1 Corporate Services Committee Meeting – 8 th April, 2002	4
C115/04/02 PROPOSED MUNDIJONG WEEKEND MARKETS (RS0004).....	4
C117/04/02 QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING 31 MARCH 2002 (A0924)	6
C118/04/02 REQUEST TO USE BYFORD CHILD CARE CENTRE AS A MEETING ROOM (RS0147).....	8
C125/04/02 RESERVE 7257 MUNDIJONG – SURRENDER OF LEASE (RS0017/01)	11
7.2 Asset Services – 8 th April, 2002	12
AS071/04/02 SHIRE FIRE BREAK REQUIREMENTS (A0203).....	12
AS072/04/02 OPERATION OF A RESOURCE RECOVERY CENTRE AT THE WATKINS ROAD TRANSFER STATION (RS0038-02).....	14
7.3 Community & Recreation Development Meeting – 8 th April, 2002.....	16
CRD46/04/02 ARMADALE HOME HELP SERVICE (A0173)	16
7.4 Strategic Management Committee Meeting – 15 th April, 2002	19
SM059/04/02 PROPOSED PLANNING POLICY ON SUSTAINABLE DEVELOPMENT (A0805-02)	19
SM060/04/02 PARTNERSHIP PROGRAM TO REDUCE VEHICLE GREENHOUSE GAS EMISSIONS (A1103/01).....	24

SM061.1/04/02 BENDIGO BANK (A0562)	27
7.5 Planning Development & Environment Meeting – 15th April, 2002	28
E032/04/02 ROADSIDE MANAGEMENT POLICY (A0510)	28
P126/04/02 EXTENSION OF EXISTING USE, PROPOSED TANKER REMOVAL OF WATER BY TANKER OFF SITE – LOT 6 SOUTH WESTERN HIGHWAY, SERPENTINE (P00570)	55
P134/04/02 PROPOSED ALTERATIONS AND ADDITIONS TO SERPENTINE HOTEL – LOT 8 RICHARDSON STREET, SERPENTINE (P01612)	58
8. MOTION OF WHICH NOTICE HAS BEEN GIVEN	66
9. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING:..	66
C127/04/02 REQUEST TO WALGA TO REMOVE INSTITUTIONAL IMPEDIMENTS TO BIODIVERSITY CONSERVATION (A0163-06)	66
9.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS	66
9.2 COUNCILLORS QUESTIONS	66
10. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY	67
10.1 Corporate Services	67
C116/04/02 LOCAL GOVERNMENT FINANCIAL REPORTING REQUIREMENTS REVIEW (A1010)	67
C119/04/02 SPORTS AIRCRAFT BUILDERS CLUB OF WA LEASE RENEWAL (RS0008/01) .	69
C120/04/02 AMENDMENT TO TRUST DEED – LOCAL GOVERNMENT HOUSE (A0163-06) ...	69
C121/04/02 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)	69
C122/04/02 DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)	70
C123/04/02 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)	70
C124/04/02 RATE DEBTORS REPORT (A0917)	70
C126/04/02 INFORMATION REPORT	71
10.2 Asset Services	71
AS073/04/02 INFORMATION REPORT	71
10.3 Community & Recreation Development	71

CRD45/04/02	PEEL REGIONAL RECREATION PLAN (A0174).....	71
CRD47/04/02	INFORMATION REPORT	72
10.4	Building Services	72
B27/04/02	PROPOSED RELOCATED RESIDENCE – LOT 11 JOHNSON ROAD, JARRAHDAL (P00557)	72
B28/04/02	INFORMATION REPORT	73
10.5	Health Services	73
H15/04/02	INFORMATION REPORT	73
10.6	Planning Development & Environment.....	73
P128/04/02	PROPOSED ANCILLARY ACCOMMODATION - LOT 18 MALEK DRIVE, MARDELLA (P00164/01).....	73
E033/04/02	ROADSIDE CARE PAMPHLET – GET SMART ABOUT FIRE (A0248)	74
E034/04/02	LAND PROFILER INFORMATION PACKAGE (A0261)	74
P130/04/02	PROPOSED BIRD AVIARIES - LOT 2 KARGOTICH ROAD, MARDELLA (P00111)	75
P125/04/02	JANDAKOT STRUCTURE PLAN – WATER RESOURCE MANAGEMENT STRATEGY (A0576-02)	76
P127/04/02	PROPOSED RESTRICTIVE COVENANT – LOT 90 KEENAN STREET, DARLING DOWNS (P00067-03)	76
P129/04/02	PROPOSED BIRD AVIARY - LOT 1119 GOSSAGE ROAD, OLDBURY (P03297)..	77
P131/04/02	PROPOSED SECOND RESIDENCE – LOT 9 JARRAH ROAD, SERPENTINE (P02473)	77
P132/04/02	MINOR ALTERATION TO SUBDIVISION GUIDE PLAN – LOT 223 ORTON ROAD, BYFORD (S112553 & P01625/01)	78
11.	CLOSE	78

NOTE: a) The Council Committee Minutes Item numbers may be out of sequence. Please refer to Section 10 of the Agenda – Information Report - Committee Decisions Under Delegated Authority for these items.

b) 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 22ND APRIL, 2002. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 7.00.00 PM AND WELCOMED MEMBERS OF THE PUBLIC PRESENT IN THE GALLERY, COUNCILLORS AND STAFF.

1. PRESENT: Crs JC Star Presiding Member
WJ Kirkpatrick
AJ Simpson
JA Scott
JE Price
IJ Richards
KR Murphy

APOLOGIES: Clrs DL Needham
THJ Hoyer

IN ATTENDANCE:

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

GALLERY 5

2. QUESTION TIME INCORPORATING QUESTIONS, BRIEF STATEMENTS AND SUBMISSIONS

7.01pm question time commenced.

Mrs Bond, Stockmans Close

Q Would Council define what clean fill is?

A The Presiding Member took this question on notice.

Q. When you want to do anything in the way of planning, do you have to put an application in first, or can you build it first and then get retrospective planning approval?

A The Director Sustainable Development explained that there is provision to issue retrospective planning approvals providing the development complies with the provisions of the planning scheme, however generally encourage people to get planning approval first.

The Director Sustainable Development advised that a similar question was asked at the Planning Committee and taken on notice and advised that the particular planning application that Mrs Bond refers to will be on the May Planning Committee agenda.

Paul Nield, Boomerang Road

Q Re monitoring McLeans proposals, in particular land fill operations at Lot 12 Bird Road, Oldbury:

- 1) Can Council advise how, after in excess of 200mm of rain during June 2000 the drain at Lot 12 was neither flowing into the leach basin nor was the basin overflowing
- 2) Since the unapproved bund wall at Lot 12 Bird Road seems to have drastically altered the drain concept, can Council advise how possibly 20,000 cubic metres of water could not get into the leach basin on that site?
- 3) Since four councillors and some council staff claimed they could not remember President Star declaring an interest in the transport operation on Rowley Road item, can Cr Star explain why she did leave the Council Chambers when the matter was voted on?

A The Presiding Member advised that the first two questions taken on notice.

The third question related to a matter being discussed about an error that had occurred which involved Cr Star and it was prudent for her to leave the Chamber. The Chief Executive Officer further advised that this matter has been dealt with after consultation with the Department of Local Government and Regional Development, and it has now been finalized to the satisfaction of the Department of Local Government and Regional Development.

Q Mr Nield asked who logged it in the Financial Interest records?

A The Presiding Member advised that this question would be taken on notice.

Q Could Council confirm that all leachate on Lot 12 Bird Road and Lot 1 Jackson Road Oldbury is diverted to containment basins?

A The Presiding Member advised that Council does not have control in this matter, it is covered under the Department of Environmental Protection licenses, so this question should be addressed to the Department.

Mr Nield advised that Council had a duty of care in this matter as it effects the health and environment of the residents, if the Department(s) are being lax then Council and its officers have a duty of care regarding this matter.

Q Does the Council have an over-riding duty of care to residents of the Shire?

A The Presiding Member advised that this question would be taken on notice.

Q Regarding minutes of a recent morning meeting – there was advice at the back of those minutes about an \$80,000 developer grant fund or donation to the Shire, did that refer to the McLean treasury loan regarding Jackson Road development?

A The Chief Executive Officer advised that it sounds like the forward financial plan that is out for public comment at present, however asked for more specific details to be sent to Council by post so that the question could be addressed.

Christine Nield, Boomerang Road

Q Regarding a letter dated 21.3.02 and sent to Council in relation to an application for retrospective approval for class one land fill for levels previously approved at Lot 1 Jackson Road and Lot 12 Bird Road, Oldbury – the letter requested that all Councillors and Council officers involved in this application receive a copy of the letter, did this happen?

- A The Director Sustainable Development advised that the letter will go to Councillors when the matter goes on the Council agenda.

For the attention of new Councillors, Mrs Nield advised of a letter dated in 1999 regarding McLean Recycling Industries and stockpiling of fill – would like to make Councillors aware of this matter and would like all Councillors to take this letter into account when considering this retrospective approval.

7.15pm question time finished.

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

4. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS

5. ANNOUNCEMENTS BY PRESIDING MEMBER

- * Significant matter of note is the submission that Council made to the Conservation Commission on the Forest Management Plan as this is a major move by Council into taking notice of what is happening in the forest.

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 Ordinary Council Meeting – 25th March, 2002

COUNCIL DECISION

Moved Cr Kirkpatrick seconded Cr Price

The minutes of the Ordinary Council Meeting held on the 25th March, 2002 be confirmed.

CARRIED 7/0

6.2 Special Council Meeting – 12th April, 2002

COUNCIL DECISION

Moved Cr Richards seconded Cr Murphy

The minutes of the Special Council Meeting held on the 12th April, 2002 be confirmed.

CARRIED 7/0

7. REPORTS OF COMMITTEES & OFFICERS

7.1 Corporate Services Committee Meeting – 8th April, 2002

COUNCIL DECISION

Moved Cr Richards seconded Cr Price

That the minutes of the Corporate Services Committee Meeting held on 8th April, 2002 be received.

CARRIED 7/0

C115/04/02 PROPOSED MUNDIJONG WEEKEND MARKETS (RS0004)			
Proponent	Chief Executive Officer		
Officer	D.E. Price – Chief Executive Officer	Date of Report	02/04/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council to consider granting use of the Mundijong Hall for one (1) weekend per month, for six (6) months for the purpose of weekend markets at no cost.

Background

As a result of the recent report considered by Council dealing with reducing the lease fees until June 2002 for the use of the Mundijong Sale Yards facility, the Chief Executive Officer has met with the leasee to discuss how the current business operated out of the sale yards can be enhanced and expanded to meet current outgoings.

Over the past month, the proprietor of Statewide Livestock has been working with the assistance of Mr Peter Reading (Peel Economic Development Unit) and Ms Jan Forsyth (Peel Business Enterprise Centre) and the Chief Executive Officer on the concept of a weekend market in Mundijong.

Statewide and other interested operators should be offered Council's support to conduct a monthly weekend market. It is proposed that initially the markets will be conducted in the Mundijong Hall. It is intended that should the markets prove successful that in the longer term the markets maybe run in conjunction with a weekend markets at the saleyards.

It is intended that the markets will feature local Peel produce as well as the more traditional stalls.

Comments

The proposed Mundijong Weekend markets is aimed at complementing, rather than competing with other markets in the Shire. It is proposed that in the longer term that the Mundijong weekend market would form part of a monthly market circuit throughout the Shire, complementing the existing Jarrahdale, Moon etc Markets.

The first market is planned to be held in the Mundijong Hall and the outside area surrounding the hall. At least 25 interested stallholders have indicated a willingness to attend the first markets.

Statewide Livestock have indicated that they may be prepared to undertake the running of the Mundijong Markets, however, should this not occur, Council should encourage other interested community groups to take up the idea.

Statutory Environment:

Council's insurance will cover the casual use of the hall, however whoever conducted the markets should also be required to have in place adequate insurance for such an event. A current copy of the operator's Public liability cover (\$10 million) should be provided to Council prior to the first Mundijong Market.

Policy Implications:

Councils Policy – "Incentives to attract Economic and Employment Development" states that Council may consider:

1. "Assistance to identify suitable sites for proposed new industry/business; and
2. Waiving Planning, building and other local authority fees".

Financial Implications:

The before 6.00pm day rate for the hire of the Mundijong Hall is \$20/hr and \$7.00/hr for the kitchen.

Council should not waive the bond of \$250, and the bond should be paid prior to the key being provided each time the hall is to be used for the weekend markets under this arrangement.

Strategic Implications:

The 2001-2005 Shire of Serpentine Jarrahdale Strategic Plan, Key Result Area "Economic Development" Strategy 3.1, 3.2 & 3.3 are applicable to this item.

Community Consultation:

The operator will be required to undertake Community Consultation with the local football club and other local markets to ensure that this event compliments existing event days, rather than competing.

Voting Requirements:

Normal

CRC115 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price seconded Cr Simpson

1. Council agrees to grant to a suitable operator free of charge, use of the Mundijong Hall for one (1) day per weekend, per month, for six (6) months for the purpose of a weekend market.
2. A bond of \$250, is to be paid prior to the key being provided each time the hall is to be used for the weekend markets under this arrangement.
3. A current copy of the operator's Public liability cover (\$10 million) should be provided to Council prior to the first Mundijong Market.
4. The operator is requested to undertake community consultation with other local markets/groups to ensure that this event compliments existing event days.

CARRIED 7/0

C117/04/02 QUARTERLY FINANCIAL REPORT FOR PERIOD ENDING 31 MARCH 2002 (A0924)			
Proponent	Local Government Act 1995		
Officer	P De Giorgio – Manager Finance	Date of Report	02/04/02
Signatures	Author: Senior Officer		
Previously	C056/11/01, C077/01/02		
Disclosure of Interest			
Delegation	Council		

Preamble

To receive the Quarterly Financial Report for the period ending 31 March 2002.

Background

Regulation 34(1)(b) of the Local Government (Financial Management) Regulations 1996 require that quarterly financial reports be presented to Council for the periods ending 30 September, 31 December, 31 March and 30 June at either the next ordinary meeting after the end of the period, or if not prepared in time to the next ordinary meeting after that meeting.

The first quarter report for the period ended 30th September 2001 was presented in November Corporate Services meeting and the 31st December 2001 report was presented in the January Corporate Services meeting. This report includes the changes made at that meeting and any other changes to the budget made at subsequent meetings.

Comments

A copy of the schedule of accounts for the period ended 31st March 2002 is included with the attachments and marked C117/04/02. These accounts show the adopted budget figure or modified budget figure by Council resolution, the anticipated expenditure to 31 March, the actual expenditure to 31 March and the percentage variance from actual figures to anticipated figures. This percentage variance is an indication only and provides a guide, a comment is only provided in this report where there is an anticipated area of concern that has not been addressed previously this financial year.

The main areas adjusted are summarised as below:

GENERAL FINANCING

GFI 630 Interest on Investments

An amount of \$170,000 was budgeted for this financial year. Due to the prevailing economic conditions, the interest rate on investments is the lowest in history. As a result the budgeted figure of \$170,000 will not be achieved and has been reduced to \$105,000.

GFI 650 Permanent Building Society Investment

An amount of \$11,474 has been provided in the Budget to write off this investment. Item C077/01/02 in the January 2002 also refers to this item.

COMMUNITY DEVELOPMENT

CDO 101 Government Grants

\$20,000 budget income for 2001/02 was incorrectly budgeted and will not be received this financial year. This has been recovered in part by reducing budgeted expenditure in accounts CDO500 \$4,843, CDO 502 \$700 and CDO 523 \$2,050.

COMMUNITIES AMENITIES

TPL 174 Rezoning Fees

\$20,000 budgeted, rezoning applications are down on what was anticipated. Budget reduced to \$5,000.

RECREATION AND CULTURE

OSR 101 Contributions

Contribution from Sporting Clubs for court resurfacing – no club has taken up this option this financial year. Expenditure in Account OSR 600 has also been reduced by this amount.

TRANSPORT

MOR 792 Drainage Maintenance

Also refer to CDA 110. \$43,000 income received from Hall Road subdivision received from developers to finance additional works.

COR 117 Richardson Road/COR 007 Karnup Road

Richardson Road budget increased by \$65,000 and Karnup Road reduced by \$65,000 to suit Main Roads Department grant applications. No additional costs to Council.

COR 038 Lightbody Road and COR 013 Hopkinson Road

Accounts overspent due to additional works undertaken on behalf of developers. Contributions received from developers – refer to account CDA 110.

MOR 797 Gravel Road Maintenance

Additional maintenance due to dry seasonal conditions last year. Will require further funds for the additional maintenance to be completed this year.

MOR 795 Road Shoulder Maintenance

Increased maintenance due to dry seasonal conditions will require further funds. Will require further funding to complete the added maintenance this year.

MOR 798 Tree Pruning

Over expenditure due to Serpentine Fire and increased community expectations.

MOR 805 Reseals/Road Enhancements

Budget reduced from \$458,000 to \$300,000. Surplus funds used to finance over expenditure in other areas. Any remaining surplus at year end will be placed back into this area and carried forward. This situation also occurred last year.

Note: \$20,000 has also been provided in account FIR 999 to cover cost of Serpentine Fire.

<u>Statutory Environment:</u>	Local Government Act 1995
<u>Policy Implications:</u>	No policy implications
<u>Financial Implications:</u>	All adjustments directly relate to the budget document
<u>Strategic Implications:</u>	No strategic implications
<u>Community Consultation:</u>	No community consultation required
<u>Voting Requirements:</u>	ABSOLUTE MAJORITY

Officer Recommended Resolution

1. The following adjustments be made to the adopted statutory budget 2001/2002 based on the Financial Budget Review for the period ending 31st March 2002.
2. In accordance with regulation 34(1)(a) of the Local Government (Financial Management) Regulations 1996 a quarterly report for the period ended 30 June 2002 not be required.

CRC117 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Richards seconded Cr Simpson

1. The amendments highlighted in italics in attachments marked C117/04/02 be made to the adopted statutory budget 2001/2002 based on the Financial Budget Review for the period ending 31st March 2002.
2. In accordance with regulation 34(1)(a) of the Local Government (Financial Management) Regulations 1996 a quarterly report for the period ended 30 June 2002 not be required.

CARRIED 7/ 0 **ABSOLUTE MAJORITY**

Note: Amendment was made to the Officer Recommendation to provide better information as to what budget changes were being recommended.

C118/04/02 REQUEST TO USE BYFORD CHILD CARE CENTRE AS A MEETING ROOM (RS0147)			
Proponent	Cr Joan Scott		
Officer	G R Dougall – Director Corporate Services	Date of Report	02/04/02
Signatures	Author: Senior Officer		
Previously	C100/03/02		
Disclosure of Interest			
Delegation	Council		

Preamble

To review the community response in relation to the proposal to use the Byford Office as a meeting place.

Background

At the March Committee meeting this item was deferred to this meeting pending Councillor Scott putting forward the option of using the Byford office as a meeting place to the community and clarification being sought from the Armadale Hospital.

Comments

The Director Corporate Services contacted Mrs Marion Smith from the Armadale Health Services about the issue. Mrs Smith advised that although the centre was advertised as being open on Monday, Wednesday and Friday, this is sometimes changed due to circumstances such as public holidays etc and would appreciate the building being kept available during all week days up to 5pm. Otherwise there would be no problem with making the centre available in the evenings. It is also considered appropriate that the clinic nurse office not be available to the public to ensure any documents and equipment is kept secure.

Councillor Scott has approached the Byford Townscape Committee and the Byford Progress Association since the March meeting and has forwarded a memo as a response to that meeting. **A copy of this memo is included with the attachments and marked C118/04/02.** The memo states that a general consensus provided that the Byford office would not be suitable as a Councillor may not always be available to attend the Townscape meeting. The memo does also forward the advice that members of the committee would appreciate a meeting place as provided in Mundijong. It should be noted that the “meeting place” provided in Mundijong is for the whole community and not just for those residing in Mundijong.

The memo also provides that the centre may not be used in the future and therefore it should have another purpose. Whilst this request has merit, current advice provides that the Armadale Health Service will always need a home base in the Shire regardless of any changes to the delivery of the service. Council is able to review the use of a facility at any time when circumstances change, no official comment on the future use has been forwarded to Council at this time. This building is owned in freehold title by Council and could be considered for sale if no longer needed. Any funds gained could be used to improve the Byford Hall. Council may therefore consider what modifications could be made to the Byford Hall to make it a more suitable meeting place.

Armadale Health Service has requested a meeting with the Director Corporate Services in mid April to discuss these future plans.

The Director Corporate Services has also contacted the Byford Friendly Club to ascertain a fee for regular use of that facility. The club secretary has advised that the committee will discuss this issue at their meeting on Tuesday 9 April 2002 and will provide their advice after that meeting.

Statutory Environment:

The Health (Public Buildings) Regulations 1992.

Policy Implications:

No policy implications

Financial Implications:

There will be some additional financial implications if the building is used as a meeting place. The costs associated with the changes is being put together by the building maintenance officer and will be supplied on meeting day.

Strategic Plan Implications:

Whilst it will be a duplication in the facility provided in the same area. Clause 1.4 does provide the need to strengthen community groups and promote meaningful community input.

Community Consultation:

Cr Scott has discussed the request with the Byford Townscape Committee and Byford Progress Association.

Voting Requirement

Normal

Officer Recommended Resolution

Consideration of this request be deferred until the Armadale Health Service meet with the Director Corporate Services before the end of April 2002.

CRC118 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Murphy seconded Cr Scott

The Byford Progress Association be allowed access to the Byford Childcare Centre as a meeting place until there is a change of use for the facility.

CARRIED 7/0

Note: The Committee felt that access could be given to the Byford Progress Association whilst any consideration to the future use of the centre was being considered.

SUPPLEMENTARY INFORMATION

The Director of Corporate Services has been contacted by the Byford Friendly Club advising they would be happy to consider a request from Council for the Byford Progress Association and Townscape Committee to meet in the facility they are leasing from Council, at the Briggs Park Pavilion.

They have suggested they would consider a meeting booking fee of \$30-\$40 per meeting rather than considering an hourly rate. Council currently charges between \$10 to \$12.50 per hour to hire the meeting rooms on an occasional basis. The cost of supporting these two groups on a monthly basis would be \$720 per year at \$30 per meeting

Cr Needham declared an interest of impartiality at the Committee Meeting as she is a member on the Serpentine-Jarrahdale Land Conservation District Committee.

C125/04/02 RESERVE 7257 MUNDIJONG – SURRENDER OF LEASE (RS0017/01)			
Proponent	Serpentine-Jarrahdale Land Conservation District Committee		
Officer	G R Dougall – Director Corporate Services	Date of Report	03/04/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council – In accordance with Resolution SM049/05/01		

Preamble

To accept the surrender of the lease with the Serpentine-Jarrahdale Land Conservation District Committee on Reserve 7257, Mundijong.

Background

This lease commenced on 1st July 1991 for a period of ten years. The purpose of the lease was for the Landcare Centre to maintain the arboretum located on the Reserve.

Comments

Correspondence has been received from the Landcare Committee advising they no longer wish to continue the lease, this is a as a consequence of Council requesting the lessee to ensure their public liability policy was up to date.

The lessee believes that their policy does not include the arboretum and suggest they would consider managing the land but would prefer a Memorandum of Understanding that did not require them to have control of the land and be subject to insurance requirements. ***A copy of the letter is included with the attachments and marked C125/04/02.***

Statutory Environment: Local Government Act 1995

Policy Implications: No Policy implications

Financial Implications: No financial implications, the fee for the previous lease was one peppercorn pr year.

Strategic Implications: No strategic implications

Community Consultation: Community consultation not required.

Voting Requirements: Normal

CRC125 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price seconded Cr Murphy
Council acknowledge that the Serpentine-Jarrahdale Land Conservation Committee do not wish to continue the lease on Reserve 7257, Mundijong, which expired on 30 June, 2001 and will enter into negotiations for a Memorandum of Understanding with the Serpentine-Jarrahdale Land Conservation Committee to continue the maintenance of the Arboretum.
CARRIED 7/0

7.2 Asset Services – 8th April, 2002

COUNCIL DECISION

Moved Cr Simpson seconded Cr Kirkpatrick

That the minutes of the Asset Services Committee Meeting held on 8th April, 2002 be received.

CARRIED 7/0

AS071/04/02 SHIRE FIRE BREAK REQUIREMENTS (A0203)			
Proponent	Council		
Officer	Dave Gossage Fire and Emergency Services Officer	Date of Report	27/03/02
Signatures	Author: Senior Officer		
Previously	AS038/12/00, AS035/11/00, AS021/08/01, AS012/07/01, AS057/01/02, AS066/03/02		
Disclosure of Interest			
Delegation	Council		

Preamble

At the Ordinary Council meeting held on 17 December 2001 Cr K. Murphy requested that a review of Shire Fire Break Requirements be listed for the January 2002 Asset Services Committee meeting.

The matter was considered at the March 2002 Asset Services Committee Meeting and referred to the March 2002 Council Meeting when Council resolved that it be returned to the Asset Services Committee for consideration of further correspondence from the Serpentine-Jarrahdale Land Conservation District Committee (LCDC).

Background

At the Ordinary Council meeting held on 13 August 2001 it was resolved *“Pursuant to Section 33 of the Bush Fires Act, Council requires three metre firebreaks with a four metre clearing about it to prevent the outbreak of spread of fire. The exception is where the landowner has an approved alternative variation that adequately and effectively prevents the outbreak or spread of fire from their premises, which has been approved by Council’s Chief Executive Officer.”*

Correspondence has been received from the Serpentine-Jarrahdale Land Conservation District Committee dated 6 March 2002 concerning firebreak requirements which was distributed to Councillors. Council at its March 2002 meeting referred the correspondence to the Asset Services Committee (CRAS066/03/02).

A copy of the correspondence from Serpentine-Jarrahdale Land Conservation District Committee is with attachments marked AS071/04/02

Comments

The correspondent is correct in the contrasts between the fire prevention and fire protection methods of the past and current era.

Knowledge of fire management and modern fire fighting equipment has markedly improved the community’s ability to protect itself, reduce wildfire occurrences and provide a more effective response.

Concurrent with such advances there have also been substantial increases in the assets at risk if a wildfire occurs in the district, and there is a higher level of potential liability if

adequate protection and prevention measures are not in place which places greater responsibility on Local Government Authorities management of Volunteer Fire Brigades under their control. The significant increase in housing assets in the Shire owned and occupied by lifestyle residents in contrast to the agricultural pursuits of the past presents a markedly different fire management requirement. Unfortunately, heavy grazing of paddocks leading up to the fire season cannot be relied on as a fire management tool for lifestyle farmlets which often have high grass fuel loads.

It is also correct that education of the community is a major component of effective preparation for fire and risk management. The fire brigades and Council officers actively involve themselves in education campaigns, however their capacity is limited by their numbers and a greater community involvement in their local brigades would alleviate this. Similarly, joint promotions and assistance of other community groups such as the Serpentine-Jarrahdale Land Conservation District Committee can get the message to a wider audience and co-operate in achieving common goals.

The suggestion that “Serpentine-Jarrahdale is the only rural shire in the southern end of the Swan Region” is most inaccurate. The Shire of Kalamunda, City of Armadale, City of Rockingham and Town of Kwinana all have considerable rural areas, with many of the areas in situations near identical to Serpentine-Jarrahdale with extensive farmlet subdivisions and rural housing areas at great risk in a wildfire situation. The requirement of a three metre firebreak by these local governments and Serpentine-Jarrahdale reflects a response to the hazard. Provision remains available by agreed variation for alternate means to be used to achieve the firebreak objective than constructing a three metre firebreak. Approximately 287 firebreak variation requests were made in the current fire season with all being made either as initially requested or as subsequently negotiated.

The provision of an adequate firebreak is a small cost to be borne by ratepayers to protect their most valuable assets. The cost of inadequate firebreaks is too great to be contemplated.

<u>Statutory Environment:</u>	Bush Fires Act.
<u>Policy Implications:</u>	Nil.
<u>Financial Implications:</u>	Unknown.
<u>Strategic Plan Implications:</u>	Nil.
<u>Employment & Economic Implications:</u>	Nil.
<u>Community Consultation:</u>	Not required at this stage.
<u>Voting Requirement</u>	Normal.

Officer Recommended Resolution

The Serpentine-Jarrahdale Land Conservation District Committee (LCDC) correspondence be noted and the Committee be invited to work with local Volunteer Fire Brigades to educate the community on fire management issues and to promote effective means of achieving Council's firebreak requirements without the need for a ploughed three metre wide break using the firebreak variation system.

CRAS071 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price seconded Cr Scott

1. The Serpentine-Jarrahdale Land Conservation District Committee (LCDC) correspondence be noted and the Committee be invited to work with local Volunteer Fire Brigades to educate the community on fire management issues and to promote effective means of achieving Council's firebreak requirements without the need for a ploughed three metre wide break using the firebreak variation system.
2. When fire break notices are sent out to the community this year that information regarding the ability for variations to be sought to fire break requirements to achieve the objectives based on property strategic management plans be highlighted.

CARRIED 7/0

Note: Part 2 of the recommendation was added by the Committee to ensure owners are adequately made aware of the ability to seek variation to the fire break order.

AS072/04/02 OPERATION OF A RESOURCE RECOVERY CENTRE AT THE WATKINS ROAD TRANSFER STATION (RS0038-02)			
Proponent	Junk Busters		
Officer	Robert Harris Director Asset Services	Date of Report	25/03/02
Signatures	Author: Senior Officer		
Previously	SM038/12/01		
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to consider a proposal from Junkbusters to establish a resource recovery centre and operate the Watkins Road transfer station.

Background

In October 2000 the Watkins Road Landfill site closed and the Shire commenced operating the Watkins Road Transfer Station as the alternative for local residents to take their refuse. The transfer station has been operated by the Shire's operations personnel and a casual labour from an employment agency since closure of the refuse site.

Shortly after the tip closure and to assist in reducing the waste going to the transfer station, the Shire negotiated an agreement with the City of Armadale to accept of the Shire's Tipping Vouchers at the Hopkinson Road refuse site. This helped reduce the operating costs for the transfer station and allowed for the opening hours to be reviewed to the current levels.

At the Council meeting held on 17th December 2001 council resolved the following.

- “1. Officers proceed to finalize 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 organization 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.”

Comments

Junkbusters is the only community group which has expressed an interest in operating a resource recovery centre at the Watkins Road transfer station. From the work previously undertaken during the closure of the tip site, no other commercial organization submitted a proposal for recycling or resource recovery at this site.

Junkbusters have had a number of discussions with officers on setting up a recovery and re-use facility and have been invited to submit a proposal for an initial twelve month period.

A copy of the Junkbuster’s proposal is with attachments marked AS072/04/02.

To assist the Shire and potential community groups in resolving any issues with operating the transfer station, it is recommended that a negotiated contract be established with Junkbusters for a 12 month period prior to commencing the formal tender process. This will allow the potential community groups to gain experience with operating a resources recovery centre, and the Shire to appreciate the operating issues associated with a resource recovery centre. Prior to the expiry of the 12 month period a review can be carried out to ascertain the most advantageous way to proceed beyond the initial twelve months.

The Shire’s current operating cost for staffing the Transfer Station is \$30,000 per year. (The present level of service is Saturday, Sunday, Mondays and Public Holidays except for Good Friday and Christmas Day). Other costs associated with the operation of the transfer station such as the cost of transporting the waste to Cardup Landfill will remain the same. It is envisaged that most of the recyclable materials within the Shire such as paper, aluminium and glass will be recycled through the new kerb side recycling service being introduced in July.

The proposal currently submitted by Junkbusters requires Council to make a significant capital outlay up front without the ongoing viability of the proposal being demonstrated. The employee costs are also not adequately addressed. This shows a need for further refinement of a proposal to achieve a mutually satisfactory outcome.

Statutory Environment:

Local Government Act 1995.
Health Act 1911.

Policy Implications:

No policy implications.

Financial Implications:

Adequate financial provisions are already 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:

Nil.

Voting Requirement

Normal

Officer Recommended Resolution

1. Council declines the current proposal from Junkbusters to operate a resource recovery centre at the Watkins Road Transfer Station.
2. Council delegates authority to the Chief Executive Officer to negotiate an agreement with Junkbusters to operate the Watkins Road transfer Station from 1st July to 30th June 2003 for a fee not exceeding \$30,000 cost to Council or pro-rata for reduced opening hours, subject to the provision of adequate insurance and a sound business plan being in place.

CRAS072 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Richards

1. The matter be deferred to the May 2002 Asset Services Committee meeting pending a working group meeting with representatives of Junkbusters.
2. Councillors Scott, Hoyer, Kirkpatrick and Murphy together with the Director Asset Services meet with Junkbusters' representatives to review the Junkbusters' proposal including green waste management.

CARRIED 7/0

Note: The officer recommendation was altered to allow for further consultation with Junkbusters before the Committee progresses the matter.

7.3 Community & Recreation Development Meeting – 8th April, 2002

COUNCIL DECISION

Moved Cr Richards seconded Cr Scott

That the minutes of the Community & Recreation Development Committee Meeting held on 8th April, 2002 be received.

CARRIED 7/0

CRD46/04/02 ARMADALE HOME HELP SERVICE (A0173)			
Proponent	Armadale Home Help Service		
Officer	Carole McKee - Community Development Officer	Date of Report	26.03.02
Signatures	Author: Senior Officer:		
Previously	CRD44.2/03/02		
Disclosure of Interest			
Delegation	Council		

Preamble

Council is asked to receive the presentation from Armadale Home Help Service Chief Executive Officer, Cheryl Samborski, on the role of Armadale Home Help in Serpentine-Jarrahdale and any plans to approach Council regarding support for the continuation, development and future needs of this service.

Background

The following information was presented to Council regarding the current status of the Armadale Home Help Service in Serpentine Jarrahdale:

Serpentine-Jarrahdale Satellite Service:

Commencing one day a week at the CWA Hall in Serpentine from March 1, 2002. This is the same group as currently visits Armadale on a Friday between 10.00 and 2.30pm. Every second week is an outing.

Gardening also happens on the same day - up to four Senior clients in Serpentine.

Looking at generating a volunteer program (not duplicating Police program). Currently liaising with the Police on this.

Looking at intergenerational projects:

First focus will be to source a block of land and develop allotments using young Work for the Dole people to do the hard labour and seniors to direct/advise, potter etc. May lead to cooking of produce. Currently investigating block. Liaising with Police regarding possible opportunities for young people to be trained in hospitality, etc.

Initiating a Shopping Service (Monday or Tuesday) commencing end of February. Destination will depend on the group each week and will tie in with doctor's appointments.

Currently providing 15 hours a week home help service to Serpentine-Jarrahdale area (approximately 10 clients to date). Up to 15 people fortnightly is the capacity.

Local resident June Haigh attended the March Community & Recreation Development Committee meeting and raised a number of issues which Council agreed required further clarification. As the issue of available land that may be sought by Armadale Home Help Service was introduced by June Haigh, it was agreed that possible land options would be investigated and brought to the next Community & Recreation Development meeting in map form for clarification purposes.

Comments

Council resolved at the March 11, 2002 Community & Recreation Development Meeting to invite Armadale Home Help Chief Executive Officer, Cheryl Samborski, to attend this Community & Recreation Development Committee meeting to provide a clear picture of current services provided, proposed future services and any proposals to approach Council for support.

Armadale Home Help Service's brochure (relevant to the Serpentine-Jarrahdale area) and a brief overview from Armadale Home Help Service of some of the items that will be covered in the presentation are with the attachments marked CRD46/04/02.

Statutory Environment: Nil

Policy Implications: Nil

Financial Implications: Possible 2002/2003 and future budget considerations

Strategic Implications: Establish the need for community facilities and needs as population milestones are met

Community Consultation: Conducted by Armadale Home Help

Voting Requirements: Normal

Officer Recommended Resolution

That Council receives the presentation from Armadale Home Help Service Chief Executive Officer, Cheryl Samborski, on the role of Armadale Home Help in Serpentine-Jarrahdale and any plans to approach Council regarding support for the continuation, development and future needs of this service.

Report

Cheryl Samborski, Chief Executive Officer of Armadale Home Help Service, gave an overview of what the organisation is planning for the Shire:

- Would like to develop a satellite centre which would include a respite centre offering week-end respite, a garden area, shed use, etc. Currently using CWA hall in Serpentine
- Respite to include an exchange, eg city people to a country retreat, country people to a city area
- Planning another satellite centre in Roleystone
- Target group - aged and permanently disabled people of any age
- Would really like a block of land, with or without an existing dwelling or other suitable building. Suggestions were made for Armadale Home Help Service to approach the Serpentine Primary School
- Funds would be raised through fundraising and donations
- Provision of a bus with hoist for which a funding application will be made to the Department of Home & Community Care – Shire letter of support would be requested

CRCRD46 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price seconded Cr Murphy

- 1 That Council receives the presentation from Armadale Home Help Service Chief Executive Officer, Cheryl Samborski, on the role of Armadale Home Help in Serpentine-Jarrahdale and any plans to approach Council regarding support for the continuation, development and future needs of this service.
- 2 That Council approaches the Department of Land Administration for vesting of vacant land in Wellard Street for community purposes.
- 3 That Council provides a letter of support for an application by Armadale Home Help Service to the Department of Home & Community Care for a bus with a hoist.

CARRIED 7/0

NB: The Officer's resolution was altered to reflect the needs of Armadale Home Help Service as highlighted in the presentation.

7.4 Strategic Management Committee Meeting – 15th April, 2002

COUNCIL DECISION

Moved Cr Simpson seconded Cr Price

That the minutes of the Strategic Management Committee Meeting held on 15th April, 2002 be received.

CARRIED 7/0

SM059/04/02 PROPOSED PLANNING POLICY ON SUSTAINABLE DEVELOPMENT (A0805-02)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	25/3/02
Signatures	Author: Senior Officer:		
Previously	Not applicable		
Disclosure of Interest			
Delegation	Council		

Preamble

The purpose of this report is to consider a new Council policy with respect to sustainable development.

Background

The United Nations World Commission on Environment and Development in 1987 defined sustainable development as:

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

More commonly sustainability is known for trying to rebalance social, economic and environmental goals, which were previously held to be competing rather than inter-related.

Agenda 21, or the Rio Declaration, is a global strategy adopted at the 1992 United Nations Conference on Environment and Development. Agenda 21 is a new agenda for the 21st century. Chapter 28 of Agenda 21 specifically deals with local authorities. The role of local government is seen as being “a vital role in educating, mobilizing and responding to the public to promote sustainable development” (Chapter 28, paragraph 28.1).

Many local authorities in Australia have adopted Agenda 21 Plans. Many, however, have not badged them as such. In keeping with the adage “Think Global Act Local”, Council has assigned the name “Towns with Heart” to its Agenda 21 Plan. For a number of reasons which will be dealt with in a subsequent report, the Towns With Heart project has been in somewhat of a hiatus. A policy commitment to sustainable development is considered to be the first step in re-energising Council’s Towns with Heart project.

Comments

Sustainable Development is a key platform on which Council’s Strategic Plan is built. It is implicit in all what Council strives to achieve. Council has not, however, clearly enunciated its policy with respect to sustainable development. Through proposed policy *PP13 – Commitment to Sustainable Development* it is hoped to overcome this oversight.

PP13 – Commitment to Sustainable Development

Objectives

The objectives of this policy are:

- To improve the quality of life and encourage the social commitment of people who live in the Shire.
- To protect and repair the soil, vegetation, water and air resources of the Shire for the benefit of present and future generations
- To promote economic activity, including agricultural production, within the context of sustainable development.

The United Nations World Commission on Environment and Development in 1987 defined sustainable development as:

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

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Many local authorities in Australia have adopted Agenda 21 Plans. Many, however, have not badged them as such. In keeping with the adage “Think Global Act Local”, Council has assigned the name “Towns with Heart” to its Agenda 21 Plan.

Statement

The Shire of Serpentine Jarrahdale recognises that it has a lead role in sustainability and wishes to continuously improve its sustainability performance. The Shire embraces its responsibility to work with its community towards an environmentally, socially and economically sustainable future based on the principles of intergenerational equity embodied in the 1987 *United Nations World Commission on Environment and Development*. This commitment is inherent in Council's Vision Statement:

Our growth will attract people who value our rural character, diverse lifestyle, natural beauty and heritage and manage responsibly today for a better tomorrow.

In establishing the Shire's strategic direction as a champion of sustainability, the Shire will:

- Identify the environmental impacts of its activities and operations and take appropriate actions to minimise and manage such impacts.
- Encourage the protection, conservation and repair of the natural environment.
- Use its powers to require and encourage development to meet the objectives of this policy.
- Manage land and natural resources under its control to protect biodiversity and ecological processes while providing for compatible community uses.
- Minimise waste production and energy consumption.
- Prepare plans and strategies that set objectives and targets for sustainability performance for its operations and economic activities within the community.
- Publicly report on the effectiveness of sustainability performance.

- Develop effective communications processes on sustainability issues, including awareness raising and educational programmes.

In order to achieve this, the Shire will:

- Prepare its Strategic Plan on a “triple bottom line” basis.
- Undertake community visioning through the community forums project.
- Implement programs and actions in accordance with its Strategic Plan.
- Prepare its 2001-2002 Annual Report, and future annual reports using the Global Reporting Index approach to “triple bottom line” reporting.
- Address the social, environmental and economic consequences of all proposals and initiatives in the decision making process.
- Continue development of its Towns with Heart Sustainability Plan in partnership with the community.
- Ensure the community’s health and environment is protected by implementing effective waste management and recycling services.
- Develop, monitor and report key measures of the performance and health of the local community, environment and economy.
- Adopt the best practice environmental management and technology to minimise the effects that its operations have on the environment.
- Through the Local Economic Development Unit identify, foster and implement sustainable economic development initiatives.
- Work in partnership with the Shire of Serpentine-Jarrahdale Community Land Care Centre as a conduit for best practise environmental management to the broader community.
- Sharing of environmental experiences with other Local Government authorities, encouraging our staff to experience first hand the way other best practice organisations do business.
- Encourage suppliers and contractors to adopt best practice environmental management.

Statutory Environment:

Local Government Act 1995

Policy Implications:

New Council Policy

Financial Implications:

Nil.

Strategic Implications:

Environmental Commitment Statement (2001-2005 Strategic Plan)

The Shire of Serpentine-Jarrahdale has a unique biodiversity and the Council is responsive to the needs for change within the local and broader community.

The Council has a unique development and leadership role which embraces the principles of social, economic and environmental sustainability.

President’s Foreword (2001-2005 Strategic Plan)

As you read this Plan you will see that we are focussing on a sustainable future by integrating and striving for a social, environmental and economic balance so that growth is not at the expense of future generations. How we do this is guided by core Values with Objectives to aim for, Strategies to achieve these, and Performance

Measures to assess that achievement for the three main areas.

Community Consultation:

Not applicable

Voting Requirements:

Normal

Officer Recommended Resolution

Council adopts policy PP13 – Commitment to Sustainable Development as set out in report SM059/04/02.

CRSM59 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Simpson that Council adopts policy PP13 – Commitment to Sustainable Development as follows:

PP13 – COMMITMENT TO SUSTAINABLE DEVELOPMENT

Objectives

The objectives of this policy are:

- To improve the quality of life and encourage the socio-cultural commitment of people who live in the Shire.
- To protect and repair the soil, vegetation, water and air resources of the Shire for the benefit of present and future generations
- To promote economic activity, including agricultural production, within the context of sustainable development.

Background

The United Nations World Commission on Environment and Development in 1987 defined sustainable development as:

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

More commonly sustainability is known for trying to rebalance social, economic and environmental goals, which were previously held to be competing rather than inter-related.

Agenda 21, or the Rio Declaration, is a global strategy adopted at the 1992 United Nations Conference on Environment and Development. Agenda 21 is a new agenda for the 21st century. Chapter 28 of Agenda 21 specifically deals with local authorities. The role of local government is seen as being “a vital role in educating, mobilizing and responding to the public to promote sustainable development” (Chapter 28, paragraph 28.1).

Many local authorities in Australia have adopted Agenda 21 Plans. Many, however, have not badged them as such. In keeping with the adage “Think Global Act Local”, Council has assigned the name “Towns with Heart” to its Agenda 21 Plan.

Statement

The Shire of Serpentine Jarrahdale recognises that it has a lead role in sustainability and wishes to continuously improve its sustainability performance. The Shire embraces its responsibility to work with its community towards an environmentally, socially and economically sustainable future based on the principles of intergenerational equity embodied

in the 1987 *United Nations World Commission on Environment and Development*. This commitment is inherent in Council's Vision Statement:

Our growth will attract people who value our rural character, diverse lifestyle, natural beauty and heritage and manage responsibly today for a better tomorrow.

In establishing the Shire's strategic direction as a champion of sustainability, the Shire will:

- Identify the environmental impacts of its activities and operations and take appropriate actions to minimise and manage such impacts.
- Encourage the protection, conservation and repair of the natural environment.
- Use its powers to require and encourage development to meet the objectives of this policy.
- Manage land and natural resources under its control to protect biodiversity and ecological processes while providing for compatible community uses.
- Minimise waste production and energy consumption.
- Prepare plans and strategies that set objectives and targets for sustainability performance for its operations and economic activities within the community.
- Publicly report on the effectiveness of sustainability performance.
- Develop effective communications processes on sustainability issues, including awareness raising and educational programmes.

In order to achieve this, the Shire will:

- Prepare its Strategic Plan on a "triple bottom line" (Local Agenda 21) basis.
- Undertake community visioning through the community forums project.
- Implement programs and actions in accordance with its Strategic Plan.
- Prepare its 2001-2002 Annual Report, and future annual reports using the Global Reporting Index approach to "triple bottom line" reporting.
- Address the social, environmental and economic consequences of all proposals and initiatives in the decision making process.
- Continue development of its Towns with Heart Sustainability Plan in partnership with the community.
- Ensure the community's health and environment is protected by implementing effective waste management and recycling services.
- Develop, monitor and report key measures of the performance and health of the local community, environment and economy.
- Adopt the best practice environmental management and technology to minimise the effects that its operations have on the environment.
- Through the Local Economic Development Unit identify, foster and implement sustainable economic development initiatives.
- Work in partnership with the Shire of Serpentine-Jarrahdale Community Land Care Centre as a conduit for best practice environmental management to the broader community.
- Sharing of environmental experiences with other organizations, encouraging our staff and councillors to experience first hand the way other best practice organisations do business.
- Encourage suppliers and contractors to adopt best practice environmental management.

CARRIED 7/0

7.22pm Cr Kirkpatrick declared an interest as he has shares in Wesfarmers and left the meeting.

SM060/04/02 PARTNERSHIP PROGRAM TO REDUCE VEHICLE GREENHOUSE GAS EMISSIONS (A1103/01)			
Proponent	Wesfarmers Kleenheat Gas Pty Ltd		
Officer	Robert Harris Director Asset Services	Date of Report	4/4/02
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council is requested to consider a partnership proposal from Wesfarmers Kleenheat Gas Pty Ltd to provide incentives to Council and the community to use liquefied petroleum gas (LPG) as a motor vehicle fuel.

It is recommended Council proceed with the proposal.

Background

Council has made a strong commitment to reducing greenhouse gas emissions both through its own activities and by facilitating and promoting community energy efficiency. This position is clearly enunciated in Council's strategic plan, corporate policies and the ongoing consideration of greenhouse gas implications in Council programs and projects.

Emissions from motor vehicles are a significant contributor to greenhouse gases (approximately 2 tonne per vehicle per annum). The Council has previously recognized the need to address this issue and now operates three dual fuel sedans (petrol/LPG) and has exchanged three 6 cylinder utilities for small 4 cylinder sedans as a trial contribution to this matter. The trials, although incomplete, are demonstrating cost savings to Council's fleet costs as well as having environmental benefits. The Council currently operates approximately ten other light vehicles (sedans, utilities) which could potentially be converted to LPG.

In the course of assessing Council vehicle fleet alternative fuel potential, contact has been made with Wesfarmers Kleenheat Gas division which has subsequently led to a proposal to conduct a campaign in the Serpentine-Jarrahdale community encouraging the conversion of light vehicles to LPG use. The proposal offers LPG fuel discounts to Council, residents and Council employees, together with a rebate on the cost of converting vehicles to LPG, for those applying for a Kleenheat Gas Card. The Council would be required to jointly promote the proposal and to move toward converting its light vehicle fleet to LPG. There would not be a positive requirement to exclusively use Kleenheat Autogas.

A copy of the Kleenheat Gas proposal is with attachments marked SM060.1/04/02.

Comments

The proposal offers Council an opportunity to access fuel for its compatible light vehicle fleet at advantageous prices, promote and advance its corporate greenhouse gas emission objectives, and extend an opportunity to the community to convert vehicles to LPG under advantageous arrangements.

The proponent has stated an interest in developing an ongoing environmental partnership with the local community and actively participating in community events and providing

corporate sponsorship support for community environmental programs consistent with its overall corporate philosophy and objectives.

Kleenheat Autogas is part of the Western Australian Wesfarmers Group and has the largest LPG distribution network in Western Australia. Current sites in the Shire are at Shell, Jarrahdale Road/South Western Highway and Caltex, Nicholson Road/Thomas Road. Additional sites are foreshadowed in the future.

The Council currently has four petrol engine utilities due for trade-in. It is proposed these be replaced with dual fuel vehicles. This would incur an initial additional capital cost of approximately \$8,000 (\$2,000 per vehicle) but would reduce operating costs by approximately \$10,000 over two years (\$2,500 per vehicle), and the residual value of the vehicles at disposal is foreshadowed to be greater. The additional capital cost can be borne from savings realized in the current financial year light truck purchases budget funded from the Plant Reserve without budgetary impact. It is further proposed that as further suitable vehicles in Council's light vehicle fleet become due for replacement that consideration be given to purchasing dual fuel vehicles.

Having regard to Council's fleet size potentially able to operate on LPG the annual quantities and cost of purchases do not invoke the Local Government Act tender regulations for purchasing, however Council has a work procedure requiring staff to seek three written quotations for goods and services valued between \$5,000 and \$50,000. Council may exempt such a procedural requirement. Council currently purchases petroleum products under State Government supply contracts which do not include LPG. Current Council LPG purchases are via fuel cards at full bowser prices.

Statutory Environment:

Local Government Act 1995.

Policy Implications:

Council guidelines for procurement of goods and services provides that three written quotes be obtained for purchases between \$5,000 and \$50,000 (CSWP16). This guideline would be waived, however no advantage is expected from canvassing other suppliers.

Current Council LPG purchases are undertaken via a State Government Contract with Caltex whereby full bowser prices are applicable.

Financial Implications:

The additional capital cost of replacing appropriate light vehicles with dual fuel vehicles when replacement is due would be borne from Plant Reserve and recoverable in full through offsetting reduced operating costs and residual values.

Any community consultation, promotional activities and other costs arising from the partnership would be minimal and accommodated within ongoing community relations and environmental program budgetary provisions.

Strategic Plan Implications:

Aligns with Council's Environmental Commitment Statement and Environmental Key Result Areas of Strategic Plan including Strategies, 2.1, 2.2 and 2.4 encouraging and

making environmental best practice a Shire business foundation, and giving consideration to the reduction of greenhouse gas emissions in Council actions.

Employment & Economic Implications:

There are no direct implications, however the proposal potentially enhances the image of the Shire as a desirable place to live, work and recreate.

Community Consultation:

Not required at this stage. A promotional campaign would be proposed jointly with the proponent.

Voting Requirement

Normal.

Officer Recommended Resolution

1. Council in partnership with Wesfarmers Kleenheat Gas Pty Ltd conducts a campaign in the local community promoting the use of liquid petroleum gas (LPG) as an alternative environmentally beneficial motor vehicle fuel.
2. Council converts appropriate vehicles in its light vehicle fleet to dual fuel (LPG/petrol) at future vehicle changeovers.
3. Council applies for Kleenheat Gas cards for dual fuel vehicles in its fleet.

CRSM060 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Scott that

1. Council in partnership with Wesfarmers Kleenheat Gas Pty Ltd conducts a campaign in the local community promoting the use of liquid petroleum gas (LPG) as an alternative environmentally beneficial motor vehicle fuel.
2. Council converts appropriate vehicles in its light vehicle fleet to dual fuel (LPG/petrol) at future vehicle changeovers.
3. Council applies for Kleenheat Gas cards for dual fuel vehicles in its fleet.
4. There be an exemption from policy CSWP16 – Guidelines for the Purchase of Goods and Services in relation to three quotations being sought.
5. WA Local Government Association (WALGA) and the State Government Sustainability Unit are advised of the partnership program and requests the Government rebate for conversion of vehicles to gas be reconfirmed.

CARRIED 6/0

Note: The Officers Recommended Resolution was amended to allow for the waiving of CSWP16 – Guidelines for the Purchase of Goods and Services and in order for WALGA and the State Government to be advised of this arrangement.

7.23 pm Cr Kirkpatrick did not vote and returned to the meeting.

7.24pm Cr Star declared a pecuniary interest as her Family Trust has shares in Bendigo Bank.

Moved Cr Price seconded Cr Murphy that Cr Star be permitted to remain present whilst the item is discussed.

CARRIED 6/0

SM061/04/02 INFORMATION REPORT			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	10/4/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

SM061.1/04/02 BENDIGO BANK (A0562)

A working group of interested Community Business proprietors has been established to look at the level of community support to attract a Bendigo Bank into the Shire. Currently Cr Simpson is on the working group representing the business community interests.

Cr Simpson has requested 15 minutes at the conclusion of the Strategic Management Committee to update the Council on the progress so far of the Working Group.

It is also recommended that Cr Simpson also be appointed as the official Council representative on the Bendigo Bank Working Group.

Officer Recommended Resolution

1. The Information Report to 10 April 2002 be received.
2. Councillor Tony Simpson is nominated as the Council representative on the Bendigo Bank Working Group.

CRSM061 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price seconded Cr Murphy

1. The Information Report to 10 April 2002 be received.
2. Councillor Tony Simpson is nominated as the Council representative on the Bendigo Bank Working Group.
3. Councillor Tony Simpson be nominated as a representative on the Local Economic Development Unit (LEDU).

CARRIED 7/0

7.5 Planning Development & Environment Meeting – 15th April, 2002

COUNCIL DECISION

Moved Cr Murphy seconded Cr Scott

That the minutes of the Planning Development & Environment Committee Meeting held on 15th April, 2002 be received.

CARRIED 7/0

E032/04/02 ROADSIDE MANAGEMENT POLICY (A0510)				
Proponent		Environmental Officer		
Officer		Andrew Del Marco – Environmental Officer	Date of Report	4/4/02
Signatures		Author:		

Owner: Road reserves under the care, control and management of the Local Authority

Bush Forever: Some local roadsides include Bush Forever listed vegetation

Preamble

This policy is a priority due to the decline in the amount and condition of roadside vegetation and the constant high level of human activity and disturbances in reserves. Roadside conservation values must be considered with each activity that occurs within road reserves. It is proposed that the draft policy be endorsed for public exhibition.

Background

A conservative estimate by the author has the Shire managing roadside vegetation equivalent to 225 hectares of bushland and a further 80 hectares of parkland cleared land. The fact that this bushland occurs on a 3-4 m band on the side of the road means that it is extremely difficult to maintain. Nevertheless, it has many values and attracts significant interest by many residents, especially when it is under threat.

Whilst the most significant and visible threats to roadside and road reserve vegetation are the widening of roads and the burning of roadside vegetation, it is the combination of many threats that are leading to the gradual degradation of roadside condition.

With the support of CALM and volunteers, the Council has carried out surveys of roadside conservation significance in 1991 and 1997. The survey categorises roadsides into four categories based on numerous environmental criteria. The results of the survey are included in the table below.

Preliminary Roadside conservation values as assessed in 1991 and 1997				
Conservation value	1991 Survey		1997 Survey	
	(km)	(%)	(km)	(%)
High	259.2	28.6	251.7	28.5
Medium (7-8)	226.5	25.0	132.45	15.0
Medium (5-6)	145.4	16.1	134.0	15.1
Low	274.8	30.3	366.0	41.4
	905.9	100	884.15	100

Note: the results only include roads under the care, control and management of Council (South West Highway has been excluded). Some Council vested road reserves through State Forest were also excluded.

Both sets of survey results, including any work of volunteers, has been checked by CALM's Roadside Conservation section and the latter data –set was collected without knowledge of the results of the first survey.

The surveys have shown that whilst the length of roadsides warranting 'high conservation' status has remained the same, the length of medium conservation roadsides have decreased and the length of low conservation roadside has increased. This supports the hypothesis that:

- a) Vegetation in good condition (high conservation roadsides) looks after itself if it is not disturbed; and
- b) Vegetation in fair condition (medium conservation) is competing with weeds and is more likely to be further disturbed and suffer from disturbance.

A policy has been drafted to manage the major threats or pressures related to the protection of road reserve vegetation and encourage revegetation and sound management.

Threats include:

- * Road re-construction and improvement projects and associated works – impacts on vegetation by clearing, exposure of soil and creation of habitat for weeds; narrowing of remaining vegetation corridor, disturbance of vegetation
- * Burning and other disturbance practices by adjacent landowners, including clearing of understorey;
- * Installation and repair of underground and overhead services including trenching, disturbance of plant roots, pruning and clearing of vegetation from overhead wires
- * Landowner development, management or beautification of road reserves
- * Weeds and poor weed control
- * Dieback introduction and spread

The policy has been drafted to reflect current best practice for roadside management promoted by the West Australian Roadside Conservation Committee (RCC). It also replaces two Council working procedures for firewood collecting and burning of road verges and incorporates the existing Planning Policy for New Road Verges. .

The work procedures ASWP10 and Council's Policy AP13 for New Road Verges are with the attachments marked E032.1/04/02.

Comments

The draft policy is included below with an explanation of the each clause.

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
1. Background	
The amount and condition of native vegetation on local roadsides is decreasing. Surveys have shown that 105 km of Shire roadsides (or 11%) are likely to have dropped in condition between 1991 and 1997. Most activities in road reserves have the potential to contribute to the problem.	Surveys using CALM Roadside Conservation Assessment method.
2. Application of this policy	
2.1 The policy applies to all road reserves under the care, control and management of the Shire of Serpentine-Jarrahdale and all activities which disturb vegetation or soil in these reserves.	The policy covers all local road reserves whether the reserve contains a road or not.
3. Uses and values of road reserves This policy recognises the major use and value	Self-explanatory

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
of roadsides as being a transport corridor for vehicles cyclists and pedestrians.	
Other uses and values of road reserves are:	
* Containing mid-order drains in the shire's drainage network, delivering water (and pollutants) into larger watercourses;	
* Location of underground and over head services (electricity, gas, telecommunications, water); and	
Roadside vegetation.	
4. Values of roadside vegetation	Self-explanatory
This policy recognises roadside vegetation is valuable because:	
* It is often the only remaining example of original vegetation;	
* Is easier to maintain and generally less-fire prone than introduced vegetation;	
* Provides habitat for many native species of plants, mammals, reptiles, amphibians and invertebrates;	
* Provide wildlife corridors linking other areas of native vegetation;	
* Contain or support rare and endangered plants and animals;	
* Enhances landscape and amenity for residents and tourists;	
* Supports sites of historical or cultural significance;	
* Provides benchmark of undeveloped soils;	
* Provides windbreaks for adjoining farmland; and	
* Area vital source of local seed for revegetation projects (CALM permit and Council permission required).	
5. Policy objectives and performance indicators	
To a) maximise the retention of roadside vegetation and b) enhance the condition and values of roadside vegetation; In the context of managing all uses and values of road reserves.	Whilst the priority objective is protection and enhancement of native vegetation, this needs to be achieved whilst maintaining a safe, durable and value-for-money road environment. It must be acknowledged that the road re-construction and improvement program in the Shire will see the widening of many roads to accommodate increasing traffic and the subsequent loss of native vegetation. This policy therefore encourages road design and works which minimise clearing and revegetates or repairs degraded roadsides. The responsibility for implementation of this policy will lie across various Council teams.
* Have no nett loss of native vegetation in roadsides caused by Council works	Limited records are currently kept of the amount of vegetation (number of stems or area of vegetation) that are removed for Council projects and the amount that is directly replaced

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
	to ameliorate these impacts. It is proposed that the Environmental Officer could collect and present this information as part of regular reporting requirements
* Council staff working in the roadside or having input into works on the roadside take into account the presence of Declared Rare Flora on roadsides	This would encourage a greater familiarity of rare plant types and locations amongst relevant Council staff. Council staff (Environmental Officer & Operations Centre Customer Service Officer have already surveyed sites in 2001) This would require a check of sites every one or two years to ensure the status and health of the plants. This would demonstrate a positive stewardship role model in keeping with Council's responsibility for care control and management of reserve. Council should work in partnership with CALM and the Landcare Centre on this measure.
* Maintain total lengths of High, Medium and Low Conservation Roadsides in the Shire. (i.e. a no-nett loss of roadside value).	Able to be measured via CALM Roadside Conservation surveys. It is proposed that the next survey be carried out 2003/2004. Another survey would need to be carried out in 2008/09
* Ensure all community roadside planting projects receive prior approval by Council (and so reduce roadside rehabilitation which will grow to cause safety risks unacceptable to Council).	All proposed roadside revegetation is to be assessed and approved by Assets Services using appropriate standards such as Roadside Conservation Committee <i>Roadside Management Manual</i> . This will require careful species selection and placement.
* Provide incentives to landowners adjacent to new major roadworks to create buffer plantings.	See section 10 below: Incentives for planting in land adjacent to road reserves.
* Protect existing environmental values, stabilise where necessary and maximise opportunities for revegetation in new road reserves	Council has an existing policy (AP13) for New Road Reserves. All seven clauses in Policy AP13 have been included in this new policy, and have in some cases been strengthened.
6. Council responsibilities and powers	
6.1 Council is responsible for the care, control and management of local road reserves under the Local Government Act 1995. Council is the primary decision-making authority or reference authority for most activities in road reserves vested in the Local Authority.	Council is bound by the numerous Acts which apply to road reserves. These Acts include the Wildlife Conservation Act, Land Administration Act, Bush Fires Act and the Commonwealth Telecommunications Act
6.2. Council is to inform major service providers and the Main Roads Department of this policy and establish written agreements with them to enable the objectives of this policy to be achieved.	Telstra has established a system to notify Council of proposed works. Western Power, Water Corporation and Alinta Gas should be invited to provide notification to Council to a similar standard, as deemed necessary by the Asset Services Team. Main Roads should also be encouraged to manage roads under their control to meet policy objectives.
7. Determining roadside conservation value	
7.1 The value of roadside vegetation in any road length shall be assessed in the first instance by using the preliminary roadside conservation assessment rating for that road section and the mapping of known rare and endangered flora. Roadside conservation assessment ratings	The ratings are to be regarded as preliminary until they are validated on-site by Council staff. Note that rare and endangered plants and other significant environmental features can occur on roadside rated as high, medium or low. Validation of roadside conservation value and

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
place roadsides into a high, medium or low conservation category.	related liaison/negotiations are currently undertaken by the Environmental Officer, required up to 25 times per year (approximately 5 days). These are required prior to utilities gaining access to the reserve, road reconstructions and other major works. Need for this validation will increase with implementation of this policy.
7.2 Council shall not give consent to any ground or vegetation disturbing activities without on-site inspection to validate the preliminary roadside conservation rating and ensure that proposed activities will not degrade roadside vegetation.	The ratings are to be regarded as preliminary until they are validated on-site by Council staff. Rare and endangered plants and other significant environmental features can occur on roadside rated as high, medium or low.
8. General principles for the protection of roadside vegetation	Section 9 applies to all activities in road reserves
8.1 Minimising disturbance to native vegetation shall be a priority of every activity in road reserves.	Disturbance of ground and understorey increases the occurrence and vigour of weeds
8.2 High Conservation value roadsides (well-vegetated roadsides). These are roadsides where native vegetation is in good condition, and little weed invasion is occurring or able to occur due to the health of the vegetation. Plant diversity is usually high. The aim is to maintain the integrity of indigenous plant communities on well-vegetated roadsides and manage them accordingly. There is a general presumption against allowing disturbance of vegetation in this category.	Self-explanatory
8.3 Medium Conservation roadsides (moderately well vegetated roadsides). These are roadsides where native vegetation is actively competing with weeds and other threatening processes, such as fire, ground disturbance etc. Plant diversity is relatively high. The aim is to protect the integrity of indigenous plant communities on moderately well vegetated roadsides, and encourage strategic regeneration and revegetation on these roadsides. There is a general presumption against allowing disturbance of vegetation in this category.	The 'medium' category is formed by combining the medium high and medium low categories. Strategic regeneration and revegetation on these roadsides should occur as a part of requirements on Council's road re-construction program under this policy and the Shire's contribution to community Landcare projects.
8.4 Low conservation value roadsides (little or no native vegetation). These are roadsides where native vegetation has been reduced to a relatively few species. Plant diversity relatively low. Weed cover is high. The aim is to retain remnant trees and shrubs wherever possible and encourage strategic revegetation in roadsides with little or no native vegetation.	Limited regeneration and revegetation on these roadsides will occur as a part of requirements on Council's road re-construction program under this policy and the Shire's contribution to community Landcare projects. Strategically, it is preferable that effort is invested into medium conservation roadsides. Revegetation on low conservation roadsides may be appropriate where it is to link two high or medium conservation areas.
8.5 Rare or endangered species: may be found in roadsides assessed as either having high, medium or low conservation value. Under the Wildlife Conservation Act (1950) Council is	Self-explanatory

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
required to protect these plants. CALM shall be requested to identify on-site all occurrences of Declared Rare Flora.	
8.6 Preventing weeds and dieback – Council may impose conditions on its own activities or others to avoid the introduction of weeds and dieback into well vegetated or moderately well vegetated roadsides.	A key to good dieback management is mapping the occurrence of the dieback. Mapping to date on Mundijong Road and 4 local reserves shows that dieback is prevalent in most (but not all) wet areas, but has not infected large parts of higher sand (Banksia) bushland. The focus of dieback management is to apply the highest hygiene practices to vegetation which is in good condition. Council has adopted a dieback management policy and procedures.
<p>8.7.1 Identification of significant roadsides – Council shall record and where appropriate sign on-site, roadsides with significant features such as:</p> <p>Rare or endangered species; Designated flora roads, tourist routes; Community group revegetation sites; Resident-managed roadsides, and Significant trees.</p> <ul style="list-style-type: none"> * This policy recognises the environmental and scenic qualities of: * Mundijong, Soldiers, Webb, Lightbody and Norman Roads as Flora Roads; * Nettleton, Jarrahdale, Kingsbury Roads as Touristic/Scenic Routes, and * Kargotich Road (Bishop to Thomas Road) and Abernethy Road (Thomas Road to Kargotich Road) as roads of local scenic interest. 	<p>This has already been partly implemented. A map has already been produced for Council staff showing a) to c). CALM has also signed all occurrences of Declared Rare Flora, but not Priority Listed Flora (Priority listed Flora are considered by CALM to be endangered or at risk, but not rare). Council has designated 5 flora roads: Mundijong, Soldiers, Norman, Webb and Lightbody. All Flora Roads are signed as such. Some community group project roadside sites have been signed. Residents who plant out or manage their roadsides can have their frontage listed with the Operations Centre, and marker posts are erected.</p> <p>Mundijong, Soldiers, Webb, Lightbody and Norman Roads have already been designated as Flora Roads and are included in Appendix 13 of the Shire's TPS as Places of Natural Beauty, Historic Buildings and objects of Historical or Scientific Interest.</p> <p>Signed scenic routes in the Shire (Nettleton, and Kingsbury) and Jarrahdale Road, and portions of Abernethy and Kargotich Roads have not been officially recognised prior to this policy. Whilst these roads have variable biodiversity value, they all have significant scenic value. The particular value of the nominated portions of Abernethy and Kargotich Roads are the Swamp Sheoks (Casuarina obesa) which form living archways. Nettleton, Kingsbury and Jarrahdale receive high use by tourists and visitors to the Shire and so should receive a higher level of vegetation protection than otherwise warranted.</p>
8.8 Safety considerations – Safety risks posed by roadside vegetation shall be assessed as a primary consideration and arbitrated by the Director Asset Services where required.	The Roadside Manual produced by the Roadside Conservation Committee can be used to assess safe clearance for vegetation from road shoulders and intersections. Fire management issues are dealt with specifically

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
	below in Section 9.3.
Activity specific policies	
In addition to the general principles above in section 8, the following policies shall apply to specific activities:	
* Road and drainage re-construction, widening, improvements	
<p>* Council shall have in place a vegetation management and revegetation plan for all road re-construction works and other major works, at least 12 months (preferably 24 months) prior to commencement of works. Each plan shall:</p> <ul style="list-style-type: none"> * Identify all environmentally significant features including high conservation and medium conservation roadsides, rare species, managed roadsides, community Landcare projects etc in the vicinity of works; * Quantify impact of disturbance/clearance activities on native vegetation (measuring and monitoring); * Propose actions to be taken to manage and avoid disturbance in high conservation and medium conservation roadsides and any other native vegetation; and * Describe vegetation regeneration and revegetation works that are to be carried out as part of the project works. As a minimum all roadside surfaces cleared or exposed shall be revegetated with local native plants. Forward planning of revegetation shall take into account the Policy aim to reverse the decline of roadside condition. All regeneration and revegetation undertaken should be in accordance with section 9.5 below. 	<p>Currently, there is little planning for management of roadside vegetation as a part of road re-construction projects. Some revegetation is occurring as part of the major road reconstruction jobs but this requires earlier planning, clearer objective setting and adequate funding</p> <p>Most road re-construction projects widen the road formation, clear vegetation and reduce the viability of the remaining narrow corridor of vegetation.</p> <p>The design plan would need to be prepared by the Asset Services Directorate having regard to the objectives of roadside vegetation conservation, in consultation with relevant Council Teams.</p> <p>Funding for roadside management should form part of the budget for the particular works.</p>
* Council shall identify within its road-re-construction budget, all costs incurred to protect environmentally significant sites and re-establish roadside vegetation.	In keeping with the move to triple-bottom lining, all costs incurred should be identified and reported separately from other costs.
* Installation, repair of underground and overhead services (including pruning)	
* There shall be a general presumption against any ground or vegetation disturbance activity in high or medium conservation roadsides, or in the vicinity of trees and rare or endangered flora. Alternatives such as underground boring, and route changes will be required in these instances.	Self-explanatory

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
<p>* Where disturbance may be permitted, Council may require a written plan from the proponent on measures to be taken to prevent vegetation disturbance and rectify any degradation or loss caused, including loss of mature trees within 12 months of the works.</p>	<p>The plan should include photos of the site before works, demonstration that the proponent understands the sensitivity of the site and commitments made in regard to reinstatement.</p> <p>In some instances, utility providers have not consulted with Council prior to carrying out works. The result has sometimes been sub-standard re-instatement, and poor management of vegetation and revegetation.</p>
<p>* Organisations and their contractors, including Council, proposing to work in the road reserve must demonstrate to Council that they are competent in roadside vegetation management and are able to comply with this policy.</p>	<p>There is wide variability in contractor competencies to manage roadside vegetation. The policy intends to bring all stakeholders up to a similar standard. Attendance of supervisory and on-ground staff to an accredited Roadside Management Course can be used to demonstrate this competency.</p>
<p>* Clearing or ground-pruning of vegetation to gain clearance for overhead wires is generally not supported. (Exemptions to this exist where such work may be supported under recognised guidelines such as those prepared by Western Power. Clearing or ground-pruning of fast growing vegetation may be considered in some circumstances where alternative revegetation is proposed to replace lost vegetation.</p>	<p>Western Power's practices have included ground pruning all sheoaks, marris and other fast growing plants. Council has expressed its opposition to this practice on the grounds that it is a frequent, negative impact on the environment and roadside amenity. Western Power should be actively encouraged to provide a longer-term solution by replacing vegetation with low shrubs.</p>
<p>* Proposals to burn or carry out other fire management</p>	
<p>* Road reserves cannot be burnt without first obtaining a permit from Council.</p>	<p>Permits are issued via the Fire and Emergency Services Officer. All Fire Brigades are aware of the fact that permits are required.</p>
<p>* There shall be a general presumption against burning of road reserves given that this is only provides a temporary reduction in ground fuel loading and increases weed response at the expense of native vegetation in the longer term</p>	<p>Advertising of this draft policy will need to make it clear to residents that burning of roadsides will generally not be supported by Council, except in limited circumstances, and that any burning approved by Council will need to be carried out by the local Volunteer Fire Brigade.</p>
<p>Burning should only be permitted where it:</p> <p>* Will reduce fire hazard and alternative means of reducing that hazard, such as slashing or the use of herbicides, are considered to be not feasible or more detrimental to native flora and fauna than burning; or</p> <p>* The burning will be beneficial for the preservation and conservation of native flora and fauna.</p>	<p>Burning of roadsides where native vegetation is competing with weeds leads to better regeneration of weeds than native plants unless good weed control is carried out. The reality to date is that good weed control is rarely carried out.</p>
<p>* Burning, where there is a potential for impact on native vegetation, may only be carried out by a Volunteer Fire Brigade (Subject to Council approval).</p>	<p>This policy restricts burning of roadsides. Where burning is considered feasible for increased safety, the cost should be covered by Council. It is estimated that \$1000 should be allocated to this service.</p>
<p>* Where an approved burn is carried out,</p>	<p>This would require an extra allocation of</p>

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
Council should carry out effective weed control over the following growing season where this would assist with native plant regeneration.	allocation of \$5000 pa for roadside weed control.
* Proposals by community groups, residents and Council to manage, improve or carry out works in the road reserve.	
* There shall be a general presumption against consenting to any activity that will degrade or destroy native vegetation on the road reserve.	Incremental clearing by residents is occurring on some roadsides. This gradual loss of understorey and small trees produces a significant impact over time. Raising resident's awareness of the important diversity of understorey plants is a priority. This can be achieved via the Shire's work with the Landcare Centre.
* All works by Council and others, including drainage maintenance works, shall be designed, constructed and maintained to minimise erosion and sediment loss.	Aligns this policy with Council's Planning Guidelines for Nutrient Management. Use of weed control in drains during dry periods (rather than periodic excavation) is encouraged
* Proposals to construct cleared firebreaks on road reserves shall not be supported.	The planting of fire suppressant local native vegetation on the road verge will be supported.
* Firewood collecting and timber harvesting on roadsides is prohibited.	Retained for flora/fauna conservation
* Landowners and occupiers are to be encouraged to protect and maintain native vegetation on adjacent road reserves, and revegetate cleared or degraded areas in accordance with this policy	Council should continue to encourage revegetation of roadsides where they are cleared or vegetation is in poor condition.
* Community or resident groups proposing any projects on road reserves shall be required to obtain Council authorisation prior to works. Council is to be satisfied that works will i) be carried out in accordance within Occupational Health and Safety Guidelines including relevant Australian Standards and ii) not cause unacceptable safety hazards in the future. Approved sites shall be registered with Council.	Most community-based projects are co-ordinated through the Landcare Centre. Proposed projects will be referred to the Asset Services Directorate to ensure that the project will meet safety and roadside maintenance standards. By registering the sites, there is substantially less risk of damage to the plants by roadside workers.
9.5 Revegetation and planting	
* In carrying out roadside revegetation as part of its own activities, Council shall have a preference for direct seeding methods, or direct seeding with tubestock planting, rather than tubestock planting only. The priority objectives of Council's revegetation objectives shall be to replace appropriate local species and lower future roadside management costs.	Direct seeding results in a more natural looking roadside, and should result in thicker vegetation more able to suppress weeds. Experience in Serpentine Jarrahdale has proven that direct seeding is very effective is clayey, gravelly or wet soils, but less so in dry sands.
* Council shall maintain its support for a resident-based roadside revegetation such as the "Free Verge Plants Scheme, or similar.	The scheme is positive for both residents and Council
* Revegetation on road reserves shall be	Various cases exist where inappropriate plants

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
designed to avoid future safety and maintenance problems. Where a roadside drain exists, only groundcovers, sedges and low shrubs (up to 0.7m) are to be seeded or planted between the drain and road shoulder edge. All plant types may be used between drain and reserve boundary. Where no roadside drain exists, trees should be located within 1-2 metres of the reserve boundary, and all plants should be set back at least 1m from the outer edge of the road formation.	have been placed on roadsides. An infonote has been produced to assist residents planting on roadsides. It is given out to those receiving Free Verge Plants.
* Weed control	
* Weed control on road reserves shall comply with Council policy EP1: Control of Weeds.	Self-explanatory
* Management of un-built road reserves	
* Council recognises the high environmental value of uncleared road reserves in the Shire.	Some of the unbuilt road which are well vegetated are See Road Serpentine (See Road runs between South West Highway and Baldwin Road), Sparkman Road Mundijong, Unnamed Road Reserve adjacent to Lot 99 SWH (between SWH and Shanley Rd), Rowe Rd Mardella. There are numerous others.
* There is a general presumption against grazing or burning of un-built road reserves where there is native vegetation in fair to good condition. Any grazing (including existing grazing activities) in road reserves requires formal consideration and approval by Council.	Council currently manages gate licences for up to 10 road reserves.
* Clearing of native vegetation in good condition in un-built road reserves should not be supported. Full botanical surveys are likely to be required prior to construction of roads in un-built road reserves.	The extent and significance of vegetation in un-built road reserves is poorly known. It is recognised that construction of a road may be required in the reserve at a future time. Council should maintain a precautionary approach when subdividers propose to use existing road reserves.
9.8 New road reserves and roadsides	
a) Existing vegetation is to be retained wherever possible in the planning of road alignment and during road works.	Self-explanatory
b) Existing vegetation is to be shown on the engineering drawings for the rezoning (subdivision guide plan), subdivision or development.	Self-explanatory
c) All new road verges must be designed and constructed so as to minimise erosion of batters and verges. Sediment traps and other devices (some temporary) may be required to minimise movement of sediment in the road reserve.	Self-explanatory
d) New road verges are to be stabilised	Self-explanatory

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
<p>where necessary and weed intrusion prevented. This may require hydro mulching or other revegetation practices or brushing with native colonising species as appropriate.</p>	
<p>e) Developers shall revegetate new road verges to a standard specified by Council and included in Subdivision Revegetation Plans approved by Council. Such roadside revegetation shall be of local native mixed trees, shrubs and groundcovers planted:</p> <ul style="list-style-type: none"> * at a density so as to actively suppress weed growth over the verge and * in locations so as to meet adequate safety and maintenance standards. * In accordance with Section 9.5 of this policy, unless otherwise approved by Council (eg in the Subdivision Revegetation Plan) 	<p>The standard of planting in road reserves in new subdivisions has been varied, and has generally not met the standard that is being set by this policy. As a result of this policy, subdividers will be required to increase the density of plantings on roadsides, and include more lower-growing species. Planting of small plants (less than 0.7m) between shoulder and drain has generally not been supported by developers, but can be made to work by selecting appropriate species and planting them in an alignment to stabilise the drain slope. Planting on new roadsides is also made difficult by the fact that new underground services are often added to the reserve in the first year after subdivision clearance.</p>
<p>f) Bonds from developers for road works currently held by Council as normal practice will be used to cover the additional works and requirements of rehabilitation and landscaping if required.</p>	<p>Self-explanatory</p>
<p>10. Incentives to landowners to plant in adjacent land</p>	
<ul style="list-style-type: none"> * In recognition that many of Council's roads are being widened and roadside vegetation removed, Council shall provide free local native trees, shrubs and groundcovers to landowners where major road reconstruction projects are proposed or underway for planting inside property boundaries. 	<p>Road widening is one of the major threats to roadside vegetation. The widening of roads is leaving very narrow (1-2m) corridors of vegetation on roadsides which are unlikely to be sustainable in the long term. Widening of the vegetation corridor by planting inside the property boundary should be encouraged and assistance provided.</p>
<ul style="list-style-type: none"> * Eligible landowners shall be notified by Council of the offer with sufficient time to ensure proper planning and implementation of revegetation works by the landowner. 	
<ul style="list-style-type: none"> * Plants provided under this initiative must be planted adjacent or contiguous with the affected roadside 	<p>Planting should generally occur adjacent to the road reserve or contiguous with the roadside where this would provide a greater environmental benefit.</p>
<ul style="list-style-type: none"> * The guidelines under which plants are provided under this initiative shall be determined by the Director Asset Services (e.g., quantity of plants, landowner management commitments etc). 	<p>Guidelines could include: Provision of a mix of local native trees, shrubs and groundcovers to ensure a minimum plant diversity; Fencing of planted areas from stock; Planting of a minimum width (eg at least 4 rows) to provide reasonable habitat and windbreak</p>

DRAFT POLICY PROCEDURE	EXPLANATION AND IMPLEMENTATION ISSUES
	<p>function</p> <p>Encourage landowners to consider planting's relationship to catchment plan including biodiversity and water quality goals</p>
11. Performance measures	
11.1 The effectiveness of this policy should be monitored every two years using at least 3 of the following performance measures:	<i>The effectiveness of this policy will reflect on the performance of numerous teams in Council.</i>
* Nett amount of vegetation lost or gained on road reserves as a result of major Council projects Target: no nett loss	<p>This will be determined by keeping records of Vegetation lost as a result of major Council activities;</p> <p>Vegetation lost through the activities of others in the road reserve;</p> <p>Revegetation carried out by Council to ameliorate the loss of vegetation</p> <p>Note: revegetation carried out by Community Groups and the Landcare Centre (environmental repair purposes) or landowners receiving free plants under this policy are not included.</p> <p>The Environmental Officer will compile this data with the assistance of other Council teams.</p>
* Number of rare or endangered plant occurrences lost (each year) Target: 0	
* Length of roadside assessed into high, medium and low roadside conservation category. (Every five years) Target: lengths of High, medium and low to remain the same as in 1997.	
d) Council is consulted prior to all significant roadside works by external authorities and Council provides advice/consent in accordance with this policy to the external party (Target: Council is advised of 100% of proposed works)	Significant works are works which propose to remove roadside vegetation.
e) New roads in subdivision are revegetated in accordance with this policy and Subdivision Revegetation Plans (Target: 100%)	
END OF PROPOSED POLICY PROCEDURE	

Implementation Strategy

The main elements for implementation of this policy are:

1. Sound management and allocation of responsibilities
2. Good information
3. Appropriate skills in staff and other stakeholder groups
4. Appropriate resources
5. Positive interaction with the community
6. Measuring and review

1. Sound management and allocation of responsibilities

Operationally, management of road reserves is the responsibility of the Shire's Assets Services Directorate. It will therefore be imperative that the Operations and Design Teams actively embrace this policy. They will require the assistance of the Environmental Officer to provide technical advice and monitoring/measurement assistance.

Implementation will be assisted by a Generic Process to manage enquiries for any works which may impact on roadside vegetation. The Process has been prepared by the Operations and Strategic Planning Teams.

A copy of the process G17 is included in the attachments marked Attachment E032.2/04/02.

To assist contractors and staff, a series of procedure guideline sheets should be prepared once the policy is adopted. These will relate to specific activities (eg. Weed control, installation of services, drainage and shoulder maintenance etc). These procedure guideline sheets should be prepared by Environmental Officer with the assistance of Asset Services.

Reporting on achievements towards this policy should be incorporated into standard team quarterly reporting. This will be the responsibility of the Environmental Officer with assistance and support of Asset Services Directorate.

It is important that all other Council work teams (including the Landcare Centre) liaise closely with Asset Services to ensure compliance with this policy.

1. Information and records

A map (Serpentine-Jarrahdale Natural Resources) has already been produced and distributed to Asset Services Teams and the Landcare Centre featuring:

Preliminary roadside conservation assessment ratings
Roadside Landcare Sites (community projects)
Rare and Endangered Plant zones
And other natural resource information over the shire.

The map has already been provided to major Telstra contractors and will also be provided to other major road reserve users. .

2. Appropriate skills in staff and other stakeholder groups

Implementation of the policy will require workers (whether they be designers, supervisors or operators) to have a basic understanding of vegetation values.

All Operations Team and Design Team staff attended a TAFE accredited Roadside Conservation Course in 1999 and staff in these teams in supervisory positions attended a Dieback Management Course in 2000. It is recommended that these courses be re-run in 2002/2003 for Council staff. Council could also invite external parties to participate in the training.

There has been noticeable change in the consideration given to roadside vegetation by the Operations and Design Teams over the last 12 months, especially in the conduct of their own operations and supervision of contractors installing services. This has been a result of supervisory staff increasing their understanding and valuation of roadside vegetation when also considering the needs of other reserve users.

3. Appropriate resources

The major new costs of implementing the policy are:

- a) Revegetation associated with major projects,
- b) Supply of plants to landowners adjacent to major road re-construction works, and

- c) The cost of re-assessing roadside condition at regular intervals (5 years is recommended).
 - d) Training of staff
- a) Council's roadside revegetation

In terms of revegetation and roadside vegetation management on projects, Council's Asset Services Directorate has commenced trialing revegetation as a part of major projects. The policy will encourage a more planned, rigorous approach to revegetation on major projects, and other projects which impact on roadside vegetation.

- b) Free plants to landholders adjacent to major projects

It is difficult to predict the cost of this initiative, as the uptake of the offer will largely be determined by:

- a) How vigorously the incentive is promoted to eligible landowners;
- b) The length of lead-up time provided to landowners so that they can plan for the works and attempt to get complimentary funding from other external sources and therefore make the works more worthwhile; and
- c) The guidelines (opportunities/restrictions) that Council attaches to the offer.

It is suggested that Council allocate \$2000 in 2002/2003 and that this be reviewed in subsequent years. (\$2000 will buy about 3000 plants).

- c) Regular reassessment of Roadside Conservation Value

The policy also relies upon surveying of roadside conservation value using the Roadside Conservation Committee's method. This survey work in 1991 and 1997 has proven useful in gauging changes in roadside condition. It is recommended that the work be repeated in 2003/2004 to determine any further changes that have occurred since the last survey.

- d) Training of staff

The cost of the Roadside Management Course in 2002/03 is approximately \$2500 (not including staff time)

4. Positive interaction with the community

Implementation of this policy will require some residents to change how they manage adjacent roadsides, especially in respect to burning of roadsides and clearing of understorey vegetation on roadsides.

The Free Verge Plants Scheme has proven to be successful in achieving roadside revegetation and improving resident's relationship with Council. This Scheme is now run by the Landcare Centre with financial support from Council.

Residents will be given the opportunity to comment on the draft policy during a period of public comment in accordance with the Community Consultative Framework.

6. Measuring and review

See comments above for Section 4 of the policy: Policy objectives and performance indicators.

Statutory Environment:

Wildlife Conservation Act protects all native vegetation on roadsides, not just Declared Rare Flora;
Under the *Bush Fires Act* the owner or occupier of land adjacent to a road reserves is prohibited from clearing

or burning the bush on that road reserves. The only exception is where a permit is obtained to burn the road reserves to protect crops or pasture or where there is imminent threat of damage.

Policy Implications:

New Council policy. This proposed policy will:

- a) Replace Work Procedure WP 4 FIREWOOD COLLECTION ON ROAD RESERVATIONS and WP10 ROAD VERGE – BURNING;
- b) Give effect to the ROADSIDES CONSERVATION POLICY OVERLAY (Shire Rural Strategy), the Shire's Policy for Dieback Disease Management (OCM Item E14, 28/4/1997)

Financial Implications:

2002/2003

\$2000 – Free plants for landholders adjacent to major project

Cost of incorporating revegetation into road-reconstruction works will vary according to the works, and should be factored into the cost of each major project;

\$5000 – weed control following Council approved roadside burning (@ \$500 per 100m).

\$2500 for roadside management and dieback management training re-fresher for Council staff – within training budget for relevant staff

Payment of Volunteer Fire Brigades to carry out controlled burns estimated at less than \$1000 (within budget)

2003/2004

As for 2002/03 except no need for Roadside Management Course

\$7500 – roadside conservation assessment review.

Strategic Implications:

Meets Strategic Plan Strategies:

1.3 Encourage road design that is aesthetically pleasing, safe and multifunctional;

1.5 Maintain the heritage character of the shire and protect built and natural heritage for economic and cultural benefits

2.2 Make best practice environmental Management a foundation of Shire business

3.2 Develop the tourist potential of the natural attractions of the Shire.

Community Consultation:

The Policy has Shire wide impact and affects both residents and external organisations. Under the Community Consultation Framework, the proposal falls into the category of 'Service Planning with Shire wide impacts. It is therefore proposed to advertise the draft policy on the Shire's website, Local Newspaper, feedback at Service Centre and allow for public exhibition with submissions invited. Comment will be directly sought from the following community groups: all local fire brigades, Residents and Ratepayers, LCDC, Townscape Committees, and locality based community groups; It is considered by the author that the subject

does not warrant holding specific community meetings.
Six (6) week comments period proposed.

Voting Requirements: Normal

Officer Recommended Resolution

1. Council advertises its intention to adopt the following draft policy procedure for Roadside Management in accordance with the Community Consultation Framework, as follows:-

DRAFT POLICY PROCEDURE – ROADSIDE MANAGEMENT

1. Background

The amount and condition of native vegetation on local roadsides is decreasing. Surveys have shown that 105 km of Shire roadsides (or 11%) are likely to have dropped in condition between 1991 and 1997. Most activities in road reserves have the potential to contribute to the problem.

2. Application of this policy

The policy applies to all road reserves under the care, control and management of the Shire of Serpentine-Jarrahdale and all activities which disturb vegetation or soil in these reserves.

3. Uses and values of road reserves

This policy recognises the major use and value of roadsides as being a transport corridor for vehicles cyclists and pedestrians.

Other uses and values of road reserves are:

- * Containing mid-order drains in the shire's drainage network, delivering water (and pollutants) into larger watercourses
- * Location of underground and over head services (electricity, gas, telecommunications, water); and
- * Roadside vegetation

4. Values of roadside vegetation

This policy recognises roadside vegetation is valuable because:

- * It is often the only remaining example of original vegetation
- * Is easier to maintain and generally less-fire prone than introduced vegetation
- * Provides habitat for many native species of plants, mammals, reptiles, amphibians and invertebrates;
- * Provide wildlife corridors linking other areas of native vegetation
- * Contain or support rare and endangered plants and animals
- * Enhances landscape and amenity for residents and tourists
- * Supports sites of historical or cultural significance
- * Provides benchmark of undeveloped soils
- * Provides windbreaks for adjoining farmland; and
- * Area vital source of local seed for revegetation projects (CALM permit and Council permission required).

5. Policy objectives and performance indicators

To:-

- a) Maximise the retention of roadside vegetation and b) enhance the condition and values of roadside vegetation;

In the context of managing all uses and values of road reserves.

- a) Have no nett loss of native vegetation in roadsides caused by Council works
- b) Council staff working in the roadside or having input into works on the roadside take into account the presence of Declared Rare Flora on roadsides
- c) Maintain total lengths of High, Medium and Low Conservation Roadsides in the Shire (ie a no-nett loss of roadside value)
- d) Ensure all community roadside planting projects receive prior approval by Council (and so reduce roadside rehabilitation which will grow to cause safety risks unacceptable to Council).
- e) Provide incentives to landowners adjacent to new major roadworks to create buffer plantings.
- f) Protect existing environmental values, stabilise where necessary and maximise opportunities for revegetation in new road reserves

6. Council responsibilities and powers

- 6.1 Council is responsible for the care, control and management of local road reserves under the Local Government Act 1995. Council is the primary decision-making authority or reference authority for most activities in road reserves vested in the Local Authority.
- 6.2 Council is to inform major service providers and the Main Roads Department of this policy and establish written agreements with them to enable the objectives of this policy to be achieved.

7. Determining roadside conservation value

- 7.1 The value of roadside vegetation in any road length shall be assessed in the first instance by using the preliminary roadside conservation assessment rating for that road section and the mapping of known rare and endangered flora. Roadside conservation assessment ratings place roadsides into a high, medium or low conservation category.
- 7.2 Council shall not give consent to any ground or vegetation disturbing activities without on-site inspection to validate the preliminary roadside conservation rating and ensure that proposed activities will not degrade roadside vegetation.

8. General principles for the protection of roadside vegetation

- 8.1 Minimising disturbance to native vegetation shall be a priority of every activity in road reserves.
- 8.2 High Conservation value roadsides (well-vegetated roadsides). These are roadsides where native vegetation is in good condition, and little weed invasion is occurring or able to occur due to the health of the vegetation. Plant diversity is usually high. The aim is to maintain the integrity of indigenous plant communities on well-vegetated roadsides and manage them accordingly. There is a general presumption against allowing disturbance of vegetation in this category.
- 8.3 Medium Conservation roadsides (moderately well vegetated roadsides). These are roadsides where native vegetation is actively competing with weeds and other threatening processes, such as fire, ground disturbance etc. Plant diversity is relatively high. The aim is to protect the integrity of indigenous plant communities on moderately well vegetated roadsides, and encourage strategic regeneration and revegetation on these roadsides. There is a general presumption against allowing disturbance of vegetation in this category.

- 8.4 Low conservation value roadsides (little or no native vegetation). These are roadsides where native vegetation has been reduced to a relatively few species. Plant diversity relatively low. Weed cover is high. The aim is to retain remnant trees and shrubs wherever possible and encourage strategic revegetation in roadsides with little or no native vegetation.
- 8.5 Rare or endangered species: may be found in roadsides assessed as either having high, medium or low conservation value. Under the Wildlife Conservation Act (1950) Council is required to protect these plants. CALM shall be requested to identify on-site all occurrences of Declared Rare Flora.
- 8.6 Preventing weeds and dieback – Council may impose conditions on its own activities or others to avoid the introduction of weeds and dieback into well vegetated or moderately well vegetated roadsides.
- 8.7.1 Identification of significant roadsides – Council shall record and where appropriate sign on-site, roadsides with significant features such as:
- a) Rare or endangered species;
 - b) Designated flora roads, tourist routes;
 - c) Community group revegetation sites;
 - d) Resident-managed roadsides, and
 - e) Significant trees.
- 8.7.2 This policy recognises the environmental and scenic qualities of:
- a) Mundijong, Soldiers, Webb, Lightbody and Norman Roads as Flora Roads;
 - b) Nettleton, Jarrahdale, Kingsbury Roads as Touristic/Scenic Routes, and
 - c) Kargotich Road (Bishop to Thomas Road) and Abernethy Road (Thomas Road to Kargotich Road) as roads of local scenic interest.
- 8.8 Safety considerations – Safety risks posed by roadside vegetation shall be assessed as a primary consideration and arbitrated by the Director Asset Services where required.

9. Activity specific policies

In addition to the general principles above in section 8, the following policies shall apply to specific activities:

9.1 Road and drainage re-construction, widening, improvements

- a) Council shall have in place a vegetation management and revegetation plan for all road re-construction works and other major works, at least 12 months (preferably 24 months) prior to commencement of works. Each plan shall:
 - * Identify all environmentally significant features including high conservation and medium conservation roadsides, rare species, managed roadsides, community Landcare projects etc in the vicinity of works;
 - * Quantify impact of disturbance/clearance activities on native vegetation (measuring and monitoring);
 - * Propose actions to be taken to manage and avoid disturbance in high conservation and medium conservation roadsides and any other native vegetation; and
 - * Describe vegetation regeneration and revegetation works that are to be carried out as part of the project works. As a minimum all roadside surfaces cleared or exposed shall be revegetated with local native plants. Forward planning of revegetation shall take into account the Policy aim to reverse the decline of roadside condition. All regeneration and revegetation undertaken should be in accordance with section 9.5 below.

- b) Council shall identify within its road-re-construction budget, all costs incurred to protect environmentally significant sites and re-establish roadside vegetation.

9.2 Installation, repair of underground and overhead services (including pruning)

- a) There shall be a general presumption against any ground or vegetation disturbance activity in high or medium conservation roadsides, or in the vicinity of trees and rare or endangered flora. Alternatives such as underground boring, and route changes will be required in these instances.
- b) Where disturbance may be permitted, Council may require a written plan from the proponent on measures to be taken to prevent vegetation disturbance and rectify any degradation or loss caused, including loss of mature trees within 12 months of the works.
- c) Organisations and their contractors, including Council, proposing to work in the road reserve must demonstrate to Council that they are competent in roadside vegetation management and are able to comply with this policy.
- d) Clearing or ground-pruning of vegetation to gain clearance for overhead wires is generally not supported. (Exemptions to this exist where such work may be supported under recognised guidelines such as those prepared by Western Power. Clearing or ground-pruning of fast growing vegetation may be considered in some circumstances where alternative revegetation is proposed to replace lost vegetation.

9.3 Proposals to burn or carry out other fire management

- a) Road reserves cannot be burnt without first obtaining a permit from Council.
- b) There shall be a general presumption against burning of road reserves given that this only provides a temporary reduction in ground fuel loading and increases weed response at the expense of native vegetation in the longer term
- c) Burning should only be permitted where it:
 - * Will reduce fire hazard and alternative means of reducing that hazard, such as slashing or the use of herbicides, are considered to be not feasible or more detrimental to native flora and fauna than burning; or
 - * The burning will be beneficial for the preservation and conservation of native flora and fauna.
- d) Burning, where there is a potential for impact on native vegetation, may only be carried out by a Volunteer Fire Brigade (Subject to Council approval).
- e) Where an approved burn is carried out, Council should carry out effective weed control over the following growing season where this would assist with native plant regeneration.

9.4 Proposals by community groups, residents and Council to manage, improve or carry out works in the road reserve.

- a) There shall be a general presumption against consenting to any activity that will degrade or destroy native vegetation on the road reserve
- b) All works by Council and others, including drainage maintenance works, shall be designed, constructed and maintained to minimise erosion and sediment loss.

- c) Proposals to construct cleared firebreaks on road reserves shall not be supported.
- d) Firewood collecting and timber harvesting on roadsides is prohibited.
- e) Landowners and occupiers are to be encouraged to protect and maintain native vegetation on adjacent road reserves, and revegetate cleared or degraded areas in accordance with this policy
- f) Community or resident groups proposing any projects on road reserves shall be required to obtain Council authorisation prior to works. Council is to be satisfied that works will i) be carried out in accordance within Occupational Health and Safety Guidelines including relevant Australian Standards and ii) not cause unacceptable safety hazards in the future. Approved sites shall be registered with Council.

9.5 Revegetation and planting

- a) In carrying out roadside revegetation as part of its own activities, Council shall have a preference for direct seeding methods, or direct seeding with tubestock planting, rather than tubestock planting only. The priority objectives of Council's revegetation objectives shall be to replace appropriate local species and lower future roadside management costs.
- b) Council shall maintain its support for a resident-based roadside revegetation such as the "Free Verge Plants Scheme, or similar.
- c) Revegetation on road reserves shall be designed to avoid future safety and maintenance problems. Where a roadside drain exists, only groundcovers, sedges and low shrubs (up to 0.7m) are to be seeded or planted between the drain and road shoulder edge. All plant types may be used between drain and reserve boundary. Where no roadside drain exists, trees should be located within 1-2 metres of the reserve boundary, and all plants should be set back at least 1m from the outer edge of the road formation.

9.6 Weed control

- a) Weed control on road reserves shall comply with Council policy EP1: Control of Weeds.

9.7 Management of un-constructed road reserves

- a) Council recognises the high environmental value of uncleared road reserves in the Shire.
- b) There is a general presumption against grazing or burning of un-built road reserves where there is native vegetation in fair to good condition. Any grazing (including existing grazing activities) in road reserves requires formal consideration and approval by Council.
- c) Clearing of native vegetation in good condition in un-built road reserves should not be supported. Full botanical surveys are likely to be required prior to construction of roads in un-built road reserves.

9.8 New road reserves and roadsides

- a) Existing vegetation is to be retained wherever possible in the planning of road alignment and during road works.
- b) Existing vegetation is to be shown on the engineering drawings for the rezoning (subdivision guide plan), subdivision or development.
- c) All new road verges must be designed and constructed so as to minimise erosion of batters and verges. Sediment traps and other

- devices (some temporary) may be required to minimise movement of sediment in the road reserve.
- d) New road verges are to be stabilised where necessary and weed intrusion prevented. This may require hydro mulching or other revegetation practices or brushing with native colonising species as appropriate.
 - e) Developers shall revegetate new road verges to a standard specified by Council and included in Subdivision Revegetation Plans approved by Council. Such roadside revegetation shall be of local native mixed trees, shrubs and groundcovers planted:
 - i) at a density so as to actively suppress weed growth over the verge and
 - ii) in locations so as to meet adequate safety and maintenance standards.
 - iii) In accordance with Section 9.5 of this policy, unless otherwise approved by Council (eg in the Subdivision Revegetation Plan)
 - f) Bonds from developers for road works currently held by Council as normal practice will be used to cover the additional works and requirements of rehabilitation and landscaping if required.

10. Incentives to landowners to plant in adjacent land

- a) In recognition that many of Council's roads are being widened and roadside vegetation removed, Council shall provide free local native trees, shrubs and groundcovers to landowners where major road reconstruction projects are proposed or underway for planting inside property boundaries.
- b) Eligible landowners shall be notified by Council of the offer with sufficient time to ensure proper planning and implementation of revegetation works by the landowner.
- c) Plants provided under this initiative must be planted adjacent or contiguous with the affected roadside
- d) The guidelines under which plants are provided under this initiative shall be determined by the Director Asset Services (e.g., quantity of plants, landowner management commitments etc).

11. Performance measures

- 11.1 The effectiveness of this policy should be monitored every two years using at least 3 of the following performance measures:
- a) Nett amount of vegetation lost or gained on road reserves as a result of major Council projects Target: no nett loss
 - b) Number of rare or endangered plant occurrences lost (each year) Target: 0
 - c) Length of roadside assessed into high, medium and low roadside conservation category. (Every five years) Target: lengths of High, medium and low to remain the same as in 1997.
 - d) Council is consulted prior to all significant roadside works by external authorities and Council provides advice/consent in accordance with this policy to the external party (Target: Council is advised of 100% of proposed works)
 - e) New roads in subdivision are revegetated in accordance with this policy and Subdivision Revegetation Plans (Target: 100%)

- 2. Council notes the implementation strategy proposed in support of this policy.
- 3. Council gives consideration to including the costs described above in the 2002/03 and 2003/2004 budgets to allow implementation of the policy.

CRE032 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Murphy seconded Cr Price

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3. Uses and values of road reserves

This policy recognises the major use and value of roadsides as being a transport corridor for vehicles cyclists and pedestrians.

Other uses and values of road reserves are:

- * Containing mid-order drains in the shire's drainage network, delivering water (and pollutants) into larger watercourses
- * Location of underground and over head services (electricity, gas, telecommunications, water); and
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- * Enhances landscape and amenity for residents and tourists
- * Supports sites of historical or cultural significance
- * Provides benchmark of undeveloped soils
- * Provides windbreaks and shade for adjoining farmland; and
- * Area vital source of local seed for revegetation projects (CALM permit and Council permission required).

5. Policy objectives and performance indicators

To:-

- a) Maximise the retention of roadside vegetation and b) enhance the condition and values of roadside vegetation;
- b) In the context of managing all uses and values of road reserves.

- c) Have no nett loss of native vegetation in roadsides caused by Council works
- d) Council staff working in the roadside or having input into works on the roadside take into account the presence of Declared Rare Flora on roadsides
- e) Maintain total lengths of High, Medium and Low Conservation Roadsides in the Shire (ie a no-nett loss of roadside value)
- f) Ensure all community roadside planting projects receive prior approval by Council (and so reduce roadside rehabilitation which will grow to cause safety risks unacceptable to Council).
- g) Provide incentives to landowners adjacent to new major roadworks to create buffer plantings.
- h) Protect existing environmental values, stabilise where necessary and maximise opportunities for revegetation in new road reserves

6. Council responsibilities and powers

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- 6.2 Council is to inform major service providers and the Main Roads Department of this policy and establish written agreements with them to enable the objectives of this policy to be achieved.

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- 8.3 Medium Conservation roadsides (moderately well vegetated roadsides). These are roadsides where native vegetation is actively competing with weeds and other threatening processes, such as fire, ground disturbance etc. Plant diversity is relatively high. The aim is to protect the integrity of indigenous plant communities on moderately well vegetated roadsides, and encourage strategic regeneration and revegetation on these roadsides using locally indigenous species. There is a general presumption against allowing disturbance of vegetation in this category.
- 8.4 Low conservation value roadsides (little or no native vegetation). These are roadsides where native vegetation has been reduced to a relatively few species. Plant diversity relatively low. Weed cover is high. The aim is to

- retain remnant trees and shrubs wherever possible and encourage strategic revegetation in roadsides with little or no native vegetation.
- 8.5 Rare or endangered species: may be found in roadsides assessed as either having high, medium or low conservation value. Under the Wildlife Conservation Act (1950) Council is required to protect these plants. CALM shall be requested to identify on-site all occurrences of Declared Rare Flora.
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- a) Rare or endangered species;
 - b) Designated flora roads, tourist routes;
 - c) Community group revegetation sites;
 - d) Resident-managed roadsides, and
 - e) Significant trees.
- 8.7.2 This policy recognises the environmental and scenic qualities of:
- a) Mundijong, Soldiers, Webb, Lightbody and Norman Roads as Flora Roads;
 - b) Nettleton, Jarrahdale, Kingsbury Roads as Touristic/Scenic Routes;
 - c) Kargotich Road (Bishop to Thomas Road) and Abernethy Road (Nicholson Road to Kargotich Road) as roads of local scenic interest; and
 - d) Rapids Road (Lowlands Road to Gull Road).
- 8.8 Safety considerations – Safety risks posed by roadside vegetation shall be assessed as a primary consideration and arbitrated by the Director Asset Services where required.

9. Activity specific policies

In addition to the general principles above in section 8, the following policies shall apply to specific activities:

9.1 Road and drainage re-construction, widening, improvements

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 - * Quantify impact of disturbance/clearance activities on native vegetation (measuring and monitoring);
 - * Propose actions to be taken to manage and avoid disturbance in high conservation and medium conservation roadsides and any other native vegetation; and
 - * Describe vegetation regeneration and revegetation works that are to be carried out as part of the project works. As a minimum all roadside surfaces cleared or exposed shall be revegetated with local native plants. Forward planning of revegetation shall take into account the Policy aim to reverse the decline of roadside condition. All regeneration and revegetation undertaken should be in accordance with section 9.5 below.

- b) Council shall identify within its road-re-construction budget, all costs incurred to protect environmentally significant sites and re-establish roadside vegetation.

9.2 Installation, repair of underground and overhead services (including pruning)

- a) There shall be a general presumption against any ground or vegetation disturbance activity in high or medium conservation roadsides, or in the vicinity of trees and rare or endangered flora. Alternatives such as underground boring, and route changes will be required in these instances.
- b) Where disturbance may be permitted, Council may require a written plan from the proponent on measures to be taken to prevent vegetation disturbance and rectify any degradation or loss caused, including loss of mature trees within 12 months of the works.
- c) Organisations and their contractors, including Council, proposing to work in the road reserve must demonstrate to Council that they are competent in roadside vegetation management and are able to comply with this policy.
- d) Clearing or ground-pruning of vegetation to gain clearance for overhead wires is generally not supported. (Exemptions to this exist where such work may be supported under recognised guidelines such as those prepared by Western Power. Clearing or ground-pruning of fast growing vegetation may be considered in some circumstances where alternative revegetation is proposed to replace lost vegetation.

9.3 Proposals to burn or carry out other fire management

- a) Road reserves cannot be burnt without first obtaining a permit from Council.
- b) There shall be a general presumption against burning of road reserves given that this is only provides a temporary reduction in ground fuel loading and increases weed response at the expense of native vegetation in the longer term
- c) Burning should only be permitted where it:
 - * Will reduce fire hazard and alternative means of reducing that hazard, such as slashing or the use of herbicides, are considered to be not feasible or more detrimental to native flora and fauna than burning; or
 - * The burning will be beneficial for the preservation and conservation of native flora and fauna.
- d) Burning, where there is a potential for impact on native vegetation, may only be carried out by a Volunteer Fire Brigade (Subject to Council approval).
- e) Where an approved burn is carried out, Council should carry out effective weed control over the following growing season where this would assist with native plant regeneration.

9.4 Proposals by community groups, residents and Council to manage, improve or carry out works in the road reserve.

- a) There shall be a general presumption against consenting to any activity that will degrade or destroy native vegetation on the road reserve
- b) All works by Council and others, including drainage maintenance works, shall be designed, constructed and maintained to minimise erosion and sediment loss.

- c) Proposals to construct cleared firebreaks on road reserves shall not be supported.
- d) Firewood collecting and timber harvesting on roadsides is prohibited.
- e) Landowners and occupiers are to be encouraged to protect and maintain native vegetation on adjacent road reserves, and revegetate cleared or degraded areas in accordance with this policy
- f) Community or resident groups proposing any projects on road reserves shall be required to obtain Council authorisation prior to works. Council is to be satisfied that works will i) be carried out in accordance within Occupational Health and Safety Guidelines including relevant Australian Standards and ii) not cause unacceptable safety hazards in the future. Approved sites shall be registered with Council.

9.5 Revegetation and planting

- a) In carrying out roadside revegetation as part of its own activities, Council shall have a preference for direct seeding methods, or direct seeding with tubestock planting, rather than tubestock planting only. The priority objectives of Council's revegetation objectives shall be to replace appropriate local species and lower future roadside management costs.
- b) Council shall maintain its support for a resident-based roadside revegetation such as the "Free Verge Plants Scheme, or similar.
- c) Revegetation on road reserves shall be designed to avoid future safety and maintenance problems. Where a roadside drain exists, only groundcovers, sedges and low shrubs (up to 0.7m) are to be seeded or planted between the drain and road shoulder edge. All plant types may be used between drain and reserve boundary. Where no roadside drain exists, trees should be located within 1-2 metres of the reserve boundary, and all plants should be set back at least 1m from the outer edge of the road formation. Under power lines only low shrubs are to be used.

9.6 Weed control

- a) Weed control on road reserves shall comply with Council policy EP1: Control of Weeds.

9.7 Management of un-constructed road reserves

- a) Council recognises the high environmental value of uncleared road reserves in the Shire.
- b) There is a general presumption against grazing or burning of un-built road reserves where there is native vegetation in fair to good condition. Any grazing (including existing grazing activities) in road reserves requires formal consideration and approval by Council.
- c) Clearing of native vegetation in good condition in un-built road reserves should not be supported. Full botanical surveys are likely to be required prior to construction of roads in un-built road reserves.
- d) In the case of a new subdivision, alternative alignment of roads should be sought where existing verge has good vegetation.

9.8 New road reserves and roadsides

- a) Existing vegetation is to be retained wherever possible in the planning of road alignment and during road works.

- b) Existing vegetation is to be shown on the engineering drawings for the rezoning (subdivision guide plan), subdivision or development.
- c) All new road verges must be designed and constructed so as to minimise erosion of batters and verges. Sediment traps and other devices (some temporary) may be required to minimise movement of sediment in the road reserve.
- d) New road verges are to be stabilised where necessary and weed intrusion prevented. This may require hydro mulching or other revegetation practices or brushing with native colonising species as appropriate.
- e) Developers shall revegetate new road verges to a standard specified by Council and included in Subdivision Revegetation Plans approved by Council. Such roadside revegetation shall be of local native mixed trees, shrubs and groundcovers planted:
 - i) at a density so as to actively suppress weed growth over the verge and
 - ii) in locations so as to meet adequate safety and maintenance standards.
 - iii) In accordance with Section 9.5 of this policy, unless otherwise approved by Council (eg in the Subdivision Revegetation Plan)
- f) Bonds from developers for road works currently held by Council as normal practice will be used to cover the additional works and requirements of rehabilitation and landscaping if required.

10. Incentives to landowners to plant in adjacent land

- a) In recognition that many of Council's roads are being widened and roadside vegetation removed, Council shall provide free local native trees, shrubs and groundcovers to landowners where major road reconstruction projects are proposed or underway for planting inside property boundaries.
- b) Eligible landowners shall be notified by Council of the offer with sufficient time to ensure proper planning and implementation of revegetation works by the landowner.
- c) Plants provided under this initiative must be planted adjacent or contiguous with the affected roadside
- d) The guidelines under which plants are provided under this initiative shall be determined by the Director Asset Services (e.g., quantity of plants, landowner management commitments etc).

11. Performance measures

- 11.1 The effectiveness of this policy should be monitored every two years using at least 3 of the following performance measures:
 - a) Nett amount of vegetation lost or gained on road reserves as a result of major Council projects Target: no nett loss
 - b) Number of rare or endangered plant occurrences lost (each year) Target: 0
 - c) Length of roadside assessed into high, medium and low roadside conservation category. (Every five years) Target: lengths of High, medium and low to remain the same as in 1997.
 - d) Council is consulted prior to all significant roadside works by external authorities and Council provides advice/consent in accordance with this policy to the external party (Target: Council is advised of 100% of proposed works)
 - e) New roads in subdivision are revegetated in accordance with this policy and Subdivision Revegetation Plans (Target: 100%)

2. Council notes the implementation strategy proposed in support of this policy.
 3. Council gives consideration to including the costs described above in the 2002/03 and 2003/2004 budgets to allow implementation of the policy.
 4. Council identifies and manages roads which fulfil a strategic fire management function.
 5. Council prepares a register of significant trees.
- CARRIED 7/0

Note: Minor alterations were made to the Officer Recommended Resolution to clarify the policy, however the intent of the Officers Recommended Resolution was not altered.

P126/04/02 EXTENSION OF EXISTING USE, PROPOSED TANKER REMOVAL OF WATER BY TANKER OFF SITE – LOT 6 SOUTH WESTERN HIGHWAY, SERPENTINE (P00570)			
Proponent	Leo Sharpen		
Officer	Michael Davis – Planning Officer	Date of Report	25/3/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Owner: Leo Sharpen
 Owner's Address: Lot 6 South Western Highway, Serpentine 6125
 Applicant: Leo Sharpen
 Applicant's Address: Lot 6 South Western Highway, Serpentine 6125
 Date of Receipt: 22/03/2002
 Advertised: Property advertised to surrounding landowners
 Submissions: Submissions not received at the time of this report
 Lot Area: 20.0044 ha.
 L.A Zoning: Rural
 MRS Zoning: Rural
 Byford Structure Plan: Not applicable
 Rural Strategy Policy Area: Rural
 Rural Strategy Overlay: Landscape Protection Policy Area
 Bush Forever: Not applicable
 Date of Inspection: 28/03/02

Preamble

Council to consider an application for a tanker to pick up water loads from Lot 6 South Western highway, Serpentine. It is recommended that the application be conditionally approved.

Background

An application for a tanker to pick up water loads from Lot 6 South Western Highway, Serpentine was received by Council on the 22nd March 2002.

Details of the proposal are with the attachments marked P126.1/04/02.

Previous planning approval was granted to operate a rural industry – water bottling plant on Lot 6 South Western Highway, Serpentine on the 3rd July 1997. The following conditions were listed with the approval:

“1. Compliance with the Health Department of WA conditions for licensing of premises for spring water production;

2. *All new buildings/structures will require a building licence application;*
3. *A copy of the permit from the Water and Rivers Commission to be forwarded to Council.”*

Comments

Proposal

Previous approval was granted by the Shire to operate a rural industry – water bottling plant. The subject application differs in that approval was not granted to export water off-site via a tanker.

The current proposal is to export one tanker load of 28 000 litres of water from the subject land to be transported via Lewis Contractors. The proponent’s partner predicts this load will take approximately 6 weeks to sell depending on their growth rate. As the size of the business increases it is estimated that the quantity to be exported from the subject land to increase to one tanker every fortnight.

Rural Strategy

An objective of the Rural Policy Area is:

To encourage, provide opportunities for, and control over, a mosaic of productive agricultural land uses.

This objective supports the activities identified in the subject application.

Groundwater Well Licence

Licence number 0057441 dated 31st July 1996 lists the following conditions:

- “1. *That the maximum draw from the approved groundwater source shall not exceed 11000 kilolitres per annum (Q205).*
2. *That the licensee shall have the irrigation project completed by 31/07/98.*
3. *Depth of the bore/well not to exceed 35 metres.*
4. *That if the depth of the bore exceeds 35 metres the casing or the casings are fitted with centralisers at a minimum spacing of one per casing length and are inserted in a hole providing an annulus of not less than 30 mm and that the annulus is pressure cement grouted as directed by the Water and Rivers Commission.”*

The proposed activity of transporting water off site via a tanker should not exceed the limit of 11000 kilolitres per annum.

The accompanying letter to the application states:

“At present Rivers and Waters are completing the application for an extension of the volumes that can be consumed by the property owner. In conversations with Rivers and Waters we believe there should not be a problem as the Shires has available water for allocation within the region”

Council is aware that there are water shortages in Serpentine and currently water use is a sensitive issue due to this shortage. The maximum amount of water able to be drawn from the subject property would be set by the Water and Rivers Commission.

Conclusion

Previous approval was granted by the Shire to operate a rural industry – water-bottling plant. The subject application differs in that approval was not granted to export water off-site via a

tanker. This application seeks Council's permission to export water from site via a tanker. As demand increases for the water, it is anticipated that a 28 000 litre tanker will export water off site once a fortnight. It is recommended that the application be approved subject to conditions.

Statutory Environment: Town Planning and Development Act 1928, Town Planning Scheme No.2

Policy Implications: Not applicable

Financial Implications: Not applicable

Strategic Implications: Draft Statement of Planning Policy – Public Drinking Water Source Policy, Karnup-Dandalup Priority Public Water Protection Area

Community Consultation: Adjoining landowners notified of application in accordance with section 6.3 of the Scheme

Voting Requirements: Normal

Officer Recommended Resolution

Council approves an application in accordance with an application dated 12th March 2002 to allow a tanker to carry saleable water off site subject to the following conditions:

1. Operating hours to be limited to between the hours of 8am to 5pm Monday to Friday,
2. A copy of any new permits or licences issued by the Water and Rivers Commission to be forwarded to Council within ten days of receiving the document (Note: Refer condition 2, Licence No. 0057441).
3. The amount of water to be drawn from Lot 6 South Western Highway, Serpentine is not to exceed 11 000 Kilolitres as per Water and Rivers Groundwater Well Licence No. 0057441 unless otherwise granted by the Water and Rivers Commission.
4. Tanker not to be stored on site. This is not an approval for truck parking on the subject property.

Advice Note:

1. Compliance with the Health Department of WA conditions for licensing of premises for spring water production.

Supplementary Report

Community Consultation Feedback

Two submissions from adjoining landowners and one submission from the Water and Rivers Commission were received as a result of advertising the application. The following is a summary of the submissions made by the adjoining landowners:-

1. Concerns were raised that the approval to remove water from the bore well by tanker loads would have an impact on the water supply of the neighbouring bores;
2. Another concern raised is that the approval may diminish the supply of water in the surrounding bore wells, which are a sole source of water supply for some people living in the area.

These concerns are acknowledged and are considered legitimate due to the current water shortages within the area. However, the approval would not increase the limit that is 11 000 kilolitres per annum set by the Water and Rivers Commission Well Licence. The Water and

Rivers Commission will set the limit for water extraction through an amendment to the current well licence.

The Water and Rivers Commission advised that they have no objection to the proposal and stated that the Commission will issue an amended well licence in due course.

CRP126 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Kirkpatrick

A. Council approves an application in accordance with an application dated 12th March 2002 to allow a tanker to carry saleable water off site subject to the following conditions:

1. Operating hours to be limited to between the hours of 8am to 5pm Monday to Friday.
2. A copy of any new permits or licences issued by the Water and Rivers Commission to be forwarded to Council within ten days of receiving the document (Note: Refer condition 2, Licence No. 0057441).
3. The amount of water to be drawn from Lot 6 South Western Highway, Serpentine is not to exceed 11 000 Kilolitres as per Water and Rivers Groundwater Well Licence No. 0057441 unless otherwise granted by the Water and Rivers Commission.
4. Tanker not to be stored on site. This is not an approval for truck parking on the subject property.
5. No vegetation is removed from the site.

Advice Note:

1. Compliance with the Health Department of WA conditions for licensing of premises for spring water production.

B. That the Water and Rivers Commission are advised of the concerns of surrounding landowners.

CARRIED 7/0

Note: The Officer Recommended Resolution was altered by the addition of condition 5.

P134/04/02 PROPOSED ALTERATIONS AND ADDITIONS TO SERPENTINE HOTEL – LOT 8 RICHARDSON STREET, SERPENTINE (P01612)			
Proponent	Franco Carozzi Architects Pty		
Officer	Jocelyn Ullman – Special Projects & Policy Officer	Date of Report	15/4/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

Owner: Charles Della Franca
Owner's Address: 35 Merrivale Road
Pickering Brook
Perth WA 6076
Applicant: Franco Carozzi Architects Pty
Applicant's Address: 5/294 Rokeby Road
Subiaco WA 6008
Date of Receipt: 21/02/02
Advertised: N/A
Submissions: N/A
Lot Area: 2023m²
L.A Zoning: Commercial
MRS Zoning: Commercial

Byford Structure Plan: N/A
Rural Strategy Policy Area: Town and Village
Rural Strategy Overlay: N/A
Bush Forever: N/A
Date of Inspection: 28/03/02 and 9/4/02

Preamble

Council to consider an application for proposed alterations and additions to the Serpentine Tavern Lot 8 Richardson Street, Serpentine. It is recommended that the alterations and additions to the Hotel be conditionally approved.

Background

Franco Carozzi Architects applied on behalf of the Serpentine Hotel owner for alterations and additions to the existing tavern based on the need to provide a modern functional dining area and storage premises largely focused at the eastern end of the building, including portion of the Wellard Street frontage.

A copy of the plan showing the existing building is with the attachments marked P133.1/04/02.

A copy of the plan showing the proposed alterations/additions to the Hotel is with the attachments marked P133.2/04/02.

A copy of the plan showing the elevations is with the attachments marked P133.3/04/02.

The main bar areas on the Richardson Street end will remain unaltered. No new bar space is proposed.

No existing trees are required to be removed.

The proposed alteration and addition works include:

Facilities

New structures proposed outside of the confines of the existing walls of the building comprise the new verandah, portion of the dining room and stores.

1. New dining area 100m² (to replace 25m² allocated in the lounge bar) opening up onto a new verandah and the existing Beer Garden. The construction of the dining room will result in the loss of three existing bedrooms (marked 1, 2 and 3 on the plans submitted).
2. New disabled toilets within existing converted space adjacent existing toilets in the north eastern corner of the building.
3. New office to replace existing.
4. Three cool rooms, new dry store and beer store under main roof to replace existing outbuildings situated along the Wellard Street frontage.
5. The existing central kitchen will also be expanded in area.
6. A planter box is proposed over the existing septic tank system.

Toilets

The existing two sets of male and female toilets will remain and an additional disabled toilet will be constructed.

Bar Area

The existing bar area (including games room of 48m²) totals 142m² in area. No additional bar area will be provided.

Facades

The newly constructed façade to Wellard Street is proposed to be an 18m long blank wall setback 1.83m from Richardson Street frontage.

The proponent is also considering construction of a 1.8m high fence along this boundary in front of the new wall. The applicant has been advised that planning approval should be sought for the construction of this fence.

The design dictates the roof line will be raised significantly in the eastern end of the building in line with the existing pitch using new custom orb to match existing.

The existing roof mounted antennae dishes will need to be removed and remounted. A separate approval should also be sought for these works.

The proposed new verandah adjoining the dining room will be of the same design as that on the Richardson Street frontage. i.e. Bull nose.

It is intended that three bedroom windows on the northern side of the building, facing onto the beer garden, will be replaced with glassed windows and doors. Two existing windows will be retained on either side of the glassing/door panels to represent what used to be there.

Floor Levels

There are a number of floor levels throughout the Hotel. For safety reasons the present multiple changes in floor levels will need to be resolved to accommodate a level based on the existing floor levels of the existing bar area. The applicant has indicated that the most appropriate floor level would be that of the existing bar floor. This means that a large majority of the extension work to the Hotel will require significant filling of the floor to raise the floor level to a consistent level to the bar area.

Comments

Please note that comments and conditions made below were on the original plans lodged with Council which will be tabled at the meeting. The applicant has addressed almost of all the concerns raised by Council Officers within the new plans.

Municipal Heritage Inventory

The Serpentine Hotel is included in the Shire of Serpentine Jarrahdale Municipal Inventory (Place Number SJ12-11) and has been allocated the following management category with comments:

CATEGORY 2: Conservation Highly Recommended
Of very considerable value to the municipality.

*High level of protection appropriate;
Provide maximum encouragement to the owner/s under the Town Planning Scheme to conserve the significance of the place;
Encourage owner/s to reinstate and/or retain original fabric/features of the place (I.E. verandas, shingles, timber windows)
All development applications (including demolition) should be considered by Council.
Photographically record the place prior to any major development or demolition.*

The Inventory goes on to further set recommendations for the Hotel. These are as follows:

Incorporate within Town Planning Scheme and offer incentives (financial and/or non-financial) to owner/s. Design guidelines/heritage policies should be developed in order to enhance and conserve the place in context with its location.

As described in the Inventory the Serpentine Falls Hotel is a brick and corrugated iron roof single storey building, reminiscent of Federation Queen Ann style with prominent corner location, which is currently in good condition. It was built in 1903.

The hotel was renovated in 1980, internal and external walls were rendered.

The significance of the building is described in the Inventory as follows:

Significant in representing the influence of the railways and sawmills to Serpentine and being the only remaining hotel/tavern in the Serpentine locality. Its proximity to the railway meant that patrons of the hotel had relatively easy access and therefore was an important meeting place for visitors and residents to Serpentine. Its corner location gives the hotel a landmark quality.

Important as part of the group of early and complementary buildings in the Serpentine townsite.

Comments from the Heritage Council

As the property is listed within the Shire of Serpentine-Jarrahdale Municipal Heritage Inventory the proposal was referred to the Heritage Council for comment. The following are the main recommendations from the Heritage Council:

“Although it would be desirable to keep the original layout of the hotel intact, the present demands on businesses such as hotels to provide services and facilities which meet their patrons’ needs often results in original designs being outmoded and inappropriate. However, any alterations and additions need to be approached sensitively as they will impact on those original parts of the hotel, which are not being altered, and should be sympathetic in scale and fabric.

In terms of interpreting the internal layout of the bedrooms within the proposed new Dining Room area, this could be achieved through one of the following:

- * The retention of some of the original Bedroom windows;
- * The use of the original window openings to form doorways or larger glazed areas;
- * The use of archways, protrusions and/or pillars where the original internal walls were;
- * Variations of floor levels and treatment to indicate the original verandah space, the hallway, the bedrooms;
- * The retention of one of the rooms;
- * The provision of historic photographs and information (plaques) in the dining room area which show/inform patrons of the original layout.

The proposed addition of cool rooms and stores on the southern side of the hotel has resulted in large expanse of wall. The following could therefore be considered:

- * Although it may not be appropriate to include openings along this wall, there may be room to break up the wall space either through recessing some of the brick work (possibly to represent a window architrave, corbelling or banding.
- * The possibility of setting back this addition from the original front section of the hotel could also be considered as opposed to it being set forward.
- * The addition of the verandah along this length of the wall may also be appropriate and contribute aesthetically.

The roofline also has become a large expanse with the addition of new dining room and although it should ideally be of the same pitch, the following should be considered;

- * Whether the original roof line could be left intact and the two roof expanses be separated or demarcated to some degree;
- * The use of the same roof fabric is supported.

Planning Issues

The Strategic Planning Team consider that important issues relating to the proposed design which should be addressed as part of any conditional approval include:

1. The new Wellard Street façade being broken up in the manner recommended by Council's Heritage Adviser.
2. The new northern façade being redesigned to retain an additional existing window on the eastern end.
3. The new verandah design on the northern boundary being truncated prior to this window opening
4. The dining room space being treated to retain existing wall nibs to reflect positions of existing room walls where possible.
5. Floor treatments being designed so interpret the existing building layout and floor levels where possible.

Landscaping and Parking

The proposal complies in terms of plot ratio and site coverage and landscaping provisions of the Scheme

There is no onsite parking associated with the existing development.

Town Planning Scheme requirements indicate that if an additional area of 75m² is set aside for dining, assuming an additional seating capacity of 25 persons, at a ratio of 1 bay for 4 persons then 6 additional car bays would be required.

These additional bays can be accommodated within the existing off-site parking. Clause 7.9 of Town planning Scheme allows for Council to take cash in lieu payment for the provision of a parking area, provided the cash payment is not to be less than the estimated cost of the owner providing and constructing the parking area required by the Scheme, plus the value, as estimated by the Council, of that area of his land which would have been occupied by the parking area.

The Asset Services Team state that car parking can be provided on the western side of Richardson Street within the road reserve. The provision of 6 bays at \$2,500/bay plus an amount equal to 180m² of unimproved value of land (this unimproved land value would be that of the Serpentine Hotel site) would be required to be paid by the applicant.

The Wellard Street streetscape design which covers the area abutting the hotel has been referred to Council's Heritage Advisor Helen Burgess and the design has been developed to reflect the heritage requirements of the property.

Toilet facilities and roof pitch

The roof on the existing building was replaced recently with long zincalume sheeting. The original cladding is no longer on the roof. The proposed additions will continue the use of zincalume.

The existing toilet facilities within the Hotel will only cater for a patronage of 200 people. If the owner/licensee wants to increase the patronage number then extra facilities will need to be provided.

It is considered problematic to request that roof heights/levels be reduced as this is likely to require different roof pitch design. The form and expanse of the proposed roof has raised concern with both the Heritage Council Officer and Council Officers. It is recommended that the applicant reconsider the proposed roofline and lodge plans with Council for consideration prior to the building licence for the alterations and additions being released. A Dutch gable on the eastern end of the proposed roof will break the expanse of the roofline to some degree.

Kitchen facilities

The layout and set out of the kitchen, number of hand basins, ventilation and so of the kitchen will require approval from the Health Services Team. To ensure that the kitchen layout is most appropriate and meets all the health standard requirements it is recommended that the layout plans be lodged and approved by Council's Health Services Team prior to the building licence being released.

Other issues

The Council Officer's have also discussed with the applicant a proposed new fence to be constructed along the southern boundary of the property. The applicant has been informed that a separate planning approval would be required for this fence and that it would be preferable that fencing of the era be constructed.

Conclusion

Considering the recommendations of the Heritage Council and the Category assigned to the subject building in the Municipal Heritage Inventory (Category 2) it is recommended that the application for alterations and additions to the Serpentine Hotel be conditionally approved.

Statutory Environment:

Town Planning Scheme No.2

Policy Implications:

The Municipal Heritage Inventory lists the building as having a category 2 listing. This category states that the building has high conservation value and very considerable value to the Shire.

Financial Implications:

Nil

Strategic Implications:

Strategy 1.5 of the Council's Strategic Plan states 'Maintain the heritage character of the Shire and protect built and natural heritage for economic and cultural benefits'. The proposed design lodged by the applicant would not necessarily achieve this strategy however with alterations as explained and specific conditions on the approval this strategy can be achieved.

Community Consultation:

Heritage Council requested to make comment as the property is listed within the Manciple Heritage Inventory.

Voting Requirements:

Normal

CRP134 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Simpson that the application for proposed alterations and additions to the Serpentine Tavern in accordance with the application dated 19th February 2002 and revised plans dated April 2002 be approved subject to the following conditions:

1. The applicant to provide to scale existing floor plans (for the entire building) and site plans of the building prior to any alterations and additions being carried out, to Council. The plans are to show the small room that was within room one, the wider door entry at the entry into the toilets at the eastern end of the building, the old verandah posts within the exiting hallway and marking on the plans of those areas where it is noticeable that alterations/additions have been made to the building after its original construction.
2. The applicant to display, in a visible location, any historic photographs and information plaques in the dining room area, which shows the original layout of the building.
3. Applicant is required to use the same roof fabric on the proposed extensions as on the original part of the roof.
4. At least two of the existing windows on the north facing wall (onto the beer garden) are to be retained in their current position. These being the windows in the existing office and existing bedroom three. The proposed doors/glazed area along this wall is to be located within the existing window spaces and are to extend no further than the most western point of the window within bedroom one and not further than the most eastern point of the window in bedroom two.
5. Any new door or window surrounds are to be timber. No aluminium or steel surrounds are to be used.
6. Nibs are to be placed within the northern wall demarcating where the original bedrooms were located. A nib is also to be placed in the south eastern corner of bedroom three and a further nib showing the south eastern corner of the old verandah, currently known as the passage way.
7. Floor treatments within the new function/dining room are to show where the original bedrooms and verandah were located.
8. The bar proposed to be located in the north western corner of the function/dining room is to be placed so as to represent the area of the original room, currently known as the office.
9. The new entry into the existing eastern ablutions area is to be via the previous doorway.
10. The proposed new wall along the southern side of the extension, facing onto Wellard Street, is to contain at least two windows, preferably the two windows removed from bedrooms one and two, and two other recessed areas in the brick work mimicking the shape of the existing windows and are to include feature sills. All new windows or mimic windows are to have the same sill height and frame head height as those of the existing windows along the southern facing wall.
11. The applicant is to reconsider the proposed roofline of the building. Alternative plans are to be lodged with Council for consideration prior to the issuing of a building licence.
12. A Dutch gable is to be included at the eastern end of the roof line.
13. A building licence is to be obtained prior to any works being carried out on the site.
14. All emergency exit signage and lighting is to be provided in accordance with the Building Code of Australia.
15. Lodgement and approval of plans and specifications for the fit out of the kitchen is to be made to Council's Health Services Team prior to a building licence being issued.
16. Approval is to be obtained for Council's Health Services Team for the building in accordance with Health (Public Building) Regulations 1992.
17. Planter boxes are not to be placed over the septic tanks.
18. A grease trap is to be installed for the kitchen waste.

19. The use is not to cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapour, steam, soot, ash, dust, grit, oil liquid wastes or waste products from the land on which the business is conducted.
20. The applicant to pay to Council the amount of \$18701.45 for the provision of parking facilities on the western side of Richardson Street opposite the Hotel within the road reserve. Monies are to be paid to Council prior to the release of the building licence for the alterations and additions to the Hotel.

Advice Notes:

1. Floor treatments showing original bedrooms maybe done through patterned tiling, timber flooring along the old wall line, carpeting of all areas other than the area where the old wall line is.
2. Where possible all timber surrounds of windows and glazing should be retained and recycled.
3. In relation to condition 9 the entry is not to be via the existing doorway but what appears to be the original doorway which has been altered by the addition of a stud frame wall.
4. Any further alterations and additions to the building will require development approval from Council. Advice from a recognised heritage consultant or the Peel Regional Heritage Advisor is to be sought for any further alterations, modifications and additions to the hotel prior to the any application being lodged with Council.
5. A Conservation Plan should be prepared for the building given its significant historical relevance. Funding is available for the preparation of Conservation Plans through the Heritage Council. Further funding for the restoration of the Hotel may also be investigated.
6. Historic photographs, plans and documentary evidence of the hotel maybe available.
7. Please contact Helen Burgess to seek assistance in investigating further this information.
8. Any fencing around the property will require separate approval from Council.
9. Any signage may require further approval from Council. Please find attached a copy of Local Planning Policy no. 5 – Control of Advertisements.
10. In 2002 Council will be undertaking townscape works on Wellard Street. If you would like further information on this project please contact Council's Design Engineer.
11. The existing and proposed additional toilet facilities will only cater for 200 patrons.
12. The toilet facilities will require to be upgraded if the patronage exceeds 200.
13. Approval for the application does not obviate the landowner from the requirement and need to comply with all other relevant Acts and Regulations applicable to the land use including the Environmental Protection (Noise) Regulations 1997.
14. The works for the provision of car parking on the western side of Richardson Road within the road reserve will be carried out during the Wellard Streetscape Program.

CARRIED 7/0

8. MOTION OF WHICH NOTICE HAS BEEN GIVEN

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

Moved Cr Price seconded Cr Murphy
That item C127/04/02 be dealt with as an item of new business of an urgent nature
CARRIED 7/0

C127/04/02 REQUEST TO WALGA TO REMOVE INSTITUTIONAL IMPEDIMENTS TO BIODIVERSITY CONSERVATION (A0163-06)			
Proponent	Cr Jan Star		
Officer		Date of Report	22.04.02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Council		

COUNCIL DECISION

Moved Cr Price seconded Cr Richards
That the Western Australian Local Government Association State Council via the zone to request the State Government to remove the institutional impediments to biodiversity conservation, and specifically the recent increase in coverage of land tax to Family Trusts where a beneficiary is resident on the property. This should not occur if it has conservation zoning or covenants.
CARRIED 7/0

9.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS

9.2 COUNCILLORS QUESTIONS

10. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY

10.1 Corporate Services

C116/04/02 LOCAL GOVERNMENT FINANCIAL REPORTING REQUIREMENTS REVIEW (A1010)			
Proponent	Department of Local Government and Regional Development		
Officer	G R Dougall – Director Corporate Services	Date of Report	28/03/02
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution SM049/05/01		

CRC116 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Murphy:

The Department of Local Government and Regional Development be advised that Council supports the proposed amendments to the financial reporting requirements for local governments as provided by the Financial Management Reporting Working Party in March, 2002, subject to the questionnaire answers provided below:

1. *Do you believe the current monthly and quarterly/tri-annual financial reporting requirements meet your management needs?*

No – the current reporting requirements can be difficult to comprehend for non financial readers.

2. *Do you support the proposal that local governments be required to produce monthly financial reports in a specific format (in contrast to the current provision which requires monthly reporting but with no format specified) and that the requirement to produce quarterly/tri-annual reports be dropped?*

Yes – Monthly reporting will provide timely information that would make any additional quarterly reporting surplus to requirements.

3. *Do you favour the proposed rate setting type format being used as the minimum standard for monthly management reporting ?*

Yes.

4. *Do you favour the proposal of granting local governments the option of preparing monthly financial reports either by programme of activity or by nature and type?*

Yes – This will allow individual local governments the option of choosing the format that best suits their backgrounds.

5. *Do you support the proposal to provide local governments with the choice of disclosing in all financial reports, budget estimates as revised by Council during the year instead of the current requirement to disclose budget estimates as adopted by Council at the beginning of the year?*

Yes – This provides the current situation, maybe a notation on the report could indicate changes that have occurred during the year. Attached with this response is an example of how Serpentine-Jarrahdale currently report changes made during the year in their reports.

6. *Do you support the proposal for a legislative requirement to conduct at least one budget review each financial year?*

Yes.

7. *Would you favour the use of the matching concept for monthly management reporting?*

Yes.

8. *Do you see any advantages in local government producing environmental and corporate governance statements in annual reports?*

Yes – Serpentine-Jarrahdale believe this is good practice.

9. *Would you favour the imposition of a penalty for local governments that continually fail to meet a minimum standard of financial management or are in constant breach of statutory obligations?*

1. No – The local government should consider this issue in their training program. It is felt that a penalty may see energy used to assign blame rather than correcting the issue. This also may discriminate smaller local governments that have difficulty attracting skilled staff.
2. The breach should be reported in the audit report and annual report.

10. *If yes to question 9, what penalties would you apply?*

Not applicable.

11. *Do you support the proposal to require all local governments to conduct an internal audit each year?*

Qualified support – this will be a cost to local government and could be included in the minimum audit specification. Council would support an independent compliance review check every couple or three years - but would appreciate further information in relation to this issue.

12. *Do you favour amending the Local Government (Financial Management) Regulations 1996 by deleting regulation 13(4) requiring a statement of outstanding accounts presented for Council approval, amending regulation 13(3) to allow list of accounts to not be presented but be available for inspection by any person, amending regulation 8(1)(c) to permit short term use of reserve funds in situations of tight liquidity as long as they are restored by year end?*

Yes, subject to absolute majority authorisation from the local government.

CARRIED 5/0

Note: The Presiding Officer felt that the change to Question 9 part 2 was only a minor change and therefore didn't alter the context of the recommendation.

C119/04/02 SPORTS AIRCRAFT BUILDERS CLUB OF WA LEASE RENEWAL (RS0008/01)			
Proponent	Sports Aircraft Builders Club of WA		
Officer	G R Dougall – Director Corporate Services	Date of Report	02/04/02
Signatures	Author: Senior Officer		
Previously	Item 9.3 28/02/00		
Disclosure of Interest			
Delegation	Committee in accordance with resolution SM049/05/01		

CRC119 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Hoyer:

Council accept the lease agreement between the Shire of Serpentine-Jarrahdale and the Sports Aircraft Builders Association, as presented, and authorise the Shire President and Chief Executive Officer to sign.

CARRIED 5/0

C120/04/02 AMENDMENT TO TRUST DEED – LOCAL GOVERNMENT HOUSE (A0163-06)			
Proponent	Western Australian Local Government Association		
Officer	G R Dougall – Director Corporate Services	Date of Report	02/04/02
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution SM049/05/01		

CRC120 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Kirkpatrick:

The Shire of Serpentine-Jarrahdale approves the proposed amendments to the Trust Deed for Local Government House and authorises the Shire President to sign on behalf of Council.

CARRIED 5/0

C121/04/02 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)			
Proponent	Director Corporate Services		
Officer	P. Igglesden – Acting Finance Officer	Date of Report	
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC121 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Needham:

Council notes the payments authorised and made by the Chief Executive Officer, exercising his delegated authority and detailed in the list of invoices for the month of March, presented to the Corporate Services Committee and to Council, per the summaries set out above include Creditors yet to be paid and in accordance with the Local Government (Financial Management) Regulations 1996.

CARRIED 5/0

C122/04/02	DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)		
Proponent	Director Corporate Services		
Officer	J. Fletcher – Customer Services Officer/Cashier	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC122 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Kirkpatrick:

Council receive and note the report on Debtors accounts with a balance in excess of \$1,000 outstanding for 90 days or greater as at 31 March 2002.

CARRIED 5/0

C123/04/02	SUNDRY DEBTOR OUTSTANDING ACCOUNTS		(A0917)
Proponent	Director Corporate Services		
Officer	J. Fletcher – Customer Services Officer/Cashier	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC123 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Murphy:

Council receive and note the report on Sundry Debtor Outstanding Accounts as at 31 March 2002.

CARRIED 5/0

C124/04/02	RATE DEBTORS REPORT (A0917)		
Proponent	Director Corporate Services		
Officer	Evan Parker – Senior Rates Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC124 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Needham:

Council receive and note the report the Rate Debtors accounts as at 31 March 2002.

CARRIED 5/0

C126/04/02 INFORMATION REPORT			
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	Various
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC126 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Needham:
The information report to 2 April 2002 be received.
CARRIED 5/0

10.2 Asset Services

AS073/04/02 INFORMATION REPORT			
Proponent	Director Asset Services		
Officer	Various	Date of Report	Various
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution SM049/05/01		

CRAS073 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Simpson seconded Cr Scott that the information report to the 31 March be received .
CARRIED 5/0

10.3 Community & Recreation Development

CRD45/04/02 PEEL REGIONAL RECREATION PLAN (A0174)			
Proponent	CCS Strategic Management in association with Murray Jorgensen & Associates and Department of Sport & Recreation (Peel)		
Officer	Carole McKee - Community Development Officer	Date of Report	26.03.02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

Report

Mark Casserly of CCS Strategic Management spoke to the Committee about the factors to be considered during the consultation process. Important considerations:

- The recreation needs for 5, 10 and 25 years have to be considered
- Differences between local, district, regional and state needs
- In the first stage of planning, present Regional boundaries will remain – for now Shire of Serpentine-Jarrahdale is part of the Metropolitan Region Scheme
- Where the administration base of a particular sport is located can make the difference between whether a facility is classified as district or regional
- The horse industry is not just a sport, it is big business. Where support is provided, eg vet, farrier, feed supplies, education, etc horse business will follow

- The draft Project Brief Key Issues Paper and Theoretical Regional Facility Needs Paper provided with the attachments invite comment either to Mark or directly to the Community Development Officer
- Local government planning for recreation must be economically sustainable
- Local authorities must concentrate on what they can do best and what they can afford to commit to

COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Price seconded Cr Murphy that Council receives the information provided in the consultants' "overview" presentation and provides feedback/seeks clarification on the Theoretical Regional Facility Needs Paper as part of the initial consultation phase of the production of the Peel Regional Recreation Plan.

CARRIED 5/0

CRD47/04/02 INFORMATION REPORT			
Proponent			
Officer	Carole McKee - Community Development Officer	Date of Report	27.03.02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Needham seconded Cr Price that Council accepts the March 2002 information report.

CARRIED 5/0

10.4 Building Services

B27/04/02 PROPOSED RELOCATED RESIDENCE – LOT 11 JOHNSON ROAD, JARRAHDAL (P00557)			
Proponent	D Nylund		
Officer	Wayne Chant - Principal Building Surveyor	Date of Report	04.04.02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

COUNCIL DECISION/Officer Recommended Resolution

Moved Cr Star seconded Cr Hoyer that Council approves the placing of a relocated residence on Lot 11 Johnson Road, Jarrahdale in accordance with plans accompanying Planning Application dated 18 February 2002 and subject to:

- 1 A development approval being granted for construction of a second residence on Lot 11; and
- 2 Payment of a \$1,000 relocation bond prior to issue of a building licence.

CARRIED 5/0

B28/04/02 INFORMATION REPORT			
Proponent	N/A		
Officer	S Swaine – Assessments Support Officer	Date of Report	04.04.02
Signatures	Author: Senior Officer:		
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star seconded Cr Price that Council accepts the March 2002 Information report.
CARRIED 5/0

10.5 Health Services

H15/04/02 INFORMATION REPORT			
Proponent	N/A		
Officer	J Abbiss – Manager Sustainable Development	Date of Report	04.04.02
Signatures	Author: Senior Officer:		
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star seconded Cr Hoyer that Council accepts the March 2002 Information Report.
CARRIED 5/0

10.6 Planning Development & Environment

P128/04/02 PROPOSED ANCILLARY ACCOMMODATION - LOT 18 MALEK DRIVE, MARDELLA (P00164/01)			
Proponent	Kevin Hedges and Helen Hedges		
Officer	Lilia Palermo – Planning Officer	Date of Report	04/04/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRP128 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Hoyer that the application to construct an Ancillary Accommodation on Lot 18 Malek Drive, Mardella in accordance with the application dated 6th December 2001 be approved subject to the following conditions:

1. A building licence be obtained;
2. Any occupier of the Ancillary Accommodation shall be a member of the occupier of the main dwelling;
3. Council requires the owner to enter into a legal agreement which shall bind the owner, his heirs and successors in title, requiring that the occupier of the ancillary accommodation shall be a member of the family of the occupier of the main dwelling;
4. All legal costs incurred to be met by the applicants;
5. Legal agreement be entered into prior to the issue of a building licence;
6. Exterior finish to be the same or similar to the main dwelling;
7. Ancillary accommodation to be attached to the main dwelling by a closed walkway

8. Maximum area of the Ancillary Accommodation to be 72 m², as specified in the application and attached plans dated 6/12/2001 and the attached letter dated 02/04/02.
9. The location of the Ancillary Accommodation is to comply with relevant legislative requirements for setbacks from the existing effluent disposal system.

Advice Notes:

1. Application for effluent disposal for the Ancillary Accommodation being approved by the relevant authority.
2. Please contact Council's Health Section to discuss acceptable arrangements for effluent disposal.

CARRIED 5/0

Council noted that it is possible that the current system would be capable of coping with the additional load.

E033/04/02 ROADSIDE CARE PAMPHLET – GET SMART ABOUT FIRE (A0248)				
Proponent		Roadside Care Volunteers Committee		
Officer		Andrew Del Marco -	Date of Report	4/4/02
		Environmental Officer		
Signatures		Author:		

CRE033 Committee Decision/Officer Recommended Resolution

Moved Cr Price, seconded Cr Hoyer that

1. Council endorses the draft 'Get Smart about Fire' with the changes included in the above report:
2. Council considers \$500 from within budget ENV525 in 2002/03, subject to budget deliberations.
3. Council requests acknowledgement of Council's contribution of the project on the pamphlet.

CARRIED 5/0

E034/04/02 LAND PROFILER INFORMATION PACKAGE (A0261)				
Proponent		Agriculture West Australia		
Officer		Andrew Del Marco - Environmental Officer	Date of Report	8/4/02
Signatures		Author: Senior Officer:		
Previously				
Disclosure of Interest				
Delegation		Committee In Accordance With Resolution SM049/05/01		

CRE034 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Murphy that Council considers an allocation of \$1 000 in the 2002/2003 budget as sponsorship towards the Land Profiler project subject to requesting Agriculture WA to include significant research information gathered by Agriculture WA and particularly the Pinjarra office in the Land Profiler package.

CARRIED 5/0

E035/04/02 INFORMATION REPORT			
Proponent	Environmental Officer		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	2/04/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRE035 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Murphy that the Information Report to 9 April 2002 be received.
CARRIED 5/0

P130/04/02 PROPOSED BIRD AVIARIES - LOT 2 KARGOTICH ROAD, MARDELLA (P00111)			
Proponent	Richard Ernest Polglaze		
Officer	Lilia Palermo	Date of Report	26/03/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

Officer Recommended Resolution

The application for a Bird Aviary on Lot 2 Kargotich Road in accordance with the application dated 14 March 2002 be approved subject to the following conditions:

1. Revegetation and Landscape to be undertaken in accordance with Council's Landscaping and Revegetation Policy.
2. Approval from the Principle Environmental Health Officer to keep 20 miscellaneous birds as required by the Shire of Serpentine-Jarrahdale Local Law.
3. The use is not to cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapour, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted.
4. A Management Plan for the storage of seed and rodent control.

CRP130 Committee Decision

Moved Cr Hoyer, seconded Cr Price that the application for a Bird Aviary on Lot 2 Kargotich Road in accordance with the application dated 14 March 2002 be approved subject to the following conditions:

1. Revegetation and Landscape to be undertaken in accordance with Council's Landscaping and Revegetation Policy.
2. Approval from the Principle Environmental Health Officer to keep more than 20 miscellaneous birds is required by the Shire of Serpentine-Jarrahdale Local Law.
3. The use is not to cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapour, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted.
4. A Management Plan for the storage of seed and rodent control.

CARRIED 5/0

Note: The Officer Recommended Resolution was altered to correct an error in condition 2. The Presiding Officer did not consider that the intent of the Officer Recommended Resolution was substantially altered.

P125/04/02 JANDAKOT STRUCTURE PLAN – WATER RESOURCE MANAGEMENT STRATEGY (A0576-02)			
Proponent	Water and Rivers Commission		
Officer	Jocelyn Ullman – Special Projects and Policy Officer	Date of Report	3/4/02
Signatures	Author: Senior Officer:		
Previously	P083/01/02		
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

Officer Recommended Resolution

1. Council forwards this report to the Water and Rivers Commission for consideration when finalising the Consultants Brief.
2. Council advises the Commission that it is unable to provide funds towards the preparation of the Jandakot Water Resource Management Strategy.

CRP125 Committee Decision

Moved Cr Star, seconded Cr Murphy that

1. Council forwards this report to the Water and Rivers Commission for consideration when finalising the Consultants Brief.
2. Council advises the Commission that it is unable to provide funds towards the preparation of the Jandakot Water Resource Management Strategy.
3. Council advises the Water and Rivers Commission that the land proposed for urban development is predominantly not low lying and would obviously be a suitable area for a package treatment plant.

CARRIED 5/0

P127/04/02 PROPOSED RESTRICTIVE COVENANT – LOT 90 KEENAN STREET, DARLING DOWNS (P00067-03)			
Proponent	Department of Conservation and Land Management		
Officer	Michael Davis – Planning Officer	Date of Report	18/3/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRP127 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Needham that Council advises the Department of Conservation and Land Management that it supports the application to place a restrictive conservation covenant on Lot 90 Keenan Street, Darling Downs.

CARRIED 5/0

P129/04/02 PROPOSED BIRD AVIARY - LOT 1119 GOSSAGE ROAD, OLDBURY (P03297)			
Proponent	Brian Anderson		
Officer	Lilia Palermo - Planning Officer	Date of Report	06/03/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRP129 Committee Decision/Officer Recommended Resolution

Moved Cr Star, seconded Cr Hoyer that the application to construct an aviary on Lot 1119 Gossage Road, Oldbury in accordance with the application dated 20 March 2002 be approved subject to the following conditions:

1. Revegetation and Landscape to be undertaken in accordance with Council's Landscaping and Revegetation Policy.
2. Approval from the Principle Environmental Health Officer to keep more than 20 miscellaneous birds is required by the Shire of Serpentine-Jarrahdale Local Law.
3. The use is not to cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapour, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted.
4. A Management Plan be submitted for the storage of seed and rodent control.

CARRIED 5/0

P131/04/02 PROPOSED SECOND RESIDENCE – LOT 9 JARRAH ROAD, SERPENTINE (P02473)			
Proponent	R & I Richards		
Officer	Lilia Palermo – Planning Officer	Date of Report	7/3/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRP131 Committee Decision/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Star that the application to construct a second residence on Lot 9 Jarrah Road, Serpentine in accordance with the application dated 6 February 2002 be approved subject to the following conditions:

1. Building licence be obtained.
2. Provision of a separate effluent disposal system to service the development to the satisfaction/specification of Council's Principal Environmental Health Officer.

CARRIED 5/0

P132/04/02 MINOR ALTERATION TO SUBDIVISION GUIDE PLAN – LOT 223 ORTON ROAD, BYFORD (S112553 & P01625/01)			
Proponent	Heath Development Company		
Officer	Jocelyn Ullman – Special Projects & Policy Officer	Date of Report	2/4/02
Signatures	Author: Senior Officer:		
Previously	P50/8/99		
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRP132 Committee Decision/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Price that

1. Council endorses the subdivision guide plan received on the 3rd April 2002 being attachment P132.3/04/02.
2. The new subdivision guide plan be placed within Amendment No. 99.
3. Council advises the Department of Planning and Infrastructure of the changes to the guide plan.

CARRIED 5/0

P133/04/02 INFORMATION REPORT			
Proponent	Director Sustainable Development		
Officer	Lisa Fletcher – Support Officer Sustainable Development	Date of Report	2/04/02
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

CRP133 Committee Decision/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Price that the Information Report to 5 April 2002 be received.
CARRIED 5/0

11. CLOSE

There being no further business the meeting closed at 7.30pm.