

## TABLE OF CONTENTS

1.	ATTENDANCE & APOLOGIES: .....	1
2.	PUBLIC QUESTION TIME: .....	1
2.1	Response To Previous Public Questions Taken On Notice .....	1
3.	PUBLIC STATEMENT TIME: .....	2
4.	PETITIONS & DEPUTATIONS:.....	3
5.	PRESIDENT’S REPORT: .....	3
6.	DECLARATION OF COUNCILLORS AND OFFICERS INTEREST: .....	3
7.	RECEIPT OF MINUTES OR REPORTS AND CONSIDERATION OF ADOPTION OF RECOMMENDATIONS FROM COMMITTEE MEETINGS HELD SINCE THE PREVIOUS COUNCIL MEETINGS:.....	3
SD031/10/07	SERPENTINE JARRAHDAL SHIRE COMMUNITY FACILITIES AND SERVICES PLAN TO 2020 (A1354) .....	4
SD032/10/07	COMMUNITY SPORT & RECREATION FACILITIES FUND (CSRFF) (RS0120/4) ....	8
SD034/10/07	PROPOSED ADDITION TO EXISTING OUTBUILDING – LOT 156 FOXTON DRIVE, OAKFORD (P01563/01) .....	18
SD035/10/07	PROPOSED AMENDMENT TO SUBDIVISION GUIDE PLAN FOR LOTS 8 TO 15 AND FORMER LOT 34 HOPKINSON ROAD, CARDUP (P01145).....	20
SD036/10/07	PROPOSED CONCRETE BATCHING PLANT – LOT 202 SOUTH WESTERN HIGHWAY, WHITBY (P05992/07).....	25
SD038/10/07	JARRAHDAL OVAL (RS0015).....	25
CGAM027/10/07	WEST AUSTRALIAN CLUBMAN CUP RALLY – PROPOSAL TO USE JARRAHDAL HERITAGE PARK AS A SERVICE PARK (P05576/44).....	26
CGAM029/10/07	GOORALONG PARK – REMOVAL OF TREES (RS0117) .....	29
8.	MOTIONS OF WHICH NOTICE HAS BEEN GIVEN.....	31
9.	CHIEF EXECUTIVE OFFICER’S REPORT.....	31
OCM007/10/07	INFORMATION REPORT .....	31
10.	URGENT BUSINESS: .....	32
OCM008/10/07	REDUCTION OF SPEED LIMIT THROUGH BYFORD TOWN CENTRE FROM ABERNETHY ROAD TO LARSEN ROAD (R0001-03) .....	32

11.	COUNCILLOR QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:.....	33
12.	CLOSURE:.....	33
13.	INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY: .....	34
SD029/10/07	BUILDING INFORMATION REPORT .....	34
SD030/10/07	HEALTH INFORMATION REPORT .....	34
SD033/10/07	DRAFT SERPENTINE JARRAHDAL SHIRE AND SERPENTINE JARRAHDAL COMMUNITY LANDCARE MEMORANDUM OF UNDERSTANDING (MOU) (A0847) .....	35
SD037/10/07	PLANNING INFORMATION REPORT .....	35
CGAM023/10/07	MONTHLY FINANCIAL REPORT (A0924/07).....	36
CGAM024/10/07	CONFIRMATION OF PAYMENT OF CREDITORS (A0917) .....	36
CGAM025/10/07	SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917).....	37
CGAM026/10/07	RATE DEBTORS REPORT (A0917).....	37
CGAM028/10/07	INFORMATION REPORT .....	38

- 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 22<sup>ND</sup> OCTOBER, 2007. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 7.01PM AND WELCOMED MEMBERS OF THE PUBLIC PRESENT IN THE GALLERY, COUNCILLORS AND STAFF.

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**1. ATTENDANCE & APOLOGIES:**

IN ATTENDANCE:

**COUNCILLORS:** DL Needham ..... Presiding Member  
JE Price  
MJ Geurds  
M Harris  
WJ Kirkpatrick  
EE Brown  
C Randall  
S Twine  
KR Murphy

**OFFICERS:** Ms J Abbiss ..... Chief Executive Officer  
Mr D Long ..... Director Corporate Services  
Ms S van Aswegen..... Director Strategic Community Planning  
Mr B Gleeson ..... Director Development Services  
Mrs C McKee ..... Manager Community Development  
Mr T Turner .Manager Health & Ranger Services (from 7.06pm)  
Mrs S Langmair ..... Minute Secretary

**APOLOGIES:** Cr C Butfield

**GALLERY: 5**

Manager Community Development left the meeting at 7.08pm and returned at 7.09pm.

**2. PUBLIC QUESTION TIME:**

2.1 Response To Previous Public Questions Taken On Notice

Public Question Time commenced at 7.02pm.

Jan Star, 230 Jarrahdale Road, Jarrahdale

Q SD036 when the proposed concrete batching plant is presented to Council, will consideration be given to the cumulative noise effects, given its proximity to the Hanson Quarry and more pertinently, the WA Limestone crushing plant? In particular, will noise effects on both potential new residences west of the highway and existing residences to the east and elsewhere be considered?

A The Chief Executive Officer (CEO) advised that Council is keen to see the noise assessment done thoroughly and that is why this item of business is not on the agenda this evening.

Q CGAM029 given that there is a Management Plan for the Serpentine National Park which recommends the incorporation, via acquisition, of Gooralong into the Park, and given the information provided by DEC that acquisition is being finalised, will Council be forwarding their recommendation to the Conservation Commission seeking their assistance in negotiations with the Forest Products Commission and in the speedy re-establishment of a suitable camping site?

- A The Presiding Member took this question on notice. The current recommendation that has come from the Committee does not fully address the matters raised and is something that the Council will need to consider when this item of business is under debate.

Public Question Time concluded at 7.08pm.

### 3. PUBLIC STATEMENT TIME:

Public Statement Time commenced at 7.08pm.

Athol Wigg, 36 Old Brickworks Road, Byford

In relation to agenda item SD038/10/07, the matter regarding toilet facilities at Jarrahdale Oval. By the year 2020 there will be a lot of motor homes travelling the country. It is very difficult to park a mobile home at Perth facilities. He would trust that Councillors will give this matter their whole hearted support.

Mr Wigg also highlighted facilities that have been neglected in the Serpentine area and he is sure that the South Ward representatives will give their support to having them dealt with. These include: Railway Crossing at Leslie Street and Karnup Road, no footpath facilities and the children have to walk along the road. Clem Kentish Hall car park is unmarked. Would also like to see provision of tourist facilities at the Clem Kentish Hall, which is a pleasant place to stop. Would like these facilities to be considered in the next budget.

Mr Wigg gave his profound thanks for those involved in Council over the last five years, especially the Council officers. They do their best in difficult circumstances. He asked the CEO to pass these comments along to staff at the debrief meeting.

John Dwyer on behalf of the Centrals Football and Sportsman Club

Mr Dwyer wished Jan Star well in her retirement as Councillor.

Mr Dwyer then gave the current position of the Club as outlined in letter from the President. This letter was provided to Councillors at the meeting.

*“The club fully supports the Committee Recommended Resolution (SD032/10/07) in relation to the installation of transportable facilities and the refurbishment of the current change room area. As indicated in the attachment provided to Councillors, the club has discussed various alternatives since being advised of the decision to upgrade only the toilet and shower area and the transportable accommodation option offers the best solution for the club and other sporting organisations using the complex.*

*We do so on the following basis:*

- *will meet shower and toilet needs of all using the facility*
- *will increase player accommodation urgently required for the Junior Football competition*
- *will upgrade facilities available for visiting senior teams to the standard available at all other grounds in the Peel Football League competition*
- *whilst the club is prepared to provide the user funding for the full project, we have had no commitment from any source to assist at this stage given we were waiting on full independent building costing to establish the amount required. At \$0.15M the club would not commit current and future committees to loan commitments of that magnitude and would need to secure support from other areas. The transportable option negates the need for that process.*
- *if agreement is reached for special funding 2007/08 it provides an immediate solution to accommodation needs. Best case solution for the full model was 2009/10.*

*In summary the transportable option resolves issues facing the growth of team sport in the Shire in the short term and provides necessary space to await outcomes of both the Community Facility and Mundijong/Whitby planning outcomes.*

*The Club also would like to provide volunteers to assess the type and size of transportable required and the lead time requirements to have the facility in place for the 2008 season.”*

Would also like to see a committee established and be involved in that Committee.

Public Statement Time concluded at 7.16pm.

**4. PETITIONS & DEPUTATIONS:**

Nil

**5. PRESIDENT’S REPORT:**

Nil

**6. DECLARATION OF COUNCILLORS AND OFFICERS INTEREST:**

Nil

**7. RECEIPT OF MINUTES OR REPORTS AND CONSIDERATION OF ADOPTION OF RECOMMENDATIONS FROM COMMITTEE MEETINGS HELD SINCE THE PREVIOUS COUNCIL MEETINGS:**

**7.1 Ordinary Council Meeting – 24<sup>th</sup> September, 2007**

**COUNCIL DECISION**

Moved Cr Kirkpatrick seconded Cr Harris  
That the minutes of the Ordinary Council Meeting held on 24<sup>th</sup> September, 2007  
be confirmed.  
CARRIED 9/0

**7.2 Special Council Meeting – 16<sup>th</sup> October, 2007**

**COUNCIL DECISION**

Moved Cr Harris seconded Cr Geurds  
That the minutes of the Special Council Meeting held on 16<sup>th</sup> October, 2007 be  
confirmed.  
CARRIED 9/0

**REPORTS OF COMMITTEES:**

SD031/10/07 SERPENTINE JARRAHDAL SHIRE COMMUNITY FACILITIES AND SERVICES PLAN TO 2020 (A1354)		
Proponent:	CCS Strategic Management	In Brief  Council is requested to approve a variation to the contract with CCS Strategic Management for the Serpentine Jarrahdale Shire Community Facilities and Services Plan to 2020 to enable an extension to the consultation process to incorporate the preparation for, and facilitation of, a workshop with developers regarding the community infrastructure contributions model being proposed in the Draft Plan.
Owner:	Not Applicable	
Officer:	Carole McKee, Manager Community Development	
Signatures Author:		
Senior Officer:	Suzette van Aswegen – Executive Manger Strategic Community Planning	
Date of Report	3 October 2007	
Previously	OCM027/01/07; SDO14/08/06	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

**Background**

At Council's August 2006 Ordinary Council Meeting it was resolved as follows:

SD014.2/08/06 COUNCIL DECISION/Committee/Officer Recommended Resolution

*Moved Cr Price seconded Cr Wigg*

1. Council awards the tender to CCS Strategic Management in association with Geografia, for a total fee of \$93,301.91 (ex GST), for the Serpentine Jarrahdale Shire Community Facilities and Services Plan to 2020

At Council's January 2007 Ordinary Council Meeting it was resolved as follows:

OCM027/01/07 COUNCIL DECISION/Officer Recommended Resolution

*Moved Cr Price seconded Cr Brown*

*That Council:*

1. Authorise a variation to the contract between Serpentine Jarrahdale Shire and CCS Strategic Management to the value of \$4,000 for the preparation of the Community Services and Facilities Plan to 2020 to allow for the delivery of additional community forum workshops during the second phase of community consultation;
2. Approve the variation to the second phase of community consultation (stage 6) to facilitate community forum workshops in all five main localities across the shire, additional time for staff and Councillor workshops (similar to stage 1), and one on one interviews with developers and other key stakeholders;
3. Declare the costs of \$4,000 associated with the Contract variation authorised expenditure and amend the 2006/2007 Statutory Budget by transferring \$1,500 from account CDO571 and \$1,000 from account STP525 to account CDO572.

At the liaison meeting between shire staff and the consulting team on 18 June 2007, CCS Strategic Management outlined the progress of the study to date and the proposed approach to the next stages. During this discussion it became apparent that an extension to the consultation process was necessary in order to incorporate the preparation for, and facilitation of, a workshop with developers regarding the community infrastructure contributions model being proposed in the Draft Plan.

The contract did not allow for this, and the January 2007 variation only allowed for the initial workshop with developers in March 2007, amongst other sessions.

Accordingly a request for a variation to the contract has been proposed, and was received from CCS Strategic Management on 3 October 2007.

### **Sustainability Statement**

***Effect on Environment:*** The Community Facilities and Services Plan (CFSP) is underpinned by sustainability principles and local cultural values and aims to enhance the built and social environment without being detrimental to the natural environment.

***Resource Implications:*** The CFSP is strategic planning for future resources through a staged and sustainable approach.

***Use of Local, renewable or recycled Resources:*** The assessment process for the selection of consultants to prepare the CFSP considered local and regional knowledge as part of the selection criteria, and the plan will consider local facilities and services. The reason for this variation relates directly to appropriate use of local resources in partnership with developers.

### ***Economic Viability:***

The proposed strategic and sustainable provision and maintenance of community facilities and services, in partnership with land developers, other agencies and the community will enable the project to be economically viable. This variation is critical to working towards this economically viable model.

***Economic Benefits:*** It is anticipated that the plan will stage the provision of facilities and services which will generate and justify employment opportunities, enhance tourist opportunities, and provide local resources that would otherwise not be available.

***Social – Quality of Life:*** The plan for sustainable provision of community facilities and services for the Shire to 2020, aims to meet the needs of a strongly connected community, preparing for rapid growth.

It will be underpinned by revised local cultural values, strong community engagement principles, a wide view of what constitutes future facilities and services, and aims to enhance the quality of life for residents.

***Social and Environmental Responsibility:*** This plan will be based on partnerships and its implementation will broker further partnerships.

The community has been, and will continue to be, heavily involved; from the acknowledgement of what they have already provided Council through past consultations, through to community engagement throughout the planning, implementation & monitoring stages.

***Social Diversity:*** The proposal aims to provide for the social diversity of a rapidly growing and changing population.

**Statutory Environment:** Local Government Act 1995

**Policy/Work Procedure Implications:** Serpentine Jarrahdale Shire: Purchasing Policy; and General Conditions of Contract for the Engagement of General Services Consultants 2002

**Financial Implications:** The proposed variation for the additional community consultation will alter the contract price by an additional

\$2,000. The \$2,000 will be funded through a project variation budget allocation already anticipated and allocated in the 2007/08 budget through CDO572.

### **Strategic Implications:**

This proposal relates to the following Key Sustainability Result Areas:-

#### **1. People and Community**

*Objective 1: Good quality of life for all residents*

##### Strategies:

1. Provide recreational opportunities.
2. Develop good services for health and well being.
3. Retain seniors and youth within the community.
4. Respect diversity within the community.
5. Value and enhance the heritage character, arts and culture of the Shire.
6. Ensure a safe and secure community.

*Objective 2: Plan and develop towns and communities based on principles of sustainability*

##### Strategies:

4. Foster a strong sense of community, place and belonging.
5. Protect built and natural heritage for economic and cultural benefits.

*Objective 3: High level of social commitment*

##### Strategies:

2. Build key community partnerships.

#### **2. Environment**

*Objective 2: Strive for sustainable use and management of natural resources*

##### Strategies:

1. Implement known best practice sustainable natural resource management.

#### **3. Economic**

*Objective 3: Effective management of Shire growth*

##### Strategies:

1. Enhance economic futures for Shire communities.
3. Integrate and balance town and rural planning to maximise economic potential.

#### **4. Governance**

*Objective 1: An effective continuous improvement program*

##### Strategies:

1. Identify and implement best practice in all areas of operation.
2. Promote best practice through demonstration and innovation.
5. Harness community resources to build social capital within the Shire.

*Objective 2: Formation of Active Partnerships to progress key programs and projects*

##### Strategies

1. Improve coordination between Shire, community and other partners.
3. Develop specific partnerships to effectively use and leverage additional resources.

*Objective 3: Compliance to necessary legislation*

##### Strategies:



1. Ensure development and use of infrastructure and land complies with required standards.

### **Community Consultation:**

Extensive community consultation has and will continue to take place as part of the project, and this proposed workshop with developers is an integral part of that process.

### **Comment:**

In order to be able to complete the CFSP Full Draft Report for Council's consideration the consultants need to be confident that they have considered and are proposing an appropriate and workable model for implementation. Consulting with developers at this stage in the process is integral to achieving this outcome. Accordingly approval for this variation is sought in order that a workshop can be scheduled with developers.

Supplementary information provided by the Manager Community Development:

*The cost of this variation comprises two consultants meeting with Executive, preparing workshop materials, facilitating the workshop, debriefing, travel and incidentals. This amounts to 12 hours per consultant. The consultant's rates have increased since the commencement of the project, but as the project has been extended outside the original contract period, we need to accommodate additional hours at current rates. It is also important that both consultants are involved in all aspects of this workshop as they are able to offer different but complimentary contributions.*

### **Voting Requirements:**

**ABSOLUTE MAJORITY**

### **Officer Recommended Resolution**

That Council authorise a variation to the contract between Serpentine Jarrahdale Shire and CCS Strategic Management to the value of \$2,000 to allow for the preparation for, and delivery of, an additional workshop with land developers.

### **SD031/10/07 Committee Recommended Resolution**

That Council authorise the variation to the contract between Serpentine Jarrahdale Shire and CCS Strategic Management to the value of \$4,020 (ex GST) from CDO572 2007/2008 Budget for the preparation of the Community Services and Facilities Plan to 2020 to allow for the preparation and delivery of an additional workshop with land developers.

CARRIED 6/1

**Committee note:** The Officer Recommended Resolution was changed after staff provided an update on the contract variation which was to alter the value of the contract.

### **SD031/10/07 SUPPLEMENTARY REPORT**

An Executive Management Group meeting was held with the project consultants on 18 October 2007, regarding the proposed community infrastructure contributions model being developed, as well the overall planning and financial modelling for facilities and services.

An outcome of that meeting was to seek Council's position on the possible models, before taking options forward to a workshop with developers. An additional project variation is required to prepare the necessary alternative tables and graphs, as well as to facilitate a workshop with Councillors.

This has been costed on a similar basis to the developer workshop, and would add a further \$4,857.50 to the requested variation. The total variation requested is therefore \$8,877.50 ex GST.

A correction needs to be noted in relation to the financial implications section of this item, which should already read as \$4,020 (not \$2,000) as per the \$4,020 amended in the Committee Recommended Resolution. The additional \$4,857.50 will also be funded through the 2007/08 project budget allocation in CDO572.

**SD031/10/07 COUNCIL DECISION/Revised Officer Recommended Resolution**

**Moved Cr Price seconded Cr Harris**

**That Council authorises the variation to the contract between Serpentine Jarrahdale Shire and CCS Strategic Management to the value of \$8,877.50 ex GST from CDO572 2007/08 Budget for the preparation of the Community Facilities and Services Plan to 2020, to allow for the preparation and delivery of two (2) additional workshops, one (1) for Councillors, and one (1) for land developers.**

**CARRIED 9/0 ABSOLUTE MAJORITY**

SD032/10/07 COMMUNITY SPORT & RECREATION FACILITIES FUND (CSRFF) (RS0120/4)		
Proponent:	Serpentine Jarrahdale Shire	In Brief  Council to consider a recommendation in relation to the development of the Mundijong Change Room facilities which will be lodged as a CSRFF application with the Department of Sport and Recreation(DSR).
Owner:	Serpentine Jarrahdale Shire	
Officer:	Elaine Edwards – Community Development Officer	
Signatures Author:		
Senior Officer:	Suzette van Aswegen - Executive Manager Strategic Community Planning	
Date of Report	16 October 2007	
Previously	CRD13/10/04,CRD04/09/04, CGAM062/11/05	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

**Background**

The Community Sporting and Recreation Facilities Fund (CSRFF) exemplifies the Western Australian Government's commitment to the development of sustainable infrastructure for sport and recreation across the State.

The purpose of the program is to provide Western Australian Government financial assistance to community groups and local government authorities to develop basic infrastructure for sport and recreation.

The program aims to increase participation in sport and recreation with an emphasis on physical activity, through rational development of sustainable, good quality, well-designed and well-utilised facilities.

Through CSRFF, the State Government invests \$9 million annually towards the development of high quality physical environments in which people can enjoy sport and recreation.

Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

The CSRFF program operates on a reimbursement system. Strict funding conditions apply and applicants need to ensure they are able to carry the full cost of the project for the period between project completion and CSRFF grant payment.

2004/2005 Grant Funding Application

At Council's October 2004 Ordinary Council Meeting the following partial resolution was made in relation to the Mundijong Changing Rooms:

*CRD13/10/04 COMMITTEE DECISION/Officer Recommended Resolution:*

*Moved Cr Price seconded Cr Needham*

1 Council endorses the following rankings for Community Sport & Recreation Facilities Fund applications for 2004/2005:

Organi-sation	Project	Estimated Project Cost \$	CSRFF Grant Sought	Applicant \$	Other \$	Level of Support	Council Priority Ranking
Serpentine Jarrahdale Shire	Mundijong change rooms upgrade (including sports development facility)	\$185,280	\$61,760	1/3 – up to \$61,760 (SJ Shire)	\$61,760 (groups)	High (well planned/ & needed by municipality)	1

*CARRIED 5/0*

The CSRFF application was submitted and the grant money received, however the project never materialised as part of the 2005/2006 or 2006/2007 budget due to the following reasons:

- Escalating building costs; and
- A shortage of builders due to the heated construction market.

Subsequently, the grant money was returned to Department of Sport and Recreation.

2007/2008 Grant Funding Application

This year the Shire only received one submission to consider, that being the Centrals Football and Sportsmans Club (the Club) application.

This application was for a proposed upgrade of the building that encompassed toilets, showers, change rooms and a multi purpose / training room with an estimated value of \$420,000 (unconfirmed). However, the application was not complete and numerous requests for further information have subsequently been made to the Club, without a satisfactory response.

Due to the lack of relevant information (including financial statements) and timing constraints arising from the lateness of submission, Council Officers determined that the best option would be to scale the project down to essential needs that are inclusive of showers, toilets & changing area. As a viable alternative, the scaled down project is anticipated to cost \$170,000 (includes \$20,000 for Project Management).

Council Officers' position was conveyed in writing on 2 October 2007 to the Club.

In response to the Shire's advice of 2 October 2007 the Club advised on 3 October 2007 that they do not support a staged development and that they do not wish to pursue the current CSRFF funding under the proposal outlined in the Shire's letter. The Club are not supportive of the revised proposal as they still want to achieve a multipurpose room.

**A copy of the letter received from the Club is with attachments marked [SD032.1/10/07](#)**

### **Sustainability Statement**

**Effect on Environment and Resource Implications:** To upgrade existing changes rooms to incorporate toilets with the addition of club training rooms. The project will address the current need for facilities that are sub-standard, providing access to local sporting user groups.

**Use of Local, renewable or recycled Resources:** Local resources may be used in the construction of the projects where feasible, as demonstrated by quotes.

**Economic Viability and Economic Benefits:** The project will enhance current facilities, thus attracting community and sporting groups, with the potential to facilitate local community events that would otherwise not be possible.

**Social – Quality of Life:** This project will enhance current sporting and other recreational activities and fosters the use of facilities by the wider community members to undertake recreational activities on the adjacent oval and other facilities.

**Social Diversity:** The facilities will provide access to a diverse range of community groups.

### **Policy/Work Procedure**

#### **Implications:**

There are no work procedures/policy implications directly related to this issue.

#### **Financial Implications:**

Upon successful application of the CSRFF Grant, Council will be required to contribute \$120,000 to the cost of the proposed project to be completed in the 2008/2009 financial year. Currently an amount of \$100,000 is earmarked in the Forward Financial Plan for 2008/2009.

#### **Strategic Implications:**

This proposal relates to the following Key Sustainability Result Areas:-

#### **1. People and Community**

*Objective 1: Good quality of life for all residents*

##### Strategies:

1. Provide recreational opportunities.
2. Develop good services for health and well being.
3. Retain Seniors and Youth within the Community

*Objective 2: Plan and develop towns and communities based on principles of sustainability*

##### Strategies:

4. Foster a strong sense of community, place and belonging

*Objective 3: High level of social commitment*

##### Strategies:

1. Encourage social commitment and self determination by the SJ community.
2. Build key community partnerships.

#### **4. Governance**

*Objective 1: An effective continuous improvement program*

##### Strategies:

4. Balance resource allocation to support sustainable outcomes.

5. Harness community resources to build social capital within the Shire.

*Objective 2: Formation of Active Partnerships to progress key programs and projects*

Strategies

1. Improve coordination between Shire, community and other partners.
3. Develop specific partnerships to effectively use and leverage additional resources.

**Community Consultation:**

Community consultation has been ongoing over the last four years between the Shire and the Club. These discussions and consultations have included:

- Development of the Draft Community Services & Facilities Plan to 2020.
- Dialogue with and feedback from local Steering Committee representatives.
- Consultation with established sporting groups currently using facilities.

**Comment:**

The following table has been produced to outline the benefits and disadvantages of three possible options considered by Council officers:

<b>Facility Development Options</b>	
<b>Option 1. Apply for CSRFF Funding to construct a scaled down project \$170,000</b>	<b>Anticipated Completion April 2009</b>
<i>Benefits</i>	<i>Disadvantages</i>
An amount of \$50,000 will be contributed via CSRFF funding.	Possible delays in completion if builders not available.
The facility will be to appropriate standard (OH & S / Access & Inclusion).	General public need to use the public toilet in the Library car park.
User groups will be able to access basic facilities under one roof.	Council will need to fund the additional \$20,000 for the project management.
An amount of \$100,000 is already available through forward financial planning.	User groups will still require access to facilities during construction which will create additional demand on toilets within the Pavilion.
Maintenance will be to a minimum.	Costs may increase where circumstances beyond our control dictate material and labour costs.
Possible option to develop a Stage 2 in the future once further user group needs and facility locations are identified.	Will not provide additional functional space beyond the change room facilities that will meet needs of Junior Club who currently change on the oval.
The reserve in question is an A Class Reserve and it is unlikely to be re-classified in the long term, therefore the risk associated with the upgrade is considered low.	No guarantee that funding will be endorsed by CSRFF.
Upgrade will benefit all user groups.	Potential conflict with pending Mundijong/Whitby District Structure Plan outcome (unlikely due to class of reserve).
Minimal disruption or burden placed on Council resources.	
<b>Option 2. Maintain the facility based on the Asset Management Plan for 3 – 5 years</b>	<b>On-going provision of maintenance</b>
<i>Benefits</i>	<i>Disadvantages</i>
Facility would be maintained to the minimum standards in regard to O H & S.	Will require significant budget allocation to retain basic standard.

Would allow time to review needs analysis & completion of Mundijong/Whitby District Structure Plan in next 12 – 24 months	No additional functional multipurpose area available for user groups
Provide an opportunity to submit a CSRFF application in the 08/09 funding year with clearer direction from the Club.	No additional showers or toilets to existing facilities
Has the potential to accommodate pending District Structure Plan authorities.	No capacity to accommodate existing groups and future growth within groups
	Any upgrades via CSRFF would not be completed prior to 09/10.
<b>Option 3. Install a Transportable Facility to the same scale of Option 1. \$70,000 (Including new toilets, showers, change area together with refurbishment of existing change rooms into multipurpose area)</b>	<b>Anticipated Completion Sept 2008</b>
<i>Benefits</i>	<i>Disadvantages</i>
The installation time frame once ordered is approximately 3 weeks.	Is not constructed from bricks and mortar
Low risk of cost increase with the short time frame involved	Aesthetically not pleasing with potential adverse effects on amenity/landscape of the area.
Project cost is \$100,000 less than Option 1	A temporary facility could be perceived as a band aid approach
Minimal disruption to user groups with quick installation time period	Potential increase in vandalism for stand alone facility.
Less user group traffic into the Pavilion facilities	
Existing maintenance costs would be minimised by virtue of the time frame of this option	
The existing facility refurbishment would provide the missing multipurpose areas that were in the original Centrals Football and Sportsman Club proposal.	
Facility has the capacity to accommodate short-term growth	
Upgrade will benefit all user groups	
Facility could be used for youth development through sport focused mural application to walls	
Remainder of the facility could be rendered for mural application in line with point listed above.	
Supplier has indicated that if the facility is not made available to the general public that the resale value could be optimum at time of disposal	
Minimal disruption or burden placed on Council resources.	
Remainder of forward planning funds (\$30,000) could be used on-site to ensure that there is adequate security fencing & or lighting that would strengthen security of overall facility (pavilion & grounds)	
Has the potential to accommodate pending District Structure Plan outcomes.	

The options are summarised as follows:

1. Council apply for \$150,000, being 1/3 funded by CSRFF and 2/3 funded by Council. The \$20,000 Project Management cost will be funded by Council, with a total project cost of \$170,000.
2. Maintain the existing facility for 3 – 5 years and re-assess situation in one year.

3. A transportable building be installed for toilets/showers/change area and the existing change room be refurbished for use as a multipurpose room.

Council is asked to consider the following sole CSRFF application:

Project	Estimated Project Cost \$( GST exclusive)	CSRFF Grant Sought	Applicant \$	Other \$
Mundijong Change room upgrade	\$170,000	\$50,000	\$120,000	Nil

The project is in keeping with the Shire Recreation Planning Report, the draft Community Services & Facilities Plan to 2020 and the Peel Region Recreation Plan.

The current proposal is for a scaled down project that would include only the toilets and showers incorporated into the existing change room area. Whilst this is not an increase in size of facility it is a significant increase in actual facility standard and will in part address the short to medium term needs of the club. It is anticipated that a subsequent application may be submitted in the future to progress the facility to “Stage 2” that would accommodate the long-term group needs and would be based on a needs analysis process that would also be in line with the pending Mundijong/Whitby District Structure Plan. Officers recommend that this will be flagged in the CSRFF application as being possibly Stage 2.

The Department of Sport and Recreation (DSR) requires Council to prioritise applications being submitted from Council and the Serpentine Jarrahdale community before forwarding them to the DSR for consideration.

The level of support is required to be indicated as per the following project ratings supplied by the DSR:

- |     |  |                   |
|-----|--|-------------------|
| (a) | Well planned and needed by the municipality    | (high)            |
| (b) | Well planned and needed by applicant           | (medium/high)     |
| (c) | Needed by municipality, more planning required | (medium)          |
| (d) | Needed by applicant, more planning required    | (medium/low)      |
| (e) | Idea has merit, more preliminary work needed   | (low)             |
| (f) | Not recommended                                | (Not recommended) |

It is considered that this project (Stage 1) is a high priority project.

**Voting Requirements: ABSOLUTE MAJORITY**

**Officer Recommended Resolution:**

- 1 Council acknowledges that only one submission was received and endorses the following application (being Option 1) for funding under the Community Sport and Recreation Facilities Fund for 2007/2008:

Project	Estimated Project Cost \$	CSRFF Grant Sought	Applicant \$	Level of Support
Mundijong Change Rooms Upgrade	\$170,000	\$50,000	\$120,000	High (well planned/ & needed by municipality)

- 2 The Club to be advised of Council's decision.  
LOST 1/6

**FORESHADOWED MOTION**

Cr Star foreshadowed a motion to accept Option 3 as a temporary measure if the motion under debate is lost.

### **SD032/10/07 Committee Recommended Resolution/Foreshadowed Motion**

1. Council consider a transportable building to be installed for toilets, showers and changerooms either leased or on a purchase basis (pending a report from Health Services) and undertake further investigations of funding sources available from Federal/State Governments, developers and Council.
2. Council forms a working group under the direction of the Shire President to consider this matter in detail.

CARRIED 7/0

**Committee note:** The Officer Recommended Resolution was changed to request staff to investigate the option of a transportable building to be installed on site. The working group would be formed to consider the project in its entirety (short and long term plans).

### **SD032/10/07 SUPPLEMENTARY REPORT**

Please note:

All costings, unless otherwise stated are currently based on officers' best estimates as it will take at least until 19 or 22 October to get quotes on transportables (lease/purchase/resale and market), and even longer to get accurate plumbing quotes

#### **ENVIRONMENTAL HEALTH ASSESSMENT**

Officer: Tony Turner, Manager Health & Ranger Services

##### **Aim:**

To assess the current health status of the fixtures, fittings, finishes and onsite effluent disposal system at the Mundijong Football Club change rooms.

##### **General:**

There are areas where the fixtures, fittings and finishes are in need of some repair and general maintenance. This is demonstrated when comparing the condition of the Blues and visiting club change rooms. The Blues change rooms are clean, well maintained with no leaking taps or showers and the visitors rooms are in need of a range of repairs to internal finishes and plumbing.

##### **Onsite Effluent System:**

This interim health assessment for the change rooms assumes that there will be no additional load on the existing septic system from the addition of facilities or more importantly additional users or events. Therefore, as there is no evidence to suggest that the system is inadequate for the current load, there appears to be no need to upgrade the system for this current proposal in the short term.

##### **Internal Assessment:**

Ventilation –

Throughout the change rooms is poor and there is no ceiling or insulation so the rooms are very hot/very cold.

Fixtures, Fittings and Finishes –

The floors are generally smooth and impervious but the following areas require repair and/or maintenance.

- All walls require filling, patching and painting to be smooth and impervious.
- All doors and other openings to be made secure maintained and re-sealed.
- Exposed plumbing to be made good, closed or sealed in a cavity and all tap and shower fittings to be repaired or replaced.



- Southern wall may require some additional support to restrict/minimise further cracking.

#### **External Assessment:**

##### Storm Water –

- Gutters and downpipes appear to be satisfactory but require connection to existing storm water disposal system/sump.
- Some external cladding requires some repair to holes patching and resealing to improve the weather proofing of the building.

#### **Overall Summary and Recommendations:**

- The home change rooms are in much better conditions than the visitors change rooms
- The most critical requirements are patching, painting and repairing or replacing fittings to stop dripping ablutions
- The septic system is equipped to cater for current use
- The existing external toilets are considered useful and only need minor work
- There are no significant health issues in relation to the existing structure and facilities

#### **BUDGET**

Officer: Carole McKee, Manager Community Development

- It is emphasised to Council that there is no budget allocation in the 2007/08 financial year for this project.
- \$100,000 of Council expenditure towards a proposed \$300,000 facility is suggested in the 2008/09 forward financial plan. This is mirrored in the Community Facilities and Services Plan

#### **BUILDING CONSTRUCTION COSTS OF OPTION 1 – detailed breakdown**

Officer: Jason Robertson, Manager Building Services

Building construction costs have been worked out on estimated value of \$2,045 per square metre for recreational clubhouse – change rooms/toilet single storey standard construction and basic finishes, large change area and additional toilets/showers under Rowlinsons 2007 construction handbook. This is “the” guide used nation wide.

\$2,045 per square metre @ \$170,000 is equivalent to 83 square metres – consistent with the 65 – 70 square metres of existing area to be renovated.

#### **TRANSPORTABLE OPTIONS**

Officers: Graham Cooper, Building Maintenance Officer

- Lease cost: To be advised as soon as we receive requested quote
- Purchase cost: Officer revised costings of \$75,000 - \$85,000 for the transportable including plumbing and installation, plus \$40,000 for making good the current change rooms, which would still be required to compliment the transportable facilities (otherwise the transportable costs would be much higher). See summarised options below for breakdown of costs
- Potential resale value: to be advised as soon as we receive requested quote
- Potential market for resale (or reuse elsewhere in shire): to be advised as soon as we receive requested quote
- Timing: from order to delivery & installation. Estimated to be 2 months.
- Photographs of costed transportables and photos of existing changerooms are attached

## **MAINTENANCE OF EXISTING CHANGE ROOMS**

Officers: Graham Cooper, Building Maintenance Officer  
Jason Robertson, Manager Building Services

- Maintenance/Utilities Budget allocation of \$8,200 for 2007/08 will only cover emergency work – eg. if hot water system failed. This budget allocation comprises a maintenance component of \$4,000 and a utilities component (insurances, cleaning, services) of \$4,200.
- Minimal allocation has been applied to the maintenance of this facility over the past 6 years due to the fact that the refurbishment project always appeared to be imminent.
- An additional facility – eg. a transportable, will increase annual maintenance from \$8,200 to around \$11,000 per year due to increased use and additional rooms.

## **SUPPLEMENTARY INFORMATION RECEIVED FROM CENTRALS 15/10/07**

Officers: Carole McKee, Manager Community Development  
Jason Robertson, Manager Building Services

A copy of figures for the full scale project advocated by Centrals are attached. These were submitted unexpectedly on 15 October, and were received by the relevant officers following the Sustainable Development Committee Meeting. They suggest that the estimated cost of the full original project would be \$439,267.00 ex GST.

Jason Robertson has only had time to quickly scan these figures, which appear to be fairly comprehensive, with the exception of project management which fell \$10,000 short of the \$20,000 required. With the additional \$10,000 added, this would result in a total of \$449,267 ex GST.

Aside from the need to spend more time considering the proposed costings, officers have not yet been presented with the financials of the club and therefore are not in a position to comment on whether or not the club appeared to be able to make the repayments on their proposed one third contribution through a self supporting loan borrowed through Council.

## **SUMMARISED OPTIONS**

### **Option 1**

Apply for CSRFF funding to construct a scaled down project (no additional multi purpose room - but enhanced change rooms, additional showers and internal toilets): **\$170,000.**  
**(Plus Council refurbishment of external public toilets \$10,000)**

### **Option 2**

Maintain the facility based on an Asset Management Plan (providing time to review options).  
Repair and make good the existing clubrooms, by either:

- paint, patch and repair/replace fittings to stop drips **\$5,000, or**
- as above plus lining, ventilation, ceiling, new plumbing and repair ablutions **\$40,000**

**(Plus Council refurbishment of external public toilets (not budgeted) \$10,000**

### **Option 3**

Install a transportable facility to the same scale of Option 1. (including new toilets, showers, change area, together with refurbishment of existing change rooms).

More accurate officer costings (but still not firm quotes) now reveal a potential cost of **\$125,000** or \$135,000 including verandas and screening.

- Transportable (incl disabled shower/toilet and installation) **\$60,000**  
- Verandahs and screening **\$10,000**  
- Septic & Pump Tank **\$5,000**

- Repair and make good the existing clubrooms: paint, patch and repair/replace fittings to stop drips	<b>\$15,000</b>
or as above plus repair ceiling, ablutions and fittings	<b>\$40,000</b>
- Project Management	<b>\$20,000</b>
- <b>Total Cost</b> (without verandahs and screening)	<b>\$125,000</b>
<b>(Plus</b> Council refurbishment of external public toilets (not budgeted)	<b>\$10,000.</b>

#### **Option 4 - Foreshadowed motion option currently being debated**

As part of the Councillor suggestion alternative motion it was indicated that a solution be funded before the start of the next football season. This has serious financial implications in relation to the transportable option, in the vicinity of \$85 - \$135,000, and would need to be funded through out of budget expenditure, should alternative funding not be sourced.

#### **ALTERNATIVE OFFICER RECOMMENDATION**

Having gone through the exercise of further investigating options to provide supplementary information, it is clear to officers that there is still much to work out and confirm, as well as a number of differences of opinion that still need to be resolved in terms of solutions to address needs. The following alternative recommendation is therefore strongly recommended by officers.

#### **SD032/10/07 COUNCIL DECISION/Revised Officer Recommended Resolution**

**Moved Cr Price seconded Cr Kirkpatrick  
That Council**

- 1. Not submit a CSRFF application in October 2007;**
- 2. Identify \$15,000 (as per Option 2) at the half yearly budget review to fund a paint/patch/repair maintenance program, focusing particularly on the visitors facilities, prior to the 2008 football season ;**
- 3. Identify \$10,000 at the half yearly budget review to make good the external toilet block;**
- 4. Establish the proposed working group in order to bring officers, councillors, user group representatives and other stakeholders together to conduct a more thorough feasibility study and consider facility, funding and partnership options; and**
- 5. Inform Central Football Club and Department of Sport and Recreation of this decision.**

**CARRIED 8/1 ABSOLUTE MAJORITY**

SD034/10/07 PROPOSED ADDITION TO EXISTING OUTBUILDING – LOT 156 FOXTON DRIVE, OAKFORD (P01563/01)		
Proponent:	WL & LM Keys	In Brief  Application for a building licence submitted by a member of Shire staff is required to be referred to Council for determination. Approval is recommended subject to standard conditions.
Owner:	WL & LM Keys	
Officer:	Greg Leuzzi - Contract Building Surveyor	
Signatures Author:		
Senior Officer:		
Date of Report	3 October 2007	
Previously	Nil	
Disclosure of Interest	Lisa Keys – Manager Library Services	
<b>Delegation</b>	<b>Council</b>	

Date of Receipt: 5 September 2007  
 Advertised: Not required  
 Submissions: N/A  
 Lot Area: 2.3167ha  
 L.A Zoning: Special Rural  
 MRS Zoning: Rural  
 Rural Strategy Policy Area: N/A  
 Rural Strategy Overlay: N/A  
 Municipal Inventory: N/A  
 Townscape/Heritage Precinct: N/A  
 Bush Forever: N/A  
 Date of Inspection: N/A

### **Background**

The application has been submitted for a building licence for an extension to the existing outbuilding. As the proponent is a member of staff of the Shire, the application is required to be referred to Council for determination and must be assessed by a private enterprise contractor. The building application has been assessed by the Shire's Contract Building Surveyor (Greg Leuzzi).

***A full copy of the building application is with the attachments marked [SD34.1/10/07](#)***

### **Sustainability Statement**

***Effect on Environment:*** The addition will create an extra 32m<sup>2</sup> of roof space on the property. Rainwater collected on the roof will need to be retained on site in accordance with Council's standard requirements. There will be negligible affect on the environment outside of the property. A standard condition will be imposed requiring all stormwater to be contained on site.

***Social – Quality of Life:*** The addition will have no adverse impact and/or will not prejudice the amenity of the area.

**Statutory Environment:** Town Planning Scheme No. 2  
 Local Planning Policy LPP17 - *Residential and Incidental Development*

**Policy/Work Procedure Implications:** Corporate Services Policy CSP34 - *Council Control Over Employees Dealing in Land and other Business Activity Within the Serpentine Jarrahdale Shire*

**Financial Implications:** There are no Financial Implications to Council related to this application.

**Strategic Implications:** Apart from the Policy/Work Procedure, as discussed above, there are no Strategic Implications related to this proposal.

**Community Consultation:**

Required: No

**Comment:**

General

The extension to the existing outbuilding will be painted to match the existing outbuilding.

Corporate Services Policy No. 34

Corporate Services Policy No. 34 (CSP34) contains the following restrictions with regard to any application for development where the applicant is a staff member:

*“Delegations for approval of any developments will not apply in any cases where staff are involved as an applicant; in these instances each employee’s development application should go to Council for approval. This will apply to both the employee’s place of residence (including Chief Executive Office’s and Directors) and other developments. Applications of this kind should be dealt with by a private sector contractor or an appropriate qualified officer from another local government at Council’s cost. This will diminish the perception of the application being given favourable treatment by a fellow officer of the local government. Selection of the contractor or officer of another local government would need to be done carefully to remove the possibility of allegation.”*

Accordingly, the application for a building licence for the addition was referred to the Shire’s Contract Building Surveyor (Greg Leuzzi) for assessment.

The applicant submitted an Applicant’s Assessment Form as required under CSP34 which has been signed by the Director Corporate Services and Chief Executive Officer.

LPP No. 17 Residential and Incidental Development within Serpentine Jarrahdale Shire

The proposed addition has been assessed in accordance with the Residential and Incidental Development within Serpentine Jarrahdale Shire Policy. The requirements of these Policies are summarised in the table below:

<b>Issue</b>	<b>Requirement</b>	<b>Provided</b>	<b>Complies</b>
Side Setback	10m	Will be set back more than the required minimum	Yes
Front setback	N/A	Addition is to the rear of the existing house	Yes
Building Envelope	No building envelope on lot	No building envelope on lot	Yes

The proposed addition meets the intent of the policy and, accordingly, approval to construct the addition is recommended.

**Building Licence**

The details provided with the plans submitted comply with all the required Australian Standard Requirements referenced in the Building Code of Australia. There are no impediments to the issue of a building licence.

**Voting Requirements:                      ABSOLUTE MAJORITY**

**SD034/10/07 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

**Moved Cr Brown seconded Cr Kirkpatrick  
 Council grants approval for a Building Licence to be issued for the extension to the existing outbuilding by the Shire's Contract Building Surveyor.  
 CARRIED 9/0 ABSOLUTE MAJORITY**

<b>SD035/10/07 PROPOSED AMENDMENT TO SUBDIVISION GUIDE PLAN FOR LOTS 8 TO 15 AND FORMER LOT 34 HOPKINSON ROAD, CARDUP (P01145)</b>		
<b>Proponent:</b>	Landvision	<b>In Brief</b>  Request for Council to support an amendment to the Subdivision Guide Plan for Amendment No.53 to Council's Town Planning Scheme No.2 to allow for future subdivision of the existing properties. It is recommended that the amendment be supported.
<b>Owner:</b>	Various	
<b>Officer:</b>	M Daymond – Planning Officer	
<b>Signatures Author:</b>		
<b>Senior Officer:</b>		
<b>Date of Report</b>	28 September 2007	
<b>Previously</b>	P420 OCM 22/05/95	
<b>Disclosure of Interest</b>	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

Date of Receipt:                                    23 March 2007  
 Advertised:                                         Yes  
 Submissions:                                        Yes  
 L.A Zoning:                                         Special Rural  
 MRS Zoning:                                        Rural  
 Byford Structure Plan:                         NA  
 Rural Strategy Policy Area:                    Rural Living B  
 Rural Strategy Overlay:                        NA  
 Municipal Inventory:                            NA  
 Townscape/Heritage Precinct:              NA  
 Bush Forever:                                      NA  
 Date of Inspection:                                NA

**Background**

**Amendment No.53**

At the Ordinary Council Meeting held 22 May 1995, Council granted final approval for Amendment No.53 to Council's Town Planning Scheme No.2 (TPS2). The amendment covered Lots 8 to 15 and former Lot 34 Hopkinson Road, Cardup. These lots were rezoned from 'Rural' to 'Special Rural'. The amendment was subsequently granted final approval by the Western Australian Planning Commission (WAPC) on 4 March 1996. The purpose of the amendment was to:

- Revise the Subdivision Guide Plan for the Soldiers Road Special Rural Estate; and
- Introduce Special provisions into the Scheme to control subdivision and development in accordance with the Statement of Planning Policy for the Peel-Harvey Estuarine System.

#### Current Adopted Subdivision Guide Plan (SGP)

As part of the amendment, a SGP was adopted to show how the land could be subdivided. A majority of Lot 34 has since been subdivided under stage 1 of the Orton Estate. Lots 8 to 15 have not been able to be subdivided further in accordance with the SGP, as the portion of the SGP which covers these eight lots requires agreement from all existing landowners as new lot boundaries and roads traverse multiple properties.

At the time that the SGP was adopted, Lots 8 to 15 and former Lot 34 were in one ownership and hence there was no need for the SGP to recognise the existing boundaries between these lots. However, the lots are now in separate ownership and adherence to the current SGP would be difficult to achieve. North of Karbro Drive it would be impossible to achieve as the Shire has approved a dwelling to be constructed on the alignment of the proposed road.

***A copy of the current adopted SGP for Amendment No.53 is with attachments marked [SD035.1/10/07](#)***

***A copy of the existing pattern of subdivision is with attachments marked [SD035.2./10/07](#)***

The applicant is requesting Council to support an amendment to the current adopted SGP to modify the SGP to allow for stage 2 of the Orton Estate to proceed.

***A copy of the proposed modified SGP for Amendment No.53 is with attachments marked [SD035.3/10/07](#)***

#### Sustainability Statement

***Effect on Environment:*** The proposed change to the SGP will not impact on existing vegetation in any way. Under the current SGP, the proposed road south of Karbro Drive would actually be constructed through the most heavily vegetated area on the property. The proposed SGP moves the southern road further east, to run along the back of the existing properties, and thus out of this vegetated area. Impacts on existing vegetation will be reduced as a result of the proposed change.

***Use of Local, renewable or recycled Resources:*** Not applicable to the amendment of the SGP.

***Economic Viability:*** Existing Special Provisions within the scheme for this estate will help to ensure that any future subdivision will preserve and enhance biodiversity (through revegetation and vegetation management) and reduce land and waterway pollution (through better drainage management, the use of ATU's for effluent disposal and the implementation of land use controls).

***Social – Quality of Life & Social Diversity:*** The proposed amendment to the SGP will enable current individual property owners to subdivide their properties in due course.

#### Statutory Environment:

Town Planning Regulations  
Planning and Development Act 2005  
(TPS2)

#### Policy/Work Procedure Implications:

There are no work procedures/policy implications directly related to this application.

**Financial Implications:**

There are no Financial implications to Council related to this application.

**Strategic Implications:**

This proposal relates to the following Key Sustainability Result Areas:-

**4. Governance**

*Objective 1: An effective continuous improvement program*

Strategies:

1. Identify and implement best practice in all areas of operation.

*Objective 3: Compliance to necessary legislation*

Strategies:

1. Ensure development and use of infrastructure and land complies with required standards.
3. Comply with State and Federal policies and Legislation and the Local Government Act in the most cost-effective way.

**Community Consultation:**

The proposed amendment to the SGP has not been formally referred by Council to affected neighbours for comment. As part of the request to Council, the applicant has supplied six letters of support from the nine affected landowners.

The applicant has been in negotiation with the affected landowners for over 12 months to design a plan that satisfies all parties concerned. It is considered that the three properties that have not signed letters of support can be excluded from the proposed SGP without compromising the ability of the six supportive landowners to subdivide nor compromise themselves from having the potential to subdivide in the future.

The option to exclude these three properties from the modified SGP is not supported as each individual land parcel is required to be covered by an adopted SGP to help provide future guidance for the area. It is recommended that the existing design under the current SGP continue to cover these three lots.

**Comment:**

**Amendment No.53**

TPS2 contains provisions that allow for adopted SGP's to be modified. With respect to SGP's within the Special Rural zone, clause 5.9.5 states:

*5.9.5 There shall be a plan of subdivision for all land included in the Special Rural Zone endorsed by the Shire Clerk and approved by the Commission.*

The plan of subdivision referred to in the above clause refers to the SGP adopted as part of the scheme amendment. With respect to the potential for modifying adopted SGP's, clause 5.9.6(a) states:

*5.9.6(a) Subdivision shall be in accordance with the plan of subdivision endorsed by the Shire clerk but minor amendments to the plan of subdivision may be permitted subject to the approval of the Commission and Council, however, lot sizes will not generally be permitted to be reduced.*

**Proposed Subdivision Guide Plan**

The proposed modified SGP shows a total of 60 lots. These lots are broken down as follows:

- 36 lots as created under stage 1 of Orton Estate;



- 3 lots that are not in support of the modified plan, therefore remaining as 4ha parcels;
- 21 lots of 2ha proposed under stage 2 of Orton Estate.

***A copy of the plan showing this lot breakdown is with attachments marked [SD35.4/10/07](#)***

The modified SGP proposes a total of 60 lots, with 21 of these to be created as part of stage 2. This reduction in lot yield complies with clause 5.9.6(a) of the scheme.

Proposed Modifications to Existing SGP

*Access from Hopkinson Road*

The existing SGP indicated that, once developed, those lots that currently have access onto Hopkinson Road will be serviced by the new internal road. Therefore, access to Hopkinson would no longer be required.

Under the modified plan, six lots will have direct access onto Hopkinson Road. This is a result from the internal road south of Karbro Drive being moved east. Concern was originally raised with respect to access onto Hopkinson Road, as once the Tonkin Highway is constructed through, there is a possibility that Hopkinson Road will be a cul-de-sac. Therefore it was originally considered that until plans are finalised for this portion of Hopkinson Road, access onto it should be restricted.

However, the existing 8 lots along Hopkinson Road already have access onto Hopkinson Road. The modified plan is therefore not proposing any additional access onto Hopkinson Road than what already exists. Shared crossovers can be requested as suggested by the applicant, however, this would only reduce the number of crossovers on Hopkinson Road from 6 to 4. Shared crossovers are therefore not considered necessary.

*Internal Road Layout*

There are only two changes to the internal road layout under the modified plan. Firstly, the internal road south of Karbro Drive has been moved further east to run along the back of the existing properties that front Hopkinson Road. The purpose for this change was to make it easier for these properties to be subdivided and removed the situation where new lot boundaries under the SGP traverse multiple blocks. Secondly, the continuation of Baigup Loop linking back into Karbro Drive, as shown on the current SGP, has been removed. The extension of Baigup Loop will be considered when these three landowners wish to develop. Changes to the internal road layout are supported.

*Lot Configuration*

As a result of the above road changes, the lot configurations of the existing lots have changed as well. These are reflected on the modified SGP. The changes result in regular lot shapes either accessed by Hopkinson Road or the future internal road. These changes are supported.

Community Emergency Services Manager comment

The Shire's Community Emergency Services Manager supports the modified SGP and the locations of the Strategic Firebreaks. The Strategic Firebreaks as shown on the modified plan will link in with the existing firebreaks that have been constructed as part of Stage 1 of the estate. These firebreaks will help ensure that the strategies detailed within the approved Fire Management Plan for the Orton Estate are implemented.

Conclusion

It is considered that the proposed modifications to the SGP for a portion of the land represent a better outcome for the estate and for the affected property owners. The purpose of the modification is essentially to remove the situation wherein further subdivision will require agreement from all existing landowners due to the fact that the proposed new lot boundaries under the current SGP traverse multiple properties. The current SGP depicts irregular shaped lots and future road connections that can not occur due to existing development on the affected properties.

The proposed modified SGP better serves the interests of the nine affected property owners by depicting a plan that will be easier to implement under the future stage 2 development of Orton Estate. It is proposed that the three properties that have not consented to the modified plan will be indicated on the modified SGP as subject to design by others. It is considered that these properties will be subject of a redesign by the landowner at a future date without compromising the ability of the six supportive landowners to subdivide nor compromise themselves from having the potential to subdivide in the future.

As the proposed modified SGP represents a much better planning outcome and serves to create a development focused around the notion of properly and orderly planning, it is recommended that the proposed modified SGP be adopted by Council.

**Voting Requirements:                      ABSOLUTE MAJORITY**

**SD035/10/07 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

**Moved Cr Geurds seconded Cr Price**

- 1. Council endorse the partial modification to the existing Subdivision Guide Plan for Amendment No.53 in accordance with Clause 5.9.6(a) Council's Town Planning Scheme No.2, subject to the inclusion of building envelope/building exclusion zone on the plan.**
- 2. The Western Australian Planning Commission be advised of Council's decision and be requested to adopt the modified Subdivision Guide Plan for Amendment No.53 to TPS2.**

**CARRIED 9/0 ABSOLUTE MAJORITY**

Manager Community Development left the meeting at 7.37pm.

SD036/10/07 PROPOSED CONCRETE BATCHING PLANT – LOT 202 SOUTH WESTERN HIGHWAY, WHITBY (P05992/07)		
Proponent:	Hanson Construction Materials Pty Ltd	In Brief  The applicant seeks planning approval for a Concrete Batching Plant to be established on the existing Hanson hard rock quarry at Lot 202 South Western Highway, Whitby. It is recommended that the application be conditionally approved.
Owner:	As Above	
Officer:	M Daymond – Planning Officer	
Signatures Author:		
Senior Officer:		
Date of Report	3 October 2007	
Previously	SD090/03/07	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	Council	

**Committee Note:** Item SD036/10/07 was withdrawn from the Sustainable Development Agenda and will be presented directly to Council.

### SUPPLEMENTARY REPORT

As a result of detailed assessment on this proposal including a site visit to the property on 16 October 2007, further information is being requested from the applicant. The proposal will be presented to the November Sustainable Development Committee meeting.

SD038/10/07 JARRAHDAL OVAL (RS0015)		
Proponent	Jarrahdale Oval	In Brief  Request for toilet facilities at Jarrahdale Oval to be upgraded and made available for overnight stay facilities.
Officer	Cr Wigg	
Signatures – Author:		
Senior Officer:		
Date of Report	16 October 2007	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee – in accordance with resolution SM046/05/04</b>	

### SD038/10/07 COUNCIL DECISION/Committee Recommended Resolution

**Moved Cr Kirkpatrick seconded Cr Harris**

**A report be presented to a future Council meeting addressing the following:**

- 1. The existing toilet facilities at Jarrahdale Oval being upgraded to provide overnight stay facilities for motor homes and caravans.**
- 2. The upgrading of the toilet facilities be the subject of an inspection of the facility and cost estimates be provided for the proposal upgrading.**
- 3. Investigation to be made for the provision of a caretaking service including consultation with the potential users of this facility.**

**CARRIED 9/0**

CGAM027/10/07		WEST AUSTRALIAN CLUBMAN CUP RALLY – PROPOSAL TO USE JARRAHDALe HERITAGE PARK AS A SERVICE PARK (P05576/44)
Proponent:	Light Car Club of WA (Inc)	In Brief  Council is requested to give consent to Light Car Club of WA for use of part of Jarrahdale Heritage Park for a service park for the final round of the West Australian Clubman Cup Rally.
Owner:	Shire of Serpentine Jarrahdale	
Officer:	Casey Mihovilovich – Manager Finance Services	
Signatures Author:		
Senior Officer:		
Date of Report	12 <sup>TH</sup> October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Council	

### **Background**

Light Car Club of WA (Inc) seeks Council consent to utilise a section of the Jarrahdale Heritage Park as a service park for one day over the period of the West Australian Clubman Cup Rally.

***A copy of the proposal to conduct the final round of the W.A Clubman Cup Rally Championship is included in the attachments and marked [CGAM027.1/10/07 \(IN07/13355\)](#).***

The Light Car Club of WA is proposing to conduct a car rally in the area to the east of Jarrahdale on Saturday 17<sup>th</sup> November 2007 as the final round of the West Australian Clubman Cup Rally Championship (Darling 200 Rally). They held the same event at the Jarrahdale Heritage Park last year and the event was a success with no negative feedback from the community and no incidents recorded.

***A copy of the proposed routes planned to be used for the competition is included in the attachments and marked [CGAM027.2/10/07 \(IN07/13426\)](#).***

Given the geographic location and the resources available for the race, the event organisers have identified an area of Jarrahdale Heritage Park and access to the old office building as being suitable for a service park. The service park would entail a headquarters management centre, servicing of vehicles, and a refuelling station.

Last year the license fee of \$200 was given to the Serpentine Jarrahdale Landcare Centre for their verge tree planting program to offset carbon emissions. The West Australian Clubman Cup Rally organisers have requested that last years bond of \$2,000 to remain at this amount as a result of their good record from past events.

### **Sustainability Statement**

***Effect on Environment:*** Servicing of any of the vehicles will be carried out on tarpaulins within the Jarrahdale Heritage Park.

***Resource Implications:*** Infrastructure such as roads under the care and control of the Shire being made to be reinstated satisfactorily following the event.

***Use of Local, renewable or recycled Resources:*** The proposal would provide the use of local stores by event organisers, participants and spectators.

**Economic Viability:** There will not be ongoing costs or funding required for the Shire in the future.

**Economic Benefits:** The proposal will provide economic benefits to the community such as employment creation and tourism, where event organisers, participants and spectators would utilise businesses such as the general store.

**Social – Quality of Life:** All servicing and refuelling of vehicles will be in a central controlled area. The quality of life would not be hindered from this proposal.

**Social and Environmental Responsibility:** The applicant is required to obtain necessary approvals from relevant state government agencies including the WA Police service, Department of Conservation and Land Management, Water and Rivers Commission and Water Corporation of WA.

**Social Diversity:** The proposal does not disadvantage any social groups within the community. It aims to cater for all sectors of the community.

**Statutory Environment:** Town Planning and Development Act 1928 (as amended)  
Shire of Serpentine-Jarrahdale Town Planning Scheme No. 2.  
Metropolitan Region Scheme

**Policy/Work Procedure Implications:** Rural Strategy

**Financial Implications:** The proposal does not have an impact on budgeted income or expenditure in the current year. If the project comes on stream it will have indirect benefits through tourism and media exposure.

**Strategic Implications:** This proposal relates to the following Key Sustainability Result Areas:-

**1. People and Community**

*Objective 1: Good quality of life for all residents*

Strategies:

4. Respect diversity within the community.
5. Value and enhance the heritage character, arts and culture of the Shire.

*Objective 2: Plan and develop towns and communities based on principles of sustainability*

Strategies:

1. Increase information and awareness of key activities around the Shire and principles of sustainability.
2. Develop compatible mixed uses and local employment opportunities in neighbourhoods.
3. Design and develop clustered neighbourhoods in order to minimise car dependency.
4. Foster a strong sense of community, place and belonging.
5. Protect built and natural heritage for economic and cultural benefits.

*Objective 3: High level of social commitment*

Strategies:

1. Encourage social commitment and self determination by the SJ community.
2. Build key community partnerships.

**3. Economic**

*Objective 1: A vibrant local community*

Strategies:

1. Attract and facilitate appropriate industries, commercial activities and employment.
3. Develop tourism potential.
4. Promote info-technology and telecommuting opportunities.

**4. Governance**

*Objective 2: Formation of Active Partnerships to progress key programs and projects*

Strategies

1. Improve coordination between Shire, community and other partners.
2. Improve customer relations service.
3. Develop specific partnerships to effectively use and leverage additional resources.

*Objective 3: Compliance to necessary legislation*

Strategies:

1. Ensure development and use of infrastructure and land complies with required standards.
3. Comply with State and Federal policies and Legislation and the Local Government Act in the most cost-effective way.

**Community Consultation:**

Required: No

The applicant would however be required to notify effected land property owners.

**Comment:**

The endorsement of this application for road closures has been undertaken by the Director of Engineering under delegated authority.

***A copy of the License is included with the attachments and marked [CGAM027.3/10/07 \(E07/4760\)](#).***

**Voting Requirements:**

**ABSOLUTE MAJORITY**

**CGAM027/10/07 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

**Moved Cr Twine seconded Cr Price**

1. Council gives its consent to enter into a license agreement for the use of Lot 814 Jarrahdale Road (Jarrahdale Heritage Park) as a service park on the 17<sup>th</sup> November 2007 for the final round of the West Australian Clubman Cup Rally.
2. A license fee of \$220 (GST inclusive) be charged and provided to Serpentine Jarrahdale Landcare to use in the verge tree planting program to offset carbon emissions.
3. A bond of \$2,000 to be lodged by the organisers of the West Australian Clubman Cup Rally.
4. The Chief Executive Officer and Shire President be authorised to sign the license attached with this report.

**CARRIED 9/0 ABSOLUTE MAJORITY**

Manager Community Development returned to the meeting at 7.38pm

CGAM029/10/07 GOORALONG PARK – REMOVAL OF TREES (RS0117)		In Brief  Assist the removal of pine trees from Gooralong Park.
Proponent:	Cr K Murphy	
Owner:		
Officer:		
Signatures Author:		
Senior Officer:		
Date of Report	16 <sup>th</sup> October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Council	

### **CGAM029/10/07 Committee Recommended Resolution**

**Moved Cr Kirkpatrick seconded Cr Harris**

**That:**

- 1) The Forrest Products Commission be advised that the Shire apologises for the delay caused to the important work of removing the pine trees from Gooralong Park, and advises that the Shire accepts that as the requirement by the ratepayers of the Shire that road trains or B-doubles may not be used on Jarrahdale Road for safety reasons and this is a cost that should not be borne by the taxpayers in general.
- 2) The Shire is therefore willing to negotiate the additional cost, upon receipt of a document setting out the actual cost of using semi trailers instead of road trains or B-Doubles.
- 3) The Shire hopes that the Commission can now be in a position to expeditiously remove the pine trees which are a danger to any person in the park, and thus allowing the park to be open to use by the public.
- 4) The costs be declared authorized expenditure in the 2007/08 budget.

**LOST 1/8**

### **CGAM029/10/07 FORESHADOWED MOTION**

Cr Price foreshadowed a motion by replacing Part 2 – The Shire is therefore willing to consider negotiating an additional cost up to the estimate by government agencies of \$30,000; and to delete part 4 of the committee recommended resolution if the motion under debate is defeated.

**Moved Cr Price seconded Cr Murphy**

**That:**

- 1) The Forrest Products Commission be advised that the Shire apologises for the delay caused to the important work of removing the pine trees from Gooralong Park, and advises that the Shire accepts that as the requirement by the ratepayers of the Shire that road trains or B-doubles may not be used on Jarrahdale Road for safety reasons and this is a cost that should not be borne by the taxpayers in general.
- 2) The Shire is therefore willing to consider negotiating the additional cost up to the estimate by government agencies of \$30,000, upon receipt of a document setting out the actual cost of using semi trailers instead of road trains or B-Doubles.

- 3) The Shire hopes that the Commission can now be in a position to expeditiously remove the pine trees which are a danger to any person in the park, and thus allowing the park to be open to use by the public.

LOST 4/5

**CGAM029/10/07 FORESHADOWED MOTION**

Cr Harris foreshadowed a motion by replacing Part 2 - The Shire is therefore willing to consider negotiating an additional cost upon receipt of a document setting out the actual cost of using semi trailers instead of road trains or B-Doubles and adding a Part 4 to forward this recommendation to the Conservation Commission and seek their assistance in negotiations with the Forest Products Commission, if the motion under debate is defeated.

**CGAM029/10/07 COUNCIL DECISION**

Moved Cr Harris seconded Cr Geurds

That:

- 1) The Forrest Products Commission be advised that the Shire apologises for the delay caused to the important work of removing the pine trees from Gooralong Park, and advises that the Shire accepts that as the requirement by the ratepayers of the Shire that road trains or B-doubles may not be used on Jarrahdale Road for safety reasons and this is a cost that should not be borne by the taxpayers in general.
- 2) The shire is therefore willing to consider negotiating an additional cost upon receipt of a document setting out the actual cost of using semi trailers instead of road trains or B-Doubles.
- 3) The Shire hopes that the Commission can now be in a position to expeditiously remove the pine trees which are a danger to any person in the park, and thus allowing the park to be open to use by the public.
- 4) That Council forwards this recommendation to the Conservation Commission and seeks their assistance in negotiations with the Forest Products Commission and in the speedy re-establishment of a suitable camping site.

CARRIED 9/0

**Council Note:** The Committee Recommended Resolution was changed to advise that Council was willing to consider negotiating an additional cost, based on the actual cost of using semi trailers instead of road trains or B Doubles. Council will seek assistance from the Conservation Commission in negotiating with the Forest Products Commission for the speedy re-establishment of a suitable camping site at Gooralong Park.



**8. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

**9. CHIEF EXECUTIVE OFFICER'S REPORT**

OCM007/10/07		INFORMATION REPORT
Proponent	Chief Executive Officer	<b>In Brief</b>  Information Report for the month of October, 2007.
Officer	S Langmair – PA to the Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	17 October, 2007	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

OCM007.1/10/07 **POLICY FORUM – OCTOBER, 2007 (A0429/05)**

The following items were discussed at the October, 2007 Policy Forum:

ITEMS FOR PRELIMINARY DISCUSSION	
1.	Brief Updates on Strategic Projects: a) Update on Mundijong/Whitby Structure Plan (project and timeframe) b) Community Facilities & Services Plan
2.	Jandakot Structure Plan – Final Version
3.	SJ Shire and Landcare SJ Inc Memorandum of Understanding (E07/4583)
4.	Environmental Services Management Plan
5.	Energy and Water Efficiency and Sustainability Schedule Policy
6.	Membership – WALGA South East Metro Zone Vs Peel Zone
7.	Street Lighting
8.	Mundijong Centrals
9.	Reserve 36369 - Baskerville Street, Mundijong.
10.	Collie to Eastern Terminal transmission line – reconstruction of existing 132kV line to a 165km 330kV line
11.	Byford Town Centre Local Structure Plan, Activity Centre Strategy (update)
12.	South Metro and Peel Region Spatial Planning Framework (update)

OCM007.2/10/07 **USE OF DELEGATION REPORT (A0039-02)**

The Chief Executive Officer exercised the following delegations during the month of September, 2007:

CS-9 Internal & External Funding Applications Seeking Council Endorsement

Letter of Support –SJ Telecentre– RDS funding 4 Rural Communities in Peel Region to receive access to up to date communication services (OC07/6785).

OCM007.3/10/07 **WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – PEEL ZONE MINUTES SEPTEMBER, 2007 (A1164)**

***In the attachments marked OCM007.3/10/07 (IN07/12852) is the WALGA Peel Zone Minutes of the Meeting held on 27<sup>th</sup> September, 2007.***

OCM007.4/10/07      **WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION –  
SUMMARY OF STATE COUNCIL MINUTES OCTOBER, 2007  
(A1164)**

*In the attachments marked OCM007.4/10/07 (IN07/13302) is the WALGA Summary of State Council Minutes of the Meeting held on 3<sup>rd</sup> October, 2007.*

OCM007.5/10/07      **WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION –  
SOUTH EAST METRO ZONE MEETING MINUTES SEPTEMBER,  
2007 (A1164)**

*In the attachments marked OCM007.5/10/07 (IN07/12898) is the WALGA South East Metro Zone Minutes of the Meeting held on 26 September, 2007.*

**OCM007/10/07 COUNCIL DECISION/Officers Recommended Resolution**

**Moved Cr Price seconded Cr Brown  
The Information Report to 17<sup>th</sup> October, 2007 is received.  
CARRIED 9/0**

**10. URGENT BUSINESS:**

Cr Harris requested the Presiding Member consider an item of urgent business that relates to the speed limit through the Byford town Centre from Abernethy Road to Larsen Road.

The Presiding Member accepted this matter as an item of urgent business.

OCM008/10/07	REDUCTION OF SPEED LIMIT THROUGH BYFORD TOWN CENTRE FROM ABERNETHY ROAD TO LARSEN ROAD (R0001-03)	<b>In Brief</b>  Request Main Roads to reduce the speed limit through the Byford Town Centre from Abernethy Road to Larsen Road.
Proponent	Cr Merri Harris	
Officer		
Signatures - Author:		
Senior Officer:		
Date of Report	22 <sup>nd</sup> October, 2007	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Background:**

1. This decrease in speed limit has previously been requested in July 2003 via the Byford Townscape Committee. A further survey of residents in 2005 overwhelmingly supported a speed reduction through the town centre.
2. A recent study commissioned by the State Government devised a plan to lower the speed limit throughout the State by 10kph.
3. Currently, throughout all “residential” areas within the Metropolitan area the speed limit is 50kph. This has been in place since 2001.
4. With the installation of traffic signals at Abernethy within the next few months, it is a logical segue into the decreased speed limit throughout the town centre.
5. With the introduction of the turning lane at Pitman Way, for south bound traffic and greater numbers of cars crossing lanes, there is a further need for a reduction in speed.

**Comment:**

This is a distance of approximately one (1) kilometre. It will encompass the section of road from the planned lights at Abernethy Road to the end of the section of dual lanes of the highway.

**OCM008/10/07 COUNCIL DECISION/Councillor Recommended Resolution:**

**Moved Cr Harris seconded Cr Price**

**That Council submit a request, with all due haste, to Main Roads to reduce the speed limit from 60 kph to 50 kph through the town centre of Byford from Abernethy Road to Larsen Road.**

**CARRIED 9/0**

**FORESHADOWED MOTION**

Cr Murphy foreshadowed motion to reduce the speed limit from Abernethy Road to Nettleton Road if the motion under debate was defeated.

Cr Murphy later withdrew his foreshadowed motion.

**11. COUNCILLOR QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:**

Nil

**12. CLOSURE:**

There being no further business, the Presiding Member closed the meeting at 8.17pm.

I certify that these minutes were confirmed at the ordinary council meeting held on 26 November, 2007

.....  
Presiding Member

.....  
Date

**13. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY:**

SD029/10/07 BUILDING INFORMATION REPORT		
Proponent:	N/A	In Brief  Information report
Owner:	N/A	
Officer:	Jason Robertson - Manager Building Services	
Signatures Author:		
Senior Officer:	Brad Gleeson – Executive Manager Development Services	
Date of Report	04.10.07	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Committee – in accordance with resolution SM051/06/04</b>	

**SD029/10/07 COMMITTEE DECISION/Officer Recommended Resolution**

**That Council accepts the September 2007 Building Information Report.  
CARRIED 7/0**

SD030/10/07 HEALTH INFORMATION REPORT		
Proponent:	N/A	In Brief  Information report
Owner:	N/A	
Officer:	Tony Turner – Manager Health & Ranger Services	
Signatures Author:		
Senior Officer:	Brad Gleeson – Executive Manager Development Services	
Date of Report	2 October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Committee – in accordance with resolution SM051/06/04</b>	

**SD030/10/07 COMMITTEE DECISION/Officer Recommended Resolution**

**That Council accepts the September 2007 Health Information Report.  
CARRIED 7/0**

SD033/10/07 DRAFT SERPENTINE JARRAHDAL SHIRE AND SERPENTINE JARRAHDAL COMMUNITY LANDCARE MEMORANDUM OF UNDERSTANDING (MOU) (A0847)		
Proponent:	N/A	In Brief  To gain Council support for the Serpentine Jarrahdale Shire, Serpentine Jarrahdale Community Landcare Inc. and Serpentine Jarrahdale Land Conservation District Committee Memorandum of Understanding (hereafter referred to as Landcare MOU) and request its adoption by Council for a one year period.
Owner:	N/A	
Officer:	Chris Portlock, Manager Environmental Services	
Signatures Author:		
Senior Officer:	Suzette van Aswegen - Executive Manager Strategic Community Planning	
Date of Report	October, 2007	
Previously	None	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution</b>	

**SD033/10/07 COMMITTEE DECISION/Officer Recommended Resolution:**

**Council adopts the Serpentine Jarrahdale Landcare Memorandum of Understanding for a one year period until 30 June 2008.  
CARRIED 7/0**

SD037/10/07 PLANNING INFORMATION REPORT		
Proponent	Executive Manager Development Services	In Brief  Information Report.
Officer	Lisa Fletcher – Development Services Support Officer	
Signatures – Author:		
Senior Officer:		
Date of Report	1 September 2007	
Previously		
Disclosure of Interest		
Delegation	<b>Committee – in accordance with resolution SM046/05/04</b>	

**SD037/10/07 COMMITTEE DECISION/Officer Recommended Resolution**

**The Planning Information Report to 10 October 2007 be received.  
CARRIED 7/0**

<b>CGAM023/10/07 MONTHLY FINANCIAL REPORT (A0924/07)</b>		
Proponent:	Local Government Act 1995	In Brief  To receive the Monthly Financial Report as at 31 August 2007.
Owner:		
Officer:	Casey Mihovilovich - Manager Finance Services	
Signatures Author:		
Senior Officer:	Darren Long – Director Corporate Services	
Date of Report	4 October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act 1995	
Delegation	<b>Committee in accordance with resolution SM051/06/04</b>	

**CGAM023/10/07 COMMITTEE DECISION/Officer Recommended Resolution:**

**That Council receives the Monthly Financial Report, as at 31 August 2007 accordance with Section 6.4 of the Local Government Act 1995.  
CARRIED 7/0**

<b>CGAM024/10/07 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)</b>		
Proponent:	Director Corporate Services	In Brief  To confirm the creditor payments made during September 2007
Owner:	N/A	
Officer:	Tracy Mladenovic – Assistant Accountant	
Signatures Author:		
Senior Officer:		
Date of Report	4 October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM051/06/04</b>	

**CGAM024/10/07 COMMITTEE DECISION/Officer Recommended Resolution:**

**That Council notes the payments authorised under delegated authority and detailed in the list of invoices for the month of September 2007, presented to the Corporate Governance & Asset 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 7/0**

CGAM025/10/07 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)		
Proponent:	Director Corporate Services	In Brief  To receive the sundry debtor balances as at 30 September 2007
Owner:	Not Applicable	
Officer:	Melissa Armitage – Finance Officer - Debtors	
Signatures Author:		
Senior Officer:		
Date of Report	4 October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM051/06/04</b>	

**CGAM025/10/07 COMMITTEE DECISION/Officer Recommended Resolution:**

**That Council receive and note the report on Sundry Debtor Outstanding Accounts as at 30 September 2007.  
CARRIED 7/0**

CGAM026/10/07 RATE DEBTORS REPORT (A0917)		
Proponent:	Director Corporate Services	In Brief  To receive the rates report as at 30 September 2007
Owner:	Not Applicable	
Officer:	T Mladenovic – Finance Coordinator – Finance Services	
Signatures Author:		
Senior Officer:		
Date of Report	4 October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM051/06/04</b>	

**CGAM026/10/07 COMMITTEE DECISION/Officer Recommended Resolution:**

**That Council receive and note the report on the Rate Debtors accounts as at 30 September 2007.  
CARRIED 7/0**

CGAM028/10/07		INFORMATION REPORT
Proponent:	Director Corporate Services	In Brief  To receive the information report to 30 September 2007
Owner:	Not Applicable	
Officer:	Various	
Signatures Author:		
Senior Officer:		
Date of Report	4 October 2007	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM051/06/04</b>	

**CGAM028/10/07 COMMITTEE DECISION/Officer Recommended Resolution**

**That the information report to 30 September 2007 be received.  
 CARRIED 7/0**