

## TABLE OF CONTENTS

<b>1. SWEARING-IN OF COUNCILLOR ELECT FOR SOUTH WARD .....</b>	<b>1</b>
<b>2. ATTENDANCES &amp; APOLOGIES .....</b>	<b>1</b>
<b>3. PUBLIC QUESTION TIME .....</b>	<b>1</b>
<b>4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE .....</b>	<b>2</b>
<b>5. STATEMENTS, PETITIONS, MEMORIALS &amp; DEPUTATIONS .....</b>	<b>4</b>
<b>6. ANNOUNCEMENTS BY PRESIDING MEMBER .....</b>	<b>5</b>
<b>7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS .....</b>	<b>6</b>
7.1 MINUTES OF THE ORDINARY COUNCIL MEETING – 27 <sup>TH</sup> MAY, 2002 .....	6
<b>8. REPORTS OF COMMITTEES &amp; OFFICERS .....</b>	<b>6</b>
8.1 CORPORATE SERVICES COMMITTEE MEETING – 10 <sup>TH</sup> JUNE, 2002.....	6
C144/06/02 ARMADALE HEALTH SERVICE COMMUNITY ADVISORY COUNCIL REPRESENTATIVE (A1080).....	6
C153/06/02 STANDING COMMITTEE VACANCIES .....	7
C156/06/02 SERPENTINE-JARRAHDAL YOUTH ACTIVITY GROUP (A0164-02).....	10
C157/06/02 COMMUNITY RECOGNITION FOR SENIOR CONSTABLE JOHN BOUWMAN (A00013) 10	
8.2 ASSET SERVICES – 10 <sup>TH</sup> JUNE, 2002.....	11
AS081/06/02 RESOURCE RECOVERY AND REUSE CENTRE-MUNDIJONG TRANSFER STATION (RS0038-02; A0664-02) .....	11
8.3 COMMUNITY & RECREATION DEVELOPMENT MEETING – 10 <sup>TH</sup> JUNE, 2002 .....	14
CRD53/06/02 PEEL REGION TOURISM ASSOCIATION FUNDING REQUEST(A0168).....	14
CRD55/06/02 SOUTH WEST GAMES(A1107/04) .....	16
8.4 STRATEGIC MANAGEMENT COMMITTEE MEETING – 17 <sup>TH</sup> JUNE, 2002.....	18
SM075/06/02 HIGH SCHOOL PROPOSAL (A0044, A1118).....	18
SM076/06/02 SHIRE OF SERPENTINE-JARRAHDAL EMPLOYMENT & ECONOMIC DEVELOPMENT STRATEGY 2002-2007 (A0436-05) .....	23
SM077/06/02 REVIEW OF COUNCIL POLICIES AND WORK PROCEDURES (A1048).....	25

SM078/06/02	REQUEST FROM ILUKA RESOURCES LIMITED (A0561-02) .....	27
SM079/06/02	INFORMATION REPORT .....	29
SM079.1/06/02	PEEL REGIONAL DEVELOPMENT SCHEME (A0938).....	29
SM079.2/06/02	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – SUMMARY MINUTES – STATE COUNCIL MEETING 3 APRIL 2002 (A0163-06).....	29
SM079.3/06/02	THE TEN YEAR PLAN FOR TOURISM (A0822-02) .....	29
SM079.4/06/02	CHIEF EXECUTIVE OFFICER SUMMARY REPORT – 2002 INTERNATIONAL CITY/COUNTRY MANAGEMENT ASSOCIATION (USA) BEST PRACTICE SYMPOSIUM AND THE AUSTRALIAN LOCAL GOVERNMENT MANAGERS ASSOCIATION ANNUAL NATIONAL CONFERENCE – SYDNEY (A0032) .....	29
SM079.5/06/02	LOCAL ECONOMIC DEVELOPMENT UNIT MINUTES - 31 MAY 2002 (A0436-05) 29	
SM079.6/06/02	SOUTH EAST METROPOLITAN ZONE MINUTES – 29 <sup>TH</sup> MAY 2002 (A0163-06) .	29
SM079.7/06/02	PEEL DEVELOPMENT COMMISSION – LETTER OF SUPPORT (A0109-02) .....	29
SM079.8/06/02	INQUIRY INTO COST SHIFTING (A0163-06).....	30
SM079.9/06/02	COMMON SEAL REGISTER REPORT – JUNE 2002 (A1080) .....	30
SM080/06/02	EMERGENCY SERVICES LEVY (E/S) (A0905) .....	30
8.5	PLANNING DEVELOPMENT & ENVIRONMENT MEETING – 17 <sup>TH</sup> JUNE, 2002 .....	31
P138/06/02	BYFORD ENTRY STATEMENT (A0864, R0001).....	31
P139/06/02	INVOICE WRITE OFF – LOT 112 LORENZ WAY, OAKFORD (P00397).....	33
P143/06/02	PROPOSED AQUACULTURE DEVELOPMENT – LOT 12 THOMAS ROAD, OAKFORD (P00316).....	34
P144/06/02	PROPOSED SECURITY SCREENS AND DOORS MANUFACTURING BUSINESS – LOT 208 MARDJA LOOP, MARDELLA (P01091).....	38
P147/06/02	JARRAHDALÉ HERITAGE PARK DRAFT CONCEPT PLAN (P05576/02).....	42
P150/06/02	PROPOSED AMENDMENT TO TOWN PLANNING SCHEME NO.2 – MULTIPLE DWELLINGS ON RURAL LAND (A0695).....	44
P151.1/06/02	PLANNING SCHEME AMENDMENTS.....	56
P151.2/06/02	DELEGATED AUTHORITY DETERMINATIONS .....	56
P151.3/06/02	PROPOSED SUBDIVISION – LOT 4 SUMMERFIELD ROAD, SERPENTINE (S118589) 56	

P151.4/06/02 (S118147)	PROPOSED SUBDIVISION – LOT 101 KEENAN STREET, DARLING DOWNS 56	
P151.5/06/02	RESIGNATION OF SPECIAL PROJECTS & POLICY OFFICER (H0003) .....	56
P151.6/06/02	PROPOSED DAIRY CALF RAISING FACILITY - LOT 2 BURRELL STREET, BYFORD (P05525) .....	57
P151.7/06/02	REVIEW OF PROJECT DEVELOPMENT APPROVALS SYSTEM (A0935) .....	57
P151.8/06/02	INSPIRING REGIONAL AUSTRALIA NATIONAL CONFERENCE (A0147).....	57
P151.9/06/02	REDMOND BROILER FARM MEETING (P00007) .....	57
P151.10/06/02	REDMOND POULTRY FARM – REQUEST FOR EXEMPTION FROM REGULATION 17 ENVIRONMENTAL PROTECTION (NOISE) REGULATION 1997 (P00007).....	57
P151.11/06/02	QUESTIONS TAKEN ON NOTICE FROM PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE MEETING OF 20 MAY 2002 – MRS L BOND (A0429/03) .....	57
P151.12/06/02	RESPONSE TO STATEMENT BY NEIL MCCORMICK, 119 PUNRAK ROAD, SERPENTINE MADE TO ORDINARY COUNCIL MEETING OF 27TH MAY 2002 (A0429/03) .....	58
P151.13/06/02 (A0429/03)	RESPONSE TO QUESTIONS FROM MAY ORDINARY COUNCIL MEETING 58	
P151.14/06/02	REVIEW OF PROJECT DEVELOPMENT APPROVALS SYSTEM (A0338) .....	59
P151.15/06/02	KARNUP - DANDALUP UWPCA PRIORITY ZONING AREA (A0620-02).....	59
P146/06/02	STATEMENT OF PLANNING POLICY NO.11 – AGRICULTURAL AND RURAL LAND USE PLANNING (A0869).....	62
<b>9.</b>	<b>MOTION OF WHICH NOTICE HAS BEEN GIVEN .....</b>	<b>72</b>
<b>10.</b>	<b>NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING:</b>	<b>72</b>
SM081/06/02	COUNCIL LOAN 78 (A1101/03) .....	72
<b>10.1</b>	<b>INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS.....</b>	<b>72</b>
<b>10.2</b>	<b>COUNCILLORS QUESTIONS.....</b>	<b>72</b>
<b>11.</b>	<b>INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY.....</b>	<b>73</b>
11.1	CORPORATE SERVICES .....	73
C143/06/02	GRANTS COMMISSION CONSULTANT (A0060-02) .....	73
C145/06/02	PEEL ECONOMIC DEVELOPMENT UNIT DELEGATION TO CANBERRA (A0839-06) 73	

C146/06/02	STATE RECORDS ACT 2000: IMPLEMENTATION OF THE SERPENTINE-JARRAHDAL RECORD KEEPING PLAN UNDER THE ACT (A1121) .....	74
C147/06/02	BIANNUAL ELECTION MAY 2003 (A0047/02) .....	74
C148/06/02	RANGERS WEEKEND CALL MONITORING (A0106-05).....	75
C149/06/02	CONFIRMATION OF PAYMENT OF CREDITORS (A0917).....	75
C150/06/02	DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917) .....	76
C151/06/02	SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917) .....	76
C152/06/02	RATE DEBTORS REPORT (A0917) .....	76
C154/06/02	INFORMATION REPORT .....	77
C155/06/02	DIFFERENTIAL RATE ADVERTISEMENT 2002/2003 (A0128) .....	77
11.2	ASSET SERVICES .....	78
AS080/06/02	SCHOOL STUDENT TRAVEL CONCESSION ALLOWANCE CHANGES (RS0137) 78	
AS082/06/02	C15/2001-2002 DRY HIRE OF SELF PROPELLED COMPACTIVE EQUIPMENT (A1085/02) .....	78
AS083/06/02 (A0527/02)	TENDER C16/2001-02 SUPPLY OF EXTRUDED CONCRETE KERBING 79	
AS084/06/02 (A1086/02)	TENDER C17/2001-02 SUPPLY & DELIVERY OF CRUSHED LIMESTONE 80	
AS085/06/02	TENDER C18/2001-02 SUPPLY OF BITUMEN PRIMER–SEALS & SEALING WORKS (A0984/02).....	81
AS086/06/02	TENDER C19/2001-02 SUPPLY OF TREE PRUNING SERVICE (A0528/02) .....	82
AS087/06/02	TENDER C20/2001-02 SUPPLY OF CASUAL LABOUR HIRE (A0982/02) .....	83
AS088/06/02	TENDER C21/2001-02 SUPPLY AND LAY OF HOT ASPHALT (A0526/02).....	84
AS089/06/02 (A0362/02)	TENDER C22/2001-02 TRUCK HIRE FOR BULK & GENERAL CARTAGE 86	
AS090/06/02	INFORMATION REPORT .....	86
11.3	COMMUNITY & RECREATION DEVELOPMENT.....	87
CRD52/06/02	COMMUNITY ARTS PROJECT(A0034-03) .....	87
CRD54/06/02	INFORMATION REPORT .....	87

11.4	BUILDING SERVICES .....	88
B31/06/02	INFORMATION REPORT .....	88
11.5	HEALTH SERVICES .....	88
H18/06/02	INFORMATION REPORT .....	88
11.6	PLANNING DEVELOPMENT & ENVIRONMENT .....	89
E038/06/02	REGIONAL GREENHOUSE MARKETING PLAN BRAND (A0977) .....	89
P140/06/02	PROPOSED NEW ABLUTION BLOCK AND UPGRADE TO EXISTING ABLUTION BLOCK, MANJEDAL SCOUT GROUP – MANJEDAL ROAD, KARRAKUP (P05591/01) .....	90
P141/06/02 (P00233)	PROPOSED FAMILY DAY CARE – LOT 243 WARBURTON COURT, BYFORD 91	
P142/06/02	PROPOSED SINGLE RESIDENCE AND ANCILLARY ACCOMMODATION – LOT 29 CRAGHILL WAY, OAKFORD (P01940) .....	92
P145/06/02	PROPOSAL EXTENSIONS TO WHOLESALE NURSERY – LOT 26 HOLMES ROAD, OAKFORD (P00123).....	93
P148/06/02	ASSESSMENT OF FOUR WORKING PAPERS FOR THE BYFORD URBAN STORM WATER MANAGEMENT PROJECT (A0827-02) .....	94
P149/06/02	PROPOSED SUBDIVISION - LOT 246 PRUDEN ROAD, MUNDIJONG (S118960)...	94

**11. CLOSE 95**

- 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 24<sup>TH</sup> JUNE, 2002. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 7.01PM AND WELCOMED MEMBERS OF THE PUBLIC PRESENT IN THE GALLERY, COUNCILLORS AND STAFF.

### 1. SWEARING-IN OF COUNCILLOR ELECT FOR SOUTH WARD

Under the witnessing hand of Mr E Senior, JP, Councillor elect, Cr Athol Wigg took his oath and made his declaration.

### 2. ATTENDANCES & APOLOGIES

1. **PRESENT:** Crs JC Star ..... Presiding Member  
DL Needham  
WJ Kirkpatrick  
AJ Simpson  
JA Scott  
JE Price  
IJ Richards  
KR Murphy  
THJ Hoyer  
A Wigg

**APOLOGIES:** Mr A Watson ..... Director Sustainable Development

#### IN ATTENDANCE:

Mr D Price ..... Chief Executive Officer  
Mr R Harris ..... Director Asset Services  
Ms J Abbiss ..... Acting Director Sustainable Development  
Mr G Dougall ..... Director Corporate Services  
Mrs S Langmair ..... Minute Secretary

**GALLERY:** 20

### 3. PUBLIC QUESTION TIME

Paul Nield, Lot 1 Boomerang Road raised three questions which were taken on notice by the Shire President. The questions however were not submitted in writing and due to an audio equipment failure have not been recorded, consequently no record exists of the questions asked. Mr Nield was advised of this in writing on 25<sup>th</sup> June, 2002.

Mrs Bond, Stockmans Close.

- Q. Where was the rubbish taken to which this Shire paid to have removed from the Cardup Landfill site, why was it removed and what type of rubbish?

The Chief Executive Officer advised that unless further information could be provided this question could not be answered.

- Q. Will the Serpentine Jarrahdale Shire's insurance cover Councillors and Council staff where is it shown they have ignored written identification of their responsibility including ethically and morally?

The Chief Executive Officer advised that unless further information could be provided this question could not be answered

#### 4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

##### Mrs L Bond of Stockmans Close, Oakford

The following question was taken on notice:

Q. What date did Council change its policy regarding retrospective approval?

A. Amendment No. 114 to Council's Town Planning Scheme was granted final approval by the Minister for Planning and Infrastructure on 26th May 2001. In part Amendment 114 provided:

*“Adding clause 6.8 Unauthorised Existing Development*

*6.8 Unauthorised Existing Development*

*6.8.1 The Council may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, providing the development conforms to the provisions of the Scheme.*

*6.8.2 Development which was unlawfully commenced shall not be rendered lawful by the occurrence of any subsequent event except the granting of planning approval and the continuation of the development unlawfully commenced shall be deemed to be lawful development upon the granting of planning approval.”*

Mr Neil McCormick of 119 Punrak Road, Serpentine made the following statement during Statements, Petitions, Memorials & Deputations at Council's meeting of 27th May 2002:

***The statement can be found at attachment [P151.12-06-02.tif](#)***

##### Response

Mr McCormick was not advised by the Director Sustainable Development that the meeting between Bartter, Redmond Broiler Farm and Councillors was *“none of my [read his] business”*. Mr McCormick was advised that the Director was unable to discuss the detail of a confidential meeting with an outside party. Mr McCormick was, however, advised on a number of occasions that the meeting was to discuss possible daylight pickup by Bartter's and efforts to address noise at the farm. Martin Whitely MLA was in fact in attendance at the request of Mr McCormick.

Since Council developed its Poultry Policy Overlay in association with the Community – Industry Poultry Liaison Group Mr McCormick has been the principal complainant in respect of poultry farms. There is no general issue or pattern of complaints that warrants a further series of meetings with the Community – Industry Poultry Liaison Group or the general community.

Applications for all new farms have been and will continue to be dealt with on their merits and in accordance with Council and State Government Policy and statutory obligations.

##### Mr P Nield

Question 1 - Regarding McLeans MRIs application for retrospective planning approval it is noted that on Page 18 that there is no apparent discussion or reference to Lot 1 Jackson Road, is this neglect on the part of the Shire?

A. There is insufficient information to answer this question. Neither item in relation to McLean Recycling Industries appears on page 18 of a Council or Committee agenda.

Question 2 - Under officer recommended resolution item 2, it states that the site be managed in accordance with the original management plan of 1996, as I understand it the Shire had conditions ie. 1.8m security fences all around and pucker monitoring bores, the Shire recognised the inadvisability of tipping this waste within 50 metres of water ways. Is any management plan current in 1996 appropriate and fully conversant with the latter DEP management plan.

A. This matter is dealt with in Council's decision, viz.

That this item be deferred until a current management plan of the site can be shown as justification for the increased fill heights.

Question 3 - Regarding moved Hoyer seconded Price that the issue be deferred until a current management plan of the site can be shown. Andrew Watson has the latest management plan fully showing the drainage that should be there, why aren't the Shire observing the DEP approved management plan?

A. This matter will be addressed when the matter is re-presented to Council.

Question 4 - The Shire Planning Committee were advised by McLean that the drainage is not there and never has been fully functional. Wouldn't proper auditing have shown this gross departure from the management plan to be of concern on these contaminated Shire properties?

A. Compliance with DEP licence conditions is a matter for the DEP.

Question 5 - McLean referred to Jan having an understanding is that understanding legitimate?

A. There is insufficient information to answer this question.

Question 6 - Is it minuted in the Shire records?

A. No, see answer at question 5.

Question 7 - Are all Councillors fully aware of the understanding that the Shire polluter has with the Shire President Jan Star

A. There is insufficient information to answer this question.

Question 8 - Councillor Tom Hoyer stated to McLean at the Council Planning meeting that he was aware of a further application/intention of some sort to apparently fill yet another Shire property, is this an understanding solely between C Hoyer and McLean or are other Councillors aware of further fill plans by this questionable Shire polluter.

A. There is insufficient information to answer this question.

Question 9 - Will Councillor Hoyer deny that one of those blocks he referred to was Lot 2 Bird Road or Lot 15 Bird Road

A. There is insufficient information to answer this question.

Question 10 - Under impacts it is claimed these impacts have been managed under DEP licence conditions this statement is obviously dishonest as per McLeans advice that the drains are not functional.

A. Compliance with DEP licence conditions is a matter for the DEP.



Question 11 - This site has been mismanaged by the operators the government departments and with the full knowledge of gross negligence by the Shire Councillors and Shire officers.

A. Statement. No answer required. Compliance with DEP licence conditions is a matter for the DEP.

## **5. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS**

Rob Bettesworth - Statement from Residents and Ratepayers Association regarding presentation by Iluka Resources on sand mining.

It has come to the attention of the Serpentine Jarrahdale Ratepayers Association, that the Council wishes to pass a resolution to accept a presentation from Iluka Resources Limited.

Our advice on this occasion as it has been on several other previous occasions is:

- That given the lead role being played by the Association such a meeting with Council is entirely inappropriate
- That it will be harmful to the special, legal, political and strategic negotiating environment that currently exists
- That the Council does not have the information, nor competence of this issues and cannot determine the complexity of any presentation put before them without risking a further unnecessary debate
- That Council should refuse this presentation by Iluka Resources and on behalf of our community respond in writing to restate their sustained and virorous objection to mineral sand mining in Mundijong.

For fifteen years our Shire, its community groups and all residents have continually promoted a clean, environmentally protected rural and lifestyle future. Most of the Mundijong community and many others have objected to this mining proposal. All of us have worked hard toward that ideal and this mine cannot be allowed to start.

The majority of Councillors have been elected on a platform of no mineral sand mining.

The Council has found itself in the role of a single objector after a determination of the Mining Warden.

Council has knowingly deferred responsibility of this issue to the Serpentine Jarrahdale Residents and Ratepayers Association Inc.

I remind the Council that the Association has an open invitation to Iluka Resources to meet with them even since the Tumblegum Farm meeting and the 23<sup>rd</sup> December 1999 Mining Wardens Court decision. They have not responded to nor accepted this open invitation.

The fact that Iluka Resources Limited have made their approach to the Council given that the Ratepayers Association has all of the information in all of its complexity, requires an investigation and assessment in itself.

Please consider that the matter is before the Minister now and that the Government is looking for expressions of consultative sentiment and some sense of agreement between the objectors and Iluka Resources. It is our judgement that the perception of such a meeting is enough.

That any notion of consultation with the mining applicant will offer the Minister and other participants the perception that the parties are somehow working together to achieve some form of agreement about the proposal. Why else would you meet, if it were not for the purposes of mining.

Agreeing to accept a presentation from the applicant to the mineral sand mine merely to satisfy some sense of Local Government objection is not enough of a reason to meet. This is especially the case when its potential effect is to harm the current direction of our engagement and objection strategy.

This is a critical time for the Serpentine Jarrahdale Ratepayers Association and its strategic program of objection. On the eve of a ministerial decision where the Association is clarifying and sharpening its approach to achieving a complete refusal, meeting with this company is not the best way to deal with this.

In fact it can only harm all of us by diminishing the fifteen years of sustained objection undermining the hard work by the community and the trust it has in the Council.

We urge you to reconsider the role you wish to play at this late stage. We urge Councillors to vote against the resolution and to honour the hard work done by generations of Association Committee members and volunteers and the 792 community objectors of which Council is but one.

We further urge you make resolution to write informing Iluka Resources Limited that any presentation would unduly influence the decision making processes. And further, that Council make resolution to write to the Iluka Resources Limited, the Minister for State Development and Tourism, Clive Brown, the Minister for the Environment and Infrastructure and Planning, the Premier, Dr Geoff Gallop and other related Ministers and departments and authorities to restate the Shire's sustained, meritorious and vigorous objection to mineral sand mining in Mundijong.

We table this statement of advice and request that it be a part of the public record that is the Ordinary Council Meeting of the 24<sup>th</sup> June, 2002.

The Presiding Member advised that this matter would be discussed and voted on by Councillors later in the meeting and requested the Chief Executive Officer to read out the Strategic Management Committee Recommendation to Council from the Ordinary Council Meeting agenda.

## **6. ANNOUNCEMENTS BY PRESIDING MEMBER**

- The Draft Management Plan for off road vehicles (trail bikes) that is being prepared will be referred to the Western Australian Local Government Association (WALGA) to seek Government support for its successful implementation.

Moved Cr Richards seconded Cr Simpson that the Draft Management Plan for Off Road Vehicles be referred to WALGA for assistance in seeking government support for its successful implementation.  
CARRIED 10/0

- Extending congratulations to Mayor Morris of Gosnells and Cr Stubbs of Armadale on receiving the Order of Australia – Australian Member Awards.
- Cr Star sought leave of absence from 24<sup>th</sup> August to 8<sup>th</sup> September to go to the World Summit on Sustainable Development.

Moved Cr Murphy seconded Cr Hoyer that Cr Star's request for leave of absence be endorsed.  
CARRIED 10/0

## 7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### 7.1 Minutes of the Ordinary Council Meeting – 27<sup>th</sup> May, 2002

#### **COUNCIL DECISION**

Moved Cr Simpson seconded Cr Price  
That the minutes of the Ordinary Council Meeting held on 27<sup>th</sup> May, 2002 be confirmed.  
CARRIED 10/0

## 8. REPORTS OF COMMITTEES & OFFICERS

### 8.1 Corporate Services Committee Meeting – 10<sup>th</sup> June, 2002

#### **COUNCIL DECISION**

Moved Cr Simpson seconded Cr Richards  
That the minutes of the Corporate Services Committee Meeting held on 10<sup>th</sup> June, 2002 be received.  
CARRIED 10/0

C144/06/02		ARMADALE HEALTH SERVICE COMMUNITY ADVISORY COUNCIL REPRESENTATIVE (A1080)
Proponent	Cr Hoyer	<b><u>In Brief</u></b>  <i>Cr Hoyer has sought to be replaced as Council's representative on the Armadale Health Service Community Advisory Council.</i>
Officer	D.E. Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28-05-2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

#### **Background**

Cr Hoyer has requested that he be replaced as Council's representative on the Armadale Health Service Community Advisory Council

#### **Comments**

Council has two (2) representatives on the Armadale Health Service Community Advisory, Council. Cr Hoyer is the delegate and Cr Kirkpatrick is the deputy.

Cr Scott has indicated her interest in being appointed as the delegate. Cr Hoyer has also indicated his desire to remain interested in this Advisory Council, but in the capacity of deputy delegate, should Cr Kirkpatrick wish to also stand down.

**Sustainability Statement** Not applicable

**Statutory Environment:** Not applicable

**Policy Implications:** Not applicable

**Financial Implications:** No financial implications are known.

**Strategic Implications:** Not applicable

**Community Consultation:** Not applicable

**Voting Requirements:** Normal

**Officer Recommended Resolution**

That Council accepts Councillor Hoyer's resignation as the Council delegate to the Armadale Health Service Community Advisory Council.

Council appoints Cr Scott as the nominated delegate to the Armadale Health Service Community Advisory Council.

**CRC144 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Needham

1. That Council accepts Councillor Hoyer's resignation as the Council delegate to the Armadale Health Service Community Advisory Council.
2. Council appoints Cr Scott as the nominated delegate to the Armadale Health Service Community Advisory Council.
3. Cr Hoyer replace Cr Kirkpatrick as the deputy delegate to the Armadale Health Service Community Advisory Council.

CARRIED 10/0

Note: Cr Hoyer replace Cr Kirkpatrick as deputy delegate on the Armadale Health Service Community Advisory Council.

C153/06/02 STANDING COMMITTEE VACANCIES		
Proponent	Local Government Act 1995	<b>In Brief</b>
Officer	G.R. Dougall – Director Corporate Services	
Signatures - Author:		
Senior Officer:		
Date of Report	05/06/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Background**

With the South Ward vacancy now filled as a result of the unopposed nomination from Mr Wigg, Council can now fill the vacancies that exist in their standing committees.

**Comments**

Vacancies have existed in the Corporate Services, Asset Services, Strategic and Staff Management Committees since the passing of Councillor Butfield. Councillor Butfield was also a delegate of Council on several other community groups.

As a result it is requested that Councillors nominate for the vacancies that exist on the standing committees listed below:

- Corporate Services Committee
- Asset Services Committee
- Strategic Management Committee

Vacancies also exist for deputies on the following committees:

Community and Recreation Development Committee  
Planning Development and Environment Committee

Nominations are sought for a Council delegate for the following community groups:

Community Events Committee  
Heritage Country Development Agency Board of Trustees  
Roadwise Committee  
Serpentine Sports Reserve Management Committee  
Marketing and Communications Working Group

It is requested that Councillors present their written nominations to the Chair of the Corporate Services Committee on Monday 10 June 2002 at 9am.

A recommendation on the nominations can then be forwarded to the June Council for adoption. This will provide an opportunity for Mr Wigg to be sworn in as a Councillor before ratification of the recommendation.

The Local Government Act 1995 provides that all Council members have the right to sit as a committee member on Council standing Committees.

**Statutory Environment:** Local Government Act 1995

**Policy Implications:** No Policy implications

**Financial Implications:** No financial implications

**Strategic Implications:** No strategic implications

**Community Consultation:** No consultation required

**Voting Requirements:** Normal

**Officer Recommended Resolution**

The following nominations be accepted for each respective Committee of delegate membership to 30<sup>th</sup> April, 2003;

Cr \_\_\_\_\_ be appointed a member on the Corporate Services Committee.

Cr \_\_\_\_\_ be appointed a member on the Asset Services Committee.

Cr \_\_\_\_\_ be appointed a member on the Strategic Management Committee.

Cr \_\_\_\_\_ be appointed a deputy on the Community and Recreation Development Committee

Cr \_\_\_\_\_ be appointed a deputy on the Planning Development and Environment Committee

Cr \_\_\_\_\_ be appointed as council's delegate on the Community Events Committee

Cr \_\_\_\_\_ be appointed as council's delegate on the Heritage Country Development Agency Board of Trustees

Cr \_\_\_\_\_ be appointed as council's delegate on the Roadwise Committee

Cr \_\_\_\_\_ be appointed as council's delegate on the Serpentine Sports Reserve Management Committee

Cr \_\_\_\_\_ be appointed as council's delegate on the Marketing and Communications Working Group

### **CRC153 Committee Recommended Resolution**

The following nominations be accepted for each respective Committee of delegate membership to 30<sup>th</sup> April, 2003;

Councillor Elect Athol Wigg be appointed a member on the Corporate Services Committee.

Cr Scott be appointed a member on the Asset Services Committee.

Cr Simpson be appointed a member and Cr Scott be appointed as the third deputy on the Strategic Management Committee.

Councillor Elect Athol Wigg be appointed as a member and Cr Simpson be appointed as the second deputy on the Community and Recreation Development Committee.

Cr Richards be appointed as second deputy and Councillor Elect Athol Wigg be appointed as third deputy on the Planning Development and Environment Committee.

Cr Simpson be appointed as council's deputy delegate on the Heritage Country Development Agency Board of Trustees.

Cr Scott be appointed as council's delegate on the Roadwise Committee.

Councillor Elect Athol Wigg and Cr Star be appointed as council's delegate and Cr Needham be appointed as the deputy delegate on the Serpentine Sports Reserve Management Committee.

Councillor Elect Athol Wigg be appointed as the first deputy on the Asset Services Committee.

Note: The Marketing and Communications Working Group no longer exists, therefore there isn't a need to elect a member on this Working Group.

Note: It was decided that no delegate was required for the Community Events Committee as it was changing its intended objectives.

### **CRC153 COUNCIL DECISION**

Moved Cr Price seconded Cr Scott

The following nominations be accepted for each respective Committee of delegate membership to 30<sup>th</sup> April, 2003;

Councillor Elect Athol Wigg be appointed a member on the Corporate Services Committee.

Cr Scott be appointed a member on the Asset Services Committee.

Cr Simpson be appointed a member and Cr Scott be appointed as the third deputy on the Strategic Management Committee.

Councillor Elect Athol Wigg be appointed as a member and Cr Simpson be appointed as the second deputy on the Community and Recreation Development Committee.

Cr Richards be appointed as second deputy and Councillor Elect Athol Wigg be appointed as third deputy on the Planning Development and Environment Committee.

Cr Simpson be appointed as council's deputy delegate on the Heritage Country Development Agency Board of Trustees.

Cr Scott be appointed as council's delegate on the Roadwise Committee.

Councillor Elect Athol Wigg and Cr Star be appointed as council's delegate and Cr Needham be appointed as the deputy delegate on the Serpentine Sports Reserve Management Committee.

Councillor Elect Athol Wigg be appointed as the first deputy on the Asset Services Committee.

Cr Needham delegate Cr Star deputy on the South East District Planning Committee

CARRIED10/0

### **COUNCIL DECISION**

Moved Cr Richards seconded Cr Scott

That Cr Simpson be appointed on the Staff Management Committee

CARRIED 10/0

Note: The Committee Recommended Resolution was changed to include delegates to the South East District Planning Committee and the Staff Management Committee.

C156/06/02 SERPENTINE-JARRAHDAL YOUTH ACTIVITY GROUP (A0164-02)			
Proponent	Cr Kirkpatrick		
Officer		Date of Report	10.06.02
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

**COUNCIL DECISION – EN BLOC RESOLUTION NO 01/06/02**

Moved Cr Richards seconded Cr Kirkpatrick that Council adopts en block the recommendations of the Corporate Services Committee of the 10<sup>th</sup> June, 2002 in items C156/06/02 and C157/06/02.  
CARRIED 10/0

**CRC156 COUNCIL DECISION/Committee Recommended Resolution**

That the letter from the Serpentine-Jarrahdale Youth Activity Group requesting an alliance with Council be brought to the July Corporate Services Committee for consideration.  
CARRIED BY EN BLOC RESOLUTION NO 01/06/02

C157/06/02 COMMUNITY RECOGNITION FOR SENIOR CONSTABLE JOHN BOUWMAN (A00013)			
Proponent	Cr Price		
Officer		Date of Report	10.06.02
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

**CRC157 COUNCIL DECISION/Committee Recommended Resolution**

That a morning tea be organised for Senior Constable John Bouwman in recognition of his services to the community whilst Officer in Charge of the Mundijong Police Station.  
CARRIED BY EN BLOC RESOLUTION NO 01/06/02

8.2 Asset Services – 10<sup>th</sup> June, 2002

**COUNCIL DECISION**

Moved Cr Hoyer seconded Cr Scott

That the minutes of the Asset Services Committee Meeting held on 10<sup>th</sup> June, 2002 be received.

CARRIED 10/0

AS081/06/02 RESOURCE RECOVERY AND REUSE CENTRE-MUNDIJONG TRANSFER STATION (RS0038-02; A0664-02)		
Proponent	Junkbusters	<b>In Brief</b> <i>Consideration is to be given to a proposal to establish a resource recovery and re-use centre at Council's Watkins Road Transfer Station Reserve, Mundijong. Conditional support is recommended.</i>
Officer	Robert Harris	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously	AS072/04/02	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Background**

A proposal from Junkbusters to establish a resource recovery and reuse centre at the Mundijong waste transfer station was initially considered at the 8 April 2002 Asset Services Committee meeting. The Committee resolved to defer the matter until the 13 May 2002 meeting, and for a meeting to be held with representatives of Junkbusters in the interim period.

A meeting with Junkbusters was held on 11 April 2002 to discuss the proposal, and Junkbusters were invited to re-submit their proposal incorporating further details on the operation and management of the proposed facility for consideration by the Asset Services Committee. At its meeting on 13 May 2002, the Committee deferred further consideration of the proposal pending Junkbusters convening a public meeting in late May to canvass community support, and to refine their proposal for consideration.

**Comments**

The Junkbusters held a public meeting in Byford on 30 May 2002 to promote the proposal for a Resource Recovery and Reuse Centre at the Council's Watkins Road transfer station site. Council's Director Asset Services attended the meeting and gave presentation on Council's waste management strategy, and how the proposed facility fitted inside that strategy.

An expanded proposal from Junkbusters for the establishment of the resource recovery centre at the Watkins Road Transfer Station has been received and is included in the attachments at [Attachment AS081.1-06-02.doc](#).

The proposal goes some way in addressing a number of issues previously raised on the project, however, several significant matters remain outstanding and are considered to need resolution prior to any consent being granted to the facility being established.

The availability of volunteers and the establishment of partnerships with groups such as SJ Lions and Men in Sheds to assist in the successful operation of the facility is not yet accomplished. A public meeting was held on 30 May 2002 to determine public interest. Demonstrated support and a volunteer base available to conduct operations should be a pre-requisite to proceeding.



The project budget includes a Council contribution equal to the Council's current costs to operate the transfer station, however seeks additional Council support with –

- Council provision of suitable accommodation/shedding on the site. Council has offered its existing sea container as interim accommodation but has no plans for funding further buildings. This should be a matter pursued by Junkbusters via grant opportunities.
- The preparation of a site development plan by Council has been requested. This may have arisen in the expectation Council has resources and facilities to undertake this work, however, Council utilized external consultants for such works.
- The proponents have sought Public Liability Insurance coverage by Council. Council is already facing a substantial increase in insurance costs for its own coverage, and several community groups have made similar requests to Council. Providing such coverage or indemnity to external third party community groups. Is it not possible under Council's insurance and Council would be unwise to assume any responsibility for risks beyond its control. Avenues of community group self insurance are being assessed by the State Government.
- Council is requested to continue operation of the transfer station until 30 September 2002, with the intention Junkbusters take over responsibility on 1 December 2002.

The refined proposal further develops the concept put forward by Junkbusters, however continues to fall short of an adequately structured and funded submission which demonstrates the practical feasibility and financial viability of what, at this stage, still remains a vision by a few committed and dedicated community members.

By granting "in principle" support for the establishment of such a facility at the site on the basis that it be at no additional cost to Council, the proponents can further evaluate the proposal and pursue grant funding opportunities for buildings and other facilities required to establish it (and potentially an initial operating grant to fund employment and insurance costs). The proponents could then commence the operation when prerequisites are demonstrated to be in place. This may occur by 1 October 2002 or a later date.

### **Sustainability Statement**

The proposal enhances environmental management through reducing waste to landfill, and reducing use by recovering and reusing goods and materials.

The economic viability of the facility is untested, and will be largely dependent upon being able to recover sufficient materials of a type and quality suitable for recycling or refurbishment and resale. The size of the waste stream at the Mundijong site raises issues of waste stream quantities and accessibility to potential buyers of recovered goods.

The sustainability objective will be realized if the transfer station can incorporate a resource recovery and reuse centre without incurring additional costs. The alternative would be the total closure of the transfer station with uses re-directed to the Hopkinson Road landfill operated by the City of Armadale where a resource recovery and reuse facility would have access to a more substantial waste stream and recycled goods market.

**Statutory Environment:** Local Government Act 1995 and Health Act 1911

**Policy Implications:** Nil

**Financial Implications:** A net nil cost to Council outcome is sought

**Strategic Implications:** Accords with People and Community objectives and Environmental objectives of Strategic Plan.

**Community Consultation:** Nil

**Voting Requirements:** Normal

**Officer Recommended Resolution**

That “in principle” support be given to the proposal from Junkbusters to establish a resource recovery and reuse facility at the Mundijong Transfer Station site and officers continue to work with the group to develop a proposal for further consideration by Council based on a no or nominal additional cost to Council.

The Director Asset Services submitted to the meeting additional information relating to item AS081/06/02 that had come to light since the writing of this item. This additional information can be found in file A0664-02 record number IN02/5023 marked “Tabled document item”

**CRAS081 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Richards that “in principle” support be given to the proposal from Junkbusters to establish a resource recovery and reuse facility in the region and officers continue work with the Group to develop a proposal.  
CARRIED 10/0

Note: The recommendation was amended as the members considered that whilst the establishment of a resource recovery and re-use facility in the area is considered desirable and consistent with Council’s sustainability principles and its waste reduction objectives, the location of the facility at the Mundijong transfer station is not considered the potentially optimal location and Junkbusters should be encouraged and facilitated by Council to have a facility located in the most appropriate location which may include consideration of the City of Armadale Hopkinson Road waste disposal site in conjunction with the Armadale City Council.

8.3 Community & Recreation Development Meeting – 10<sup>th</sup> June, 2002

**COUNCIL DECISION**

Moved Cr Needham seconded Cr Price

That the minutes of the Community & Recreation Development Committee Meeting held on 10<sup>th</sup> June, 2002 be received.

CARRIED 10/0

CRD53/06/02 PEEL REGION TOURISM ASSOCIATION FUNDING REQUEST(A0168)			
Proponent	Peel Region Tourism Association		<b><u>In Brief</u></b>
Officer	Carole McKee - Community Development Officer		Council is requested to receive the funding request from the Peel Region Tourism Association for consideration in the 2002/2003 budget deliberations
Signatures - Author:			
Senior Officer:			
Date of Report	02.05.02		
Previously	CRD50/06/01, CRD19/01/01		
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

**Background**

A funding request was received from Sue Griffiths, Executive Officer of the Peel Region Tourism Association (PRTA) for consideration in the 2002/03 budget deliberations.

**BACKGROUND:**

*PRTA is the peak tourism industry association for the Peel region with responsibility for marketing the region as a tourism destination through cooperative marketing partnerships with industry and other stakeholders, including local government.*

*PRTA is an incorporated not-for-profit organisation managed by an Executive comprised of representatives of the tourism industry, wider business community, local government and Visitor Centres.*

*The organisation is staffed by a f/time Executive Officer and p/time administrative support. Office is located within the Mandurah Visitor Centre.*

*Since the organisation's establishment in 1996, all LGAs within the Peel region have provided financial assistance towards the organisation's marketing activities in recognition of the emerging nature of the tourism industry.*

**PRTA ACHIEVEMENTS 2001/02**

*The destination marketing activities undertaken by the PRTA are determined each year through a business and marketing planning process. Certain of the Association's marketing activities are dictated by contractual requirements of our core funder, Western Australian Tourism Commission (WATC). Following is a summary of the key activities undertaken by the PRTA in conjunction with operators in the Shire of Serpentine Jarrahdale this financial year.*

**Marketing to potential holiday makers/consumers**

*Promotions have been conducted in Perth shopping centres, Kings Park Wildflower Festival, Caravan & Camping Shows in Perth, Adelaide, Melbourne and Brisbane, NATAS Travel Expo in Singapore, travel expos/getaways in all Australian capital cities, regional shows including the Boatshow and Crabfest.*

**Marketing to tourism industry/trade**

*Organisation and participation in supplier/operator product exchanges held both in and outside of the region aimed at increasing industry awareness of the Peel region and*

*encouraging packaging of our product by the coach companies, wholesalers, hire car businesses and inbound tour operators who attend. PRTA has represented the region at Inbound Tour Operators Workshop in Perth, CALMTIE in Perth and for the first time, at the Australian Tourism Exchange held in Brisbane.*

### **Media**

*Editorial copy and itinerary suggestions have been provided to magazines, newspapers, and TV travel shows. Input has also been given to media familiarisation itineraries to the region organised by the WATC.*

### **Promotional Tools**

*80,000 copies of the 2002/03 Peel holiday planner have been produced, for release in May. These brochures are used as the primary promotional tool by PRTA at consumer and trade events. Six operators in the Shire of Serpentine/Jarrahdale have advertised in this publication.*

*Construction of the region's secure online tourism web portal, PeelTour. The site will go live this month. Operator training held April and May has assisted in finalising the site's functionality. Six operators in the Shire of SJ have listings on PeelTour, two of whom attended training.*

*Newsletter is produced quarterly to keep local stakeholders informed of PRTA activities and, as importantly, to advise the wider industry of new product opportunities.*

### **OTHER PRTA ACTIVITIES**

#### **Industry Education & Training**

*Training activities undertaken have focused on internet marketing through promotion of PeelTour and the WA Visitor Network and, encouraging operators to undertake the National Tourism Accreditation Program – workshops scheduled for June 18&19.*

#### **Product & Infrastructure Development**

*Input provided to WATC Regional Development Plan and ongoing support and liaison with regional Business Development Manager.*

*Market intelligence provided to investment proponents.*

*Input provided to successful RAP funding application for and selection of the Regional MICE Development Officer.*

*Support to community groups and LGAs in their applications to funding bodies including WATC, Lotteries Commission and PDC.*

#### **Community Education**

*PRTA aims to keep the community informed of tourism issues through its Newsletter, media releases and participation in and presentations to relevant public bodies.*

### **PRTA RESOURCING**

*PRTA income sources include core grants from the WATC and LGAs plus industry cooperative marketing contributions. One-off project monies have also been secured, tied to specific marketing activities eg Commonwealth On-line Tourism program funds were secured to support PeelTour development and WATC Ansett Crisis funds have been secured for TV promotion in the Perth market in June.*

*The Shire of Serpentine Jarrahdale reduced its financial contribution to PRTA from \$3,000 to \$2,000 in the 2001/02 financial year. Total income from LGAs in 2001/02 was \$24,000 comprised Mandurah \$13,000, Murray \$5,000, Boddington \$2,000, Waroona \$2,000 & Serpentine Jarrahdale \$2,000.*

*PRTA submits that its outcomes in 2001/02 warrant continuation of the Shire of SJ's present contribution of \$2,000 to regional marketing activities in 2002/03.*

Comments

Due to the Executive Officer, Sue Griffiths, being unable to attend the May 8, 2002 Community & Recreation Development Committee Meeting due to prior work commitments in Queensland, she has asked Council's Peel Region Tourism Association representative, Councillor John Price, to present the information to the Committee.

PRTA requested \$3,000 in Council's 2001/02 budget, which was reduced (by Council) to \$2,000.

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** \$2,000 to be considered in the 2002/2003 budget deliberations

**Strategic Implications:** 3.2 Develop the tourist potential of the natural attractions of the Shire

**Community Consultation:** N/A

**Voting Requirements:** Normal

**COUNCIL DECISION – EN BLOCK RESOLUTION 02/06/02**

Moved Cr Scott seconded Cr Simpson that Council adopts en block the recommendations of the Community & Recreation Development meeting of the 10<sup>th</sup> June, 2002 in items CRD53/06/02 and CRD55/06/02.  
CARRIED 10/0

**CRCRD53 COUNCIL DECISION/Committee/Officer Recommended Resolution**

That Council receives the \$2,000 funding request from the Peel Region Tourism Association for consideration in the 2002/03 budget deliberations.  
CARRIED BY EN BLOC RESOLUTION NO 02/06/02

CRD55/06/02 SOUTH WEST GAMES(A1107/04)		<b><u>In Brief</u></b>
Proponent	South West Games	
Officer	Carole McKee - Community Development Officer	<i>Council is asked to note the appointment of Fundz Inc as the Shire Coordinator for the South West Games</i>
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously	CRD51.2/05/02, CRD47.4/04/02, CRD23.4/11/01, CRD 06/08/01, CRD03/07/01	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

Background

The position of Shire Coordinator for the South West Games was advertised though the local media and Council's website as well as directly to all community organisations.

Two expressions of interest were received, with one nomination being submitted. The party who withdrew intimated that if time permits, they would be happy to assist the appointed coordinator.

## Comments

Fundz Inc has now been appointed as the Shire Coordinator for the South West Games.

Managed by Debbie Roe, Michelle Skitt and Tania Emrich, Fundz Inc. is a local not-for-profit fundraising group who raise funds for a number of community groups. They formed this group after realising they were all trying to do similar things across the Shire and could function better if they worked together.

Apart from wanting to assist in involving residents and groups in such an exciting event as the South West Games, they are hoping to increase their own knowledge of and contact with the community in their role as Shire Coordinator. They hope this will benefit their group when they come to organising future cultural fundraising activities and events. Their philosophy appears to be very much in line with community development principles. By working as a team they should be able to reach more people and share the workload.

A representative of Fundz Inc will be attending the first Shire Coordinator's meeting on July 8 in Bunbury. Most of the subsequent meetings will take place in Mandurah.

**Statutory Environment:** N/A

**Policy Implications:** N/A

**Financial Implications:** An amount of \$2,000 to cover travel and telephone expenses has been requested in the draft 2002/2003 budget. Some in-house administrative support will also be necessary to assist the coordinating team to produce mail outs, advertising and follow up with teams.

**Strategic Implications:**

**Community Consultation:**

**Voting Requirements:** Normal

## **CRCRD55 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Simpson that Council notes the appointment of Fundz Inc as the Shire Coordinator for the South West Games.  
CARRIED BY EN BLOC RESOLUTION NO 02/06/02

8.4 Strategic Management Committee Meeting – 17<sup>th</sup> June, 2002

**COUNCIL DECISION**

Moved Cr Murphy seconded Cr Kirkpatrick  
That the minutes of the Strategic Management Committee Meeting held on 17<sup>th</sup> June, 2002 be received.  
CARRIED 10/0

SM075/06/02 HIGH SCHOOL PROPOSAL (A0044, A1118)		
Proponent	Anglican Schools Commission	<b>In Brief</b>  <i>Council in principle support of the Anglican Schools Commission proposal to look at establishing a High School in Mundijong is sought.</i>
Officer	D.E Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously	SM043/12/01	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Background**

Part 4b. of the Councils 2001-2005 Employment and Economic Development Strategy under “Stimulate Employment, Education and Training Opportunities” states:

*“Ensure State Government establishes a High School in the Shire to meet the growing population needs”.*

To further this strategy, Council has established a high school working group, which comprises representatives of government and opposition, local Primary Schools, Council and the Local Economic Development Unit. Council is represented by Cr Simpson and the Local Economic Development Unit is represented by the Chief Executive Officer.

The High School Working Group have met on several occasions and are continuing to investigate the challenges that are currently around to establish a state funded high school, which appears to not be on the Education Departments agenda for at least the next 10-15 years.

***A copy of the minutes of the last meeting held on 13<sup>th</sup> May 2002 of the high school working group are with the attachments marked [SM075.1-06-02.doc](#)***

Other options such as attracting a private high school have been discussed as a more realistic option to provide a high school in the short to medium term.

The Chief Executive Officer has met with representatives of the Anglican Schools Commission regarding a proposition by their organisation to establish a high school in the Shire.

It has not been appropriate to put this matter on the agenda until some firmer indications were received from the Anglican Schools Commission of their level of interest in the proposal.

This has now been provided in the form of a letter dated 28 May 2002 from Mr Robert Leighton. ***A copy this letter is with the attachments marked [SM075.2-06-02.tif](#)***

Secondly the 2002-2007 Principal Activities Plan (Council's Forward Financial Plan) flags the establishment of a Multi Purpose facility in Mundijong, which could comprise emergency services, Police and Council in 2005-2007 at an estimated cost only of one million dollars.

### **Comments**

As a result of the advice from Mr Leighton, on behalf of the Anglican Schools Commission, this now confirms that they are very keen to progress the matter from informal discussions to the next level.

It was made apparent to the Chief Executive Officer, following meetings with representatives of the Anglican Church, that the Anglican Schools Commission are keen to establish a High School in the Mundijong area, however, the capital cost and land area to build a high school in the Shire is one major issue that may prohibit this idea moving forward.

One concept that has been informally discussed by the representatives from the Anglican Schools Commission with the Chief Executive Officer is that the Church enters into a long-term lease arrangement with a view to acquiring the existing Council administration building.

There are a number of benefits that have been identified under such an arrangement. Many of these are outlined below under the Sustainability Statement.

There is another benefit that Council could realise under this proposal, which is still subject to further discussion and costing. This benefit revolves around the establishment of new Council facilities, rather than extending the existing ones, which as stated earlier are flagged in the 2002-2007 Principal Activities Plan (PAP) for 2005-2007.

Council may be able to enter into a long lease arrangement, with an option to purchase, the Administration Office and service a loan for the new facility from this arrangement. This could enable a high school to be established and Council to build new facilities with minimal cost to the community.

The Chief Executive Officer has sought some preliminary advice on changing the vestings on a number of the reserves to accommodate a High School and permit Council to charge a lease fee under any such arrangement. Advice from Councils Solicitors, McLeod suggests that this is possible and that the Department of Land Administration (DOLA) would be prepared to consider this.

It is clear from Mr Leighton's letter that the Anglican Schools Commission are wanting to take a higher level of discussion with Council on this matter.

If Council supports in principle, the concept along the lines of what has already been discussed with representatives from the Anglican Schools Committee, it is considered reasonable that a feasibility study should be undertaken to ensure that Council interests are maintained.

A sum of \$5,000 has been provided in the draft 2002-2003 budget which could be used to part fund a feasibility report on behalf of Council and the Anglican Schools Commission, which could form the basis for any decision by Council.

It is suggested that the Anglican Schools Commission be asked to also contribute \$5,000 to the prefeasibility fund.

The letter from Mr Leighton also seeks Council approval to allow the Anglican Schools Commission, New Schools Committee to hold their next meeting in Mundijong at the Council administration offices on the 30 July 2002. This may also be an opportune time for the Council high school working group representative, Cr Simpson and the Chief Executive Officer to discuss Councils position on this matter in more detail.



## **Sustainability Statement**

*The proposal minimises resource use compared to traditional development approaches in the following ways:*

Some of the benefits identified in this idea are as follows:

- The establishment of the capital cost of a high school would not be required immediately
- The facilities are easily converted in classrooms as there are minimal “fixed” walls
- Access to oval, basketball/netball and other sporting facilities
- Access to library
- Access to telecentre
- Canteen facilities available in Mundijong Hall
- Access to Mundijong Hall for assembly’s and other events
- Shire facilities would be utilised more frequently (ie ovals during day, library, hall)

*Does the proposal/issue use locally available or produced resources?*

The high school would bring significant economic benefits into the Shire, and particularly Mundijong.

- *Will the proposal/issue be economically viable in a way that incorporates its external costs?*

This will need to be established as part of the ongoing feasibility of this proposal. However, before this can occur Council support on the concept needs to be established.

- *Is the proposal/issue designed to be socially and environmentally responsible through building up the community and enabling full participation in its implementation?*

The proposal will involve the Anglican Schools Commission working with all stakeholders, including the High School Working Group, Council, other schools in the Shire and the community.

- *Does the proposal/issue disadvantage any social groups?*

The proposal of a private school as opposed to a government school does have some disadvantages relating to the cost of attendance. This, however, is an area that the Anglican Schools Commission will need to consider as part of their overall marketing strategy.

- *Does the proposal/issue create long term employment or economic benefit to current and future residents of the shire?*

There is no doubt that this proposal will impact on the long term employment and economic benefits of future residents, hence its inclusion in the Shires Employment and Economic Development Strategy. The retention of young people within the Shire and the opportunity to gain a secondary education will not only benefit existing resident, but it will create employment outcomes and also attract new business and members to our community.

**Statutory Environment:** Local Government Act

**Policy Implications:** No Policy Implications.

**Financial Implications:** Financial Implications are not yet established, however, it is intended that Councils exposure to any costs should be considered as part of the next phase of discussions and

reported back via a feasibility paper. Council's contribution of \$5 000 has been included in the draft 2002-2003 budget.

**Strategic Implications:**

2001-2005 Employment and Economic Development Strategy under "Stimulate Employment, Education and Training Opportunities".

2001-2005 Strategic plan Key Result Area 1. People and Community Strategy 1.1 refers to establishing a strategy for community facilities and needs as population milestones are met.

**Community Consultation:**

Community consultation is indicated in the letter from the Anglican Schools Commission.

**Voting Requirements:**

Normal

**Officer Recommended Resolution**

1. Council supports in principle the continuing of discussions with representatives from the Anglican Schools Committee regarding the opportunity of leasing, with an option to purchase, the Council's Mundijong administration facilities and the use of other facilities such as sporting, library and hall subject to:-
  - a) The Chief Executive Officer is requested to undertake a feasibility study, which is to include reference to the high school working group, prior to any decision on this matter being undertaken.
  - b) The feasibility report recommendations are to be presented back to Council to ensure that Council interests are maintained, and alternative accommodation options for Council's administration are considered as part of the overall concept before any decision is made.
  - c) The Anglican Schools Commission is to be asked to also contribute \$5,000 to the prefeasibility study.
2. The Anglican Schools Commission, New Schools Committee are to be advised that Council agrees to allow them to hold their next meeting at the Shires administration office, Mundijong, and that Council representatives Cr Simpson and the Chief Executive Officer would welcome the opportunity to attend to advise them of Councils position in relation to this matter.

9.28am The Presiding Member welcomed R Leighton and T Wallace to the committee meeting.

Cr Simpson and the Chief Executive Officer briefed the committee on the status of the High School Working Group and discussions with the Anglican Schools representatives.

The Chief Executive Officer advised that he was seeking direction from Council regarding the future of these discussions with the Anglican Schools Commission.

R Leighton advised the following:

- This was a long process in terms of the steps to be taken in getting a high school going.
- There were many obstacles including approval from government before a high school can get going
- Need to gain positive feedback from the community

T Wallace advised the following:

- In principle idea is exciting
- Concept here is differed from what they have undertaken previously

- Gave background on the Anglican Schools Commission and the schools that they have developed to date
- Wished to make the proposed high school available to as broad an area of the community as they can
- Need to be sure of the numbers and the degree of commitment

The Presiding Member thanked Mr Leighton and Mr Wallace for their time.

10.10am R Leighton and T Wallace left the committee meeting.

#### **CRSM075 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Price seconded Cr Simpson

1. Council supports in principle the continuing of discussions with representatives from the Anglican Schools Committee regarding the opportunity of leasing, with an option to purchase, the Council's Mundijong administration facilities and the use of other facilities such as sporting, library and hall subject to:-
  - a) The Chief Executive Officer is requested to undertake a feasibility study, which is to include reference to the high school working group, prior to any decision on this matter being undertaken.
  - b) The feasibility report recommendations are to be presented back to Council to ensure that Council interests are maintained, and alternative accommodation options in Mundijong for Council's administration are considered as part of the overall concept before any decision is made.
  - c) The Anglican Schools Commission is to be asked to also contribute \$5,000 to the prefeasibility study.
2. The Anglican Schools Commission, New Schools Committee are to be advised that Council agrees to allow them to hold their next meeting at the Shires administration office, Mundijong, and that Council representatives Cr Simpson and the Chief Executive Officer would welcome the opportunity to attend to advise them of Councils position in relation to this matter.

CARRIED 10/0

Note: The Officer Recommendation was changed to clarify that the feasibility study relates to Mundijong and that any future new Council Administration Office would remain in Mundijong.

SM076/06/02 SHIRE OF SERPENTINE-JARRAHDAL E EMPLOYMENT & ECONOMIC DEVELOPMENT STRATEGY 2002-2007 (A0436-05)		
Proponent	Local Economic Development Unit	In Brief Council to adopt the reviewed Shire of Serpentine Jarrahdale Employment and Economic Development Strategy for 2002-2007.
Officer	D.E. Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously	A180/06/00, SM011/08/01	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

### **Background**

Council adopted the Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy (2000) prepared by Murray Jorgensen and Associates at the June 2000 Ordinary Meeting of Council and reviewed it in August 2001.

One of the recommendations contained within the report and strategy required the annual review of the document. Over the past three months the Local Economic Development Unit (LEDU) have undertaken the second review of the report and strategy.

### **Comments**

The review, which has been carried out has resulted in only minor enhancements to the existing document, which was reviewed by Council in August 2001. The Staff Management Committee also reviewed the progress of the implementation of the Employment and Economic Development Strategy 2001-2005 as part of the Chief Executive Officers performance appraisal in February 2002.

***A copy of the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2002-2007 report is with the attachments marked [SM076.1-06-02.doc](#) and was endorsed by the Local Economic Development Unit (LEDU) at their meeting on 31 May 2002.***

The LEDU has recommended the following to Council in relation the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2002-2007:

“Moved H Postma seconded T. Simpson - That the Local Economic Development Unit (LEDU) revised Employment & Economic Development Strategy 2002-2007 document be referred to Council for endorsement and referred back LEDU for implementation.  
***CARRIED 6/0***”

### **Sustainability Statement**

The revised Employment and Economic Development Report and Strategy 2002- 2007 is still based on a framework which is aligned to support the Regional Objectives of the Peel Development Commission and the Peel Economic Development Unit. These objectives are:

1. Providing Effective Leadership
2. Expanding The Local Economic Base
3. Expanding Local Infrastructure
4. Stimulating Employment, Education and Training Opportunities
5. Generating Local Investment Opportunities
6. Promoting The District

7. Stimulating The Protection And Enhancement Of The District's Natural Environment
8. Enhancing The District's Sense Of Community

**Statutory Environment:** Local Government Act 1995

**Policy Implications:** No policy implications

**Financial Implications:** Indicative only financial implications are referenced in the Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2002-2007.

**Strategic Implications:** This document provides the Employment and Economic Development strategic direction for the Shire of Serpentine Jarrahdale for the period 2002 to 2007.

**Community Consultation:** No specific community consultation was undertaken as the review has been undertaken only 24 months since the initial document was developed and adopted by Council in June 2000, which was extensively work shopped with key community stakeholder.

**Voting Requirements:** Normal

#### **Officer Recommended Resolution**

1. Council adopts the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2002-2007.
2. Council refers the report and strategy to the Shire of Serpentine Jarrahdale Local Economic Development Unit (LEDU) and requests that LEDU undertake to progress the eight objectives detailed within it.

#### **CRSM076 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Price seconded Cr Scott

1. Council adopts the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2002-2007 with amendments to:
  - 1a.4 – Council in partnership with LEDU, and
  - the addition of 3a.2. - Identify means of achieving greater sustainability through working with groups such as WA Sustainable Industry Group and Cleaner Production Unit.
2. Council refers the report and strategy as amended to the Shire of Serpentine Jarrahdale Local Economic Development Unit (LEDU) and requests that LEDU undertake to progress the eight objectives detailed within it.

CARRIED 10/0

Note: The Officer Recommended Resolution was changed to include amendments to 1a.5 and an addition to 3a.2 of the Shire of Serpentine Jarrahdale Employment and Economic Development Report and Strategy 2002-2007.

SM077/06/02 REVIEW OF COUNCIL POLICIES AND WORK PROCEDURES (A1048)		
Proponent	Chief Executive Officer	<b>In Brief</b>  Review and endorse Councils Policies and Work Procedures
Officer	D.E Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	24 <sup>th</sup> April 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

### Background

Officers undertake a review of Council Policies and Work Procedures at least annually. The Council Policies are only able to be amended by resolution of Council, whereas the Council Work Procedures are considered to operational “work procedures” and may be reviewed and/or amended by the Executive Team via the weekly Executive meeting.

### Comments

It is proposed that the existing Council policies, which traditionally have been separated in to activities such as Corporate, Planning, Health, Asset etc should be merged into a single set of Council Policies on white paper, with a single index, which are delineated by the Policy number and the responsible officer should be included on each policy for future reviews.

Under this arrangement a policy relating to;

Corporate Services will commence with the letters **CSP**

Asset Services will commence with the letters **AP**

Sustainable Development Planning Policies will commence with the letters **PP**

Sustainable Development Health Policies will commence with the letters **HSP**

Sustainable Development Building Policies will commence with the letters **BP**

Sustainable Development Environment Policies will commence with the letters **EP**

Note: No change to the way Council “Work Procedures” are presented to the Executive Team for review is proposed.

Proposed amendments to the Policies are shown in italics and strikeout format.

***A copy of the amended Council Policies are with the attachments marked [SM077.1-06-02.doc](#)***

***A copy of the amended Work Procedures are with the attachments marked [SM077.2-06-02.doc](#)***

It is also proposed that the Work Procedure CSWP2 “Elector Meetings - (Annual and Quarterly)” be amended to delete the holding of quarterly electors meetings, which are to be replaced to some degree by the new Community Forums.

### Sustainability Statement

The Policies and Work Procedures have been developed to recognise the principles of Sustainable Development.

**Statutory Environment:** Policies and Procedures are reviewed at least annually and are in place to assist in the day to day management of the Council.

**Policy Implications:** Annual Review of Policies and Procedures

**Financial Implications:** No Financial Implications are anticipated.

**Strategic Implications:** No Strategic Implications are anticipated.

**Community Consultation:** No Community Consultation is required. Policies are available to the public via the web or Customer Service Centres.

**Voting Requirements:** Normal

**Officer Recommended Resolution**

1. Council adopts the Policies as presented including any amendments as shown and provided for Council information at Attachment SM077.1/06/02.
2. Council endorses the Work Procedures as amended and provided for Council information at Attachment SM077.2/06/02.

**CRSM077 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Hoyer

1. Council adopts the Policies as presented including any amendments as shown and provided for Council information at Attachment SM077.1/06/02 including delete Policy AP-12, and delete parts 2 and 3 of Policy CSP-22, amend the title to remove “cash” from Policy PP-2.
2. Council endorses the Work Procedures as amended and provided for Council information at Attachment SM077.2/06/02, including the following additional amendments:
  - a) CSWP26 - “photocopying” add o) Rotary Club – minutes only – any other photocopying to be at the discretion of the Chief Executive officer and
  - p) Mundijong Heritage Group
  - b) PWP 3 - delete reference to the word “policy” in title
  - c) ASWP15 - delete
  - d) PWP 4 - delete point 2
3. Policy PP 1 be further reviewed and referred back to Council.

CARRIED 10/0

Note: Policies deleted/amended to reflect better the current practices.

Cr Hoyer declared an interest of impartiality, as he is a member of the Mundijong Mining Objectors Group, which is a subcommittee of the Residents and Ratepayers Association

SM078/06/02 REQUEST FROM ILUKA RESOURCES LIMITED (A0561-02)		
Proponent	Iluka Resources Ltd	<b>In Brief</b>  Iluka Resources Limited requested to make a presentation to Council on the current mining lease applications. It is recommended that Council consider accepting this offer.
Officer	D.E Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously	P134/01/00	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

### **Background**

Over the past few months Iluka Resources have been informally requesting the opportunity to meet with Council and give a presentation on the current Mining Leases they have in the Shire of Serpentine Jarrahdale.

Council established the following position on sand mining at the 17 January 2000 Ordinary Council Meeting;

- “1. That Council notes the report and recommendations of Warden G.N Calder SM dated 23 December 1999 in the matter of Iluka Resources Limited and Serpentine Jarrahdale Ratepayers and Residents Association and Others.
2. That Councillor’s Star and Price and the Manager Planning and Development Services prepare a submission on behalf of Council to the Hon. N.F Moore Minister for Mines;
  - a) In support of the Serpentine Jarrahdale Ratepayers and Residents Association; and
  - b) Supporting the report and recommendations of Warden G.N Calder SM dated 23 December 1999 in the matter of Iluka Resources Limited and Serpentine Jarrahdale Ratepayers and Residents Association and Others
3. That the Chief Executive Officer convene a meeting with Iluka Resources and the Residents and the Ratepayers Association be invited to attend.
4. That the Chief Executive Officer arrange a meeting with the Hon. N.F Moore Minister for Mines;”

### **Comments**

A copy of the advice received from Iluka Resources requesting the opportunity to make a presentation to Council is with the attachments marked [SM078.1-06-02.tif](#)

### **Sustainability Statement**

This item relates only to a request to provide a presentation to Council.

### **Statutory Environment:**

Not applicable

### **Policy Implications:**

Not applicable

### **Financial Implications:**

No financial implications are known.

### **Strategic Implications:**

Not applicable

### **Community Consultation:**

Council may like to consider inviting a representative from the Serpentine Jarrahdale Ratepayers and Residents Association, and the Member for Roleystone, Mr Martin Whitely.



**Voting Requirements:** Normal

**Officer Recommended Resolution**

Council accepts the offer to listen to a presentation from Iluka Resources on the current mining lease applications within the Shire held by Iluka Resources.

**Committee Recommended Resolution**

1. Council accepts the offer to listen to a presentation from Iluka Resources on the current mining lease applications within the Shire held by Iluka Resources.
2. Invite the committee members of the Residents & Ratepayers Association and the Member for Roleystone – Martin Whitely to the presentation.

Note: Change to Officer Recommendation made to allow for the Serpentine Residents and Ratepayers Association committee member and Local Member for Roleystone to be invited to attend same presentation.

**CRSM078 COUNCIL DECISION**

Moved Cr Simpson seconded Cr Price

1. Council accepts the offer to listen to a presentation from Iluka Resources on the current mining lease applications within the Shire held by Iluka Resources.
2. Invite representatives of the Residents & Ratepayers Association and the Member for Roleystone – Martin Whitely to listen the presentation.

CARRIED 7/3

Cr Hoyer voted against the motion.

During debate Cr Hoyer foreshadowed that he would move the following motion if the motion under debate was defeated.

*“Council write to Iluka Resources Ltd informing them that such a presentation as proposed in their letter would unduly influence the current decision making processes before the Minister for State Development”.*

SM079/06/02 INFORMATION REPORT		
Proponent	Chief Executive Officer	<b>In Brief</b>  Information Report.
Officer	D.E Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	7/6/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

SM079.1/06/02 PEEL REGIONAL DEVELOPMENT SCHEME (A0938)

***A copy of the correspondence dated 20 May 2002 from the Attorney General for Western Australia is with the attachments marked [SM079.1-06-02.tif](#)***

SM079.2/06/02 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION – SUMMARY MINUTES – STATE COUNCIL MEETING 3 APRIL 2002 (A0163-06)

***The Summary Minutes of the State Council Meeting held on 3 April 2002 are with the attachments marked [SM079.2-06-02.doc](#)***

SM079.3/06/02 THE TEN YEAR PLAN FOR TOURISM (A0822-02)

The Tourism Strategy Group, Department of Industry, Tourism and Resources are calling for submissions (to be lodged by 28<sup>th</sup> June, 2002) on the 10 Year Plan for Tourism. A discussion paper (103 pages) has been circulated to stimulate debate and this includes forecasts and targets; investment and infrastructure; domestic tourism; international tourism; product development; sustainable development and risk management. A copy of the discussion paper is located in the Corporate Library.

SM079.4/06/02 CHIEF EXECUTIVE OFFICER SUMMARY REPORT – 2002 INTERNATIONAL CITY/COUNTRY MANAGEMENT ASSOCIATION (USA) BEST PRACTICE SYMPOSIUM AND THE AUSTRALIAN LOCAL GOVERNMENT MANAGERS ASSOCIATION ANNUAL NATIONAL CONFERENCE – SYDNEY (A0032)

*The Executive Summary Report is with the attachments marked [SM079.4-06-02.doc](#)*

SM079.5/06/02 LOCAL ECONOMIC DEVELOPMENT UNIT MINUTES - 31 MAY 2002 (A0436-05)

***The minutes of the Local Economic Development Unit (LEDU) meeting held on 31<sup>st</sup> May 2002 are with the attachments marked [SM079.5-06-02.doc](#)***

SM079.6/06/02 SOUTH EAST METROPOLITAN ZONE MINUTES – 29<sup>TH</sup> MAY 2002 (A0163-06)

***The minutes of the South East Zone Meeting held on 29th May 2002 are with the attachments marked [SM079.6-06-02.pdf](#)***

SM079.7/06/02 PEEL DEVELOPMENT COMMISSION – LETTER OF SUPPORT (A0109-02)

*A letter of support from the Attorney General regarding the Peel Development Commission is with the attachments marked [SM079.7-06-02.tif](#)*

SM079.8/06/02 INQUIRY INTO COST SHIFTING (A0163-06)

The Federal Government recently announced an Inquiry into cost shifting onto Local Government. A letter has been sent to the Western Australian Local Government Association requesting that they give consideration to preparing a submission on behalf of Western Australian Local Government.

**A copy of this letter is with the attachments marked [SM079.8-06-02.doc](#) and examples of the cost shifting are with the attachments marked [SM079.8a-06-02.tif](#)**

SM079.9/06/02 COMMON SEAL REGISTER REPORT – JUNE 2002 (A1080)

Attached is marked [SM079.9-06-02.doc](#) is the Common Seal Register Report for the month of June 2002 as per Council Policy CSP30 Use of Shire of Serpentine Jarrahdale Common Seal.

**Officer Recommended Resolution**

The Information Report to 11 June 2002 be received.

**CRSM079 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Price  
The Information Report to 11 June 2002 be received with the addition of the late information item SM079/06/02 – Common Seal Report.  
CARRIED 10/0

SM080/06/02 EMERGENCY SERVICES LEVY (E/S) (A0905)		
Proponent	Fire & Emergency Services (FESA)	<b>In Brief</b>  Comments and concerns regarding Emergency Services Levies.
Officer	Cr Kirkpatrick	
Signatures - Author:		
Senior Officer:		
Date of Report	17/6/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

Cr Kirkpatrick noted Government's comments regarding fire levies. Discussion ensued on the funding levels and replacement funds and how this will be handled under this new system. The Chief Executive Officer highlighted the meeting to be held on Tuesday 18<sup>th</sup> June, 2002 with himself, Directors and Fire and Emergency Services (FESA) representatives. Cr Kirkpatrick wanted to highlight strong concerns regarding the timing of replacement of capital equipment under the proposed E/S, given Council has in place an up-to-date rolling capital replacement plan which should be maintained and continued. Staff were requested to ensure that assurances were sought from FESA that this would not be jeopardized with the E/S Levy.

- Cr Star advised that she will be away from July 2-3.
- Cr Simpson advised that July 1<sup>st</sup> 2002 would be a Special Corporate Service Committee from 9.00am to 11.00am to consider the budget.

8.5 Planning Development & Environment Meeting – 17<sup>th</sup> June, 2002

**COUNCIL DECISION**

Moved Cr Hoyer seconded Cr Needham  
That the minutes of the Planning Development & Environment Committee Meeting held on 17<sup>th</sup> June, 2002 be received.  
CARRIED 10/0

P138/06/02 BYFORD ENTRY STATEMENT (A0864, R0001)		
Proponent	Director Sustainable Development	<b>In Brief</b>  The purpose of this report is to update Council on concept drawings for an entry statement for Byford.
Officer	A. Watson - Director Sustainable Development	
Signatures - Author:		
Senior Officer:		
Date of Report	15/5/02	
Previously	Not applicable	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Background**

At its meeting of 16<sup>th</sup> October 2001 the Byford Townscape Committee resolved:

*“Moved Richard Lane, seconded Cr Scott that the Byford logo and entry statement (copy attached) be referred to Council for endorsement.”*

The concept for the town entry and a separate Byford logo (used on stationary for the War Memorial opening) were designed by a member of the Byford Townscape Committee.

It has been unnecessary to present this matter to Council for consideration any earlier given that the budget for 2001/2002 for the townscape project has been fully expended. At its meeting of 12<sup>th</sup> February 2002 the Byford Townscape Committee identified town entry statements as a priority for 2002/2003. This is subject to budget approval.

**Comments**

During the course of preparing this report, however, the author of the concept and logo advised that consent to use the concept and logo was withheld and would only be granted if a commission for detailed design was awarded. Consequently it is not possible to endorse the Byford logo and entry statement as requested by the Byford Townscape Committee.

The proposal submitted by the Townscape Committee is best described as a concept. The concept requires detailed design and costing before final approval. The design will have to meet the requirements of Main Roads WA in light of the proposed location of the entry statement within the South Western Highway median island. The structure will have to be designed and constructed so as to be frangible in the case of collision.

Subject to budget approval for townscape works in Byford in 2002/2003, detailed design and costing will be outsourced.

**Statutory Environment:**

South Western Highway is under the control of Main Roads WA. Approval by Main Roads is required.

**Policy Implications:**

Communications and Marketing Guide establishes the style for Shire communications and marketing activities.

**Financial Implications:**

This specific project has not been costed at this stage. Subject to approval, detailed design and costing will be carried out by external resources from any budget allocation made for townscape works.

**Strategic Implications:**

Nil.

**Community Consultation:**

The Byford Townscape Plan has been advertised and adopted in accordance with Council's Community Consultation Framework.

The Byford Townscape Committee is representative of the Byford Community for the purposes of implementing the Byford Townscape Plan.

**Voting Requirements:**

Normal

**Officer Recommended Resolution**

Council advises the Byford Townscape Committee that as the author of the Byford logo and entry statement has not granted consent for use of the Byford logo and entry statement concepts Council is unable to endorse the design as requested by the Committee.

**CRP138 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Richards that this item be deferred until the Byford Townscape Committee has money from the budget after July 2002.  
CARRIED 10/0

P139/06/02 INVOICE WRITE OFF – LOT 112 LORENZ WAY, OAKFORD (P00397)		
Proponent	Director Sustainable Development	<b>In Brief</b> The purpose of this report is to write off an invoice for fines and court costs arising from the prosecution of former owners of Lot 112 Lorenz Way, Oakford for Unauthorised Fill.
Officer	A. Watson - Director Sustainable Development	
Signatures - Author:		
Senior Officer:		
Date of Report	14/5/02	
Previously	P154/02/00	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

### **Background**

In late November 2000 Council was involved in proceedings against the then owners of Lot 112 Lorenz Way for unauthorised filling of land. The defendants pleaded guilty to the charges against them, with the Magistrate subsequently awarding costs of \$667.22 against one of the owners and fines of \$750 each against both owners.

### **Comments**

One of the owners has paid an invoice for \$750 being the amount owed to Council in full. The other sum of \$1417.22 is deemed unrecoverable given the person against whom the debt was raised now being deceased.

Initially a single invoice was raised for the total amount (\$2167.22). A subsequent invoice was raised to the second owner for \$750 (paid). Consequently, it is necessary to write off the whole of the initial invoice being for \$2167.22.

**Statutory Environment:** Local Government Act 1995

**Policy Implications:** Nil.

**Financial Implications:** Write off \$2167.22 in fines and penalties.

**Strategic Implications:** No impact on Council's Strategic Plan.

**Community Consultation:** Not Applicable.

**Voting Requirements:** **Absolute Majority**

### **CRP139 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Kirkpatrick that Council writes off invoice number 2146 (\$2167.22) for fines and penalties arising from the prosecution of former owners of Lot 112 Lorenz Way on the basis that the outstanding sum is considered unrecoverable.  
**CARRIED 9/1 ABSOLUTE MAJORITY**

P143/06/02 PROPOSED AQUACULTURE DEVELOPMENT – LOT 12 THOMAS ROAD, OAKFORD (P00316)		
Proponent	PA & MA McKenna	<b>In Brief</b> Council to consider a proposed aquaculture development on Lot 12 Thomas Road, Oakford. It is recommended that the application be conditionally approved.
Officer	Jocelyn Ullman – Special Projects & Policy Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	7/6/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

Owner: PA & MA McKenna  
 Owner's Address: 1074 Thomas Road, Oakford 6121  
 Applicant: As above  
 Applicant's Address: As above  
 Date of Receipt: 21/5/02  
 Advertised: EPA, Ag WA and the Water and Rivers Commission have been requested to comment on the proposal as it falls within the Peel-Harvey Catchments and Jandakot Groundwater Protection Area. Adjoining owners not advised of the proposal as it is considered as an 'AA' use in the Rural zone. Government authorities have until the 17th June 2002 to make submissions on the proposal.

Submissions: None received at the time of writing this report  
 Lot Area: 3.9551ha  
 L.A Zoning: Rural  
 MRS Zoning: Rural  
 Byford Structure Plan: N/A  
 Rural Strategy Policy Area: Rural  
 Rural Strategy Overlay: Intensive Agricultural Policy Overlay  
 Bush Forever: N/A  
 Date of Inspection: 4/6/02

**Background**

Council has received a planning application for a aquaculture development on Lot 12 Thomas Road, Oakford. The proposal is for the provision of 6 tanks for the breeding and growing of Barramundi.

**Comments**

The applicant proposes to breed and grow Barramundi in six large fibre glass tanks within an existing shed on the property. The system that is to be used for the aquaculture development is know as the 'McRoberts fully enclosed system' and is currently in operation at the Fremantle Maritime TAFE.

A site inspection was carried out on the 4th June 2002 by Council's Special Projects and Policy Officer. At this inspection the following information was obtained:

- Six tanks will be placed in the existing concrete floor shed. The maximum capacity of the tanks will be 11,000 litres of water. Smaller breeding tanks may be investigated in the future;
- Barramundi will be the main fish bred and grown on the site. Marron and Bream maybe investigated at a latter stage;
- approximately 1000-5000 fish will be kept on the site at anyone time;

- the system is based on the “McRoberts fully enclosed system”, this system involves a protein skimmer and bio-filter system to maintain the water quality within the tanks and is fully enclosed. No water is discharged to ground at any time. The system is topped up with fresh water as required as a result of evaporation;
- tank water will be used to fill the tanks;
- the fish are fed twice a day on pellet food. As a result of the size of the proposal, food will be brought in by a private vehicle;
- the fish are kept in the tanks for a period of 3 to 6 months depending on the required size, the fish will then be removed from the site alive. No processing or the selling of fish will be carried out on the site;
- there are to be no signs on the site.

***A plan showing the location of the existing shed is with the attachments marked [P143.1-06-02.tif](#)***

As stated above the proposal is to be carried out in an existing concrete floored shed and no water or waste will be dumped to ground. The fish are proposed to be processed off site and therefore will be leaving the site alive.

The applicant has submitted a video tape with the application illustrating the use and components of the ‘McRoberts system’.

The property is within the ‘Rural’ zone under Council’s Town planning Scheme No.2. The proposal falls within the definition of “fish farming” within the use table and is an “AA” use meaning that Council may permit the use at its discretion. As a result of the unlikely impact that the proposal will have on the environment and the neighbours the application was not advertised. However comments have been sought from the EPA and Ag WA as required under the Peel-Harvey Catchment Statement of Planning Policy. The proposal meets the purpose and intentions of the Rural zone under the Town Planning Scheme which is “*to allocate land to accommodate the full range of rural pursuits and associated activities*”.

The surrounding land use includes single residences, native plants nursery and poultry farm. The closest residence to the proposal is approximately 500m to the west of the site. There is extensive vegetation surrounding the site and it is not possible to see any adjoining neighbours. The shed can be seen from the road however the proposal will be fully contained within the shed.

In the future the applicant may wish to expand the proposal to incorporate further tanks and a wider variety of fish. There is ample room on site to cater for the expansion of the shed and the activities on the site.

The property is within the ‘Rural Policy Area’ and the ‘Intensive Agricultural Policy Overlay’ under Council’s Rural Strategy. The ‘Rural Policy Area’ identifies ‘Alternative Agriculture’ (eg Aquaculture, hydroponics) as a desirable use. The proposal also achieves the policy objectives of this policy area by providing a best practise management agricultural use. The ‘Intensive Agricultural Policy Overlay’ is concerned with potential increased nutrient application within the area. As outlined above this proposal will not involve any waste water disposal to ground on the site. The applicant has indicated that the bio-filter is cleaned out once a year with all waste being disposed off site.

The applicant is aware that separate licensing will be required for the breeding and growing of the fish and marron from the Fisheries Department.

The proposal is within the Peel-Harvey Coastal Plain Catchment and therefore must comply with Statement of Planning Policy No.2. The SPP defines aquaculture as an intensive agricultural use and requires that soil type, slope and groundwater flows and surface water drainage and proximity to the Estuary be taken into consideration when assessing such an application.



The soil of type is best described as Bassendean Dune and Sandplain System. As the proposal does not discharge any waste water or nutrients to the ground and the proposal will be in an existing concrete floored shed it is not considered by the Sustainable Development Team that the soil type of the site or slope, groundwater flows or surface drainage to be an issue for this proposal. All water for the tanks will be collected within rainwater tanks. No water will be obtained via bores.

The proposal is also within the Jandakot Groundwater Protection Policy Area as defined under Statement of Planning Policy No.6. Aquaculture is an “AA” use under this Policy which means that the local government may, at its discretion, but having due regard for the advice from the Water and Rivers Commission, permit the use. The application has been referred onto the Water and Rivers Commission for their comment. At the time of writing this report comments from the Commission had not been received. This Policy also offers guidance that any aquaculture proposal should be operated in accordance with the Water and Rivers Commission “*Guidelines for the Acceptability of Aquacultural Projects.*”

The “*Guidelines for the Acceptability of Aquacultural Projects*” are mainly concerned with the issues of waste management. As the proposal does not discharge any waste to ground it is considered to comply with these guidelines.

Following further discussions with the applicant it was advised that the system cannot overflow as it runs on pumps and gravity. If a power failure were to occur then the system would simply shut down. If for some other reason there was a overflow or spillage of the tanks then the abovementioned guidelines provide for the discharging of less than 5000 litres of wastewater a day if they meet the following criteria:

- pH in the range of 5-9
- suspended solids less than 80mg/L
- Biologically degradable matter expressed as “Five Day Biochemical Oxygen Demand” less than 20mg/L
- Nitrogen as ammonia less than 1mg/L
- Nitrogen as nitrate less than 10mg/L

The applicant provided the following additional information in relation to the above:

- The pH range will be between 7-7.5
- Suspended solids will range between 20-40mg/L
- Biological degradable matter will be between 10-15mg/L
- Nitrogen as ammonia will be 45mg/L
- Nitrogen as nitrate will be 8mg/L

Statement of Planning Policy No.11 – Agricultural and Rural Land Use Planning also is applicable to the development. The property maybe considered to fall within the “General Agricultural” zone under this Policy which provides for such land uses as agricultural – extensive, single residence, agricultural – intensive, industry – rural, animal husbandry – intensive, industry – extractive and farm workers accommodation. The proposal meets the achieves three of the four key objectives of this Policy by:

- proposing a land use that is defined as agricultural – intensive which is directly related to agriculture;
- does not propose the fragmentation of the rural land;
- provides for adequate separation distance between surrounding land uses;
- provides for an alternative water resource other than bore.

The fourth key objective of the SPP is “*plan and provide for rural settlement*”. The proposal does not involve the subdivision or development of land for rural settlement and therefore this objective is not relevant.

### **Sustainability Statement**

This proposal is considered to incorporate the principles of sustainable development at all levels in the following ways:

- does not involve the disposal of nutrients;
- is within an existing concrete floored shed;
- provides a varied agricultural use within the Rural zone;
- meets the objectives of the Town Planning Scheme and the Rural Strategy;
- meets the objectives of Statement of Planning Policy No.2, No.6 and No.11;
- is based on best practise environmental management guidelines;
- uses existing leading technology within this industry;
- provides the breeding and growing of a natural resources that is being depleted extensively within its natural environment;
- recycles all water within the system and only requires additional water to be included as a result of evaporation;
- does not involve the pumping of water from bores, rather uses rainwater tanks;
- meets the objectives of Strategies 2.2 and 3.3 of the Council's Strategic Plan.

### **Statutory Environment:**

Town Planning and Development Act 1928 (as amended), Town Planning Scheme No.2, Rural Strategy, Statement of Planning Policy No.2, 6 and 11.

### **Policy Implications:**

The proposal will not have any policy implications

### **Financial Implications:**

The proposal will provide a non-traditional agricultural financial input to the applicant.

### **Strategic Implications:**

The proposal meets strategies 2.2 and 3.3 of the Strategic Plan.

### **Community Consultation:**

The EPA, Ag WA and the Water and Rivers Commission have been requested to comment on the proposal. At the time of writing this report their comment had not been received.

### **Voting Requirements:**

Normal

### **COUNCIL DECISION – EN BLOC RESOLUTION NO 03/06/02**

Moved Cr Hoyer seconded Cr Richards that Council adopts en bloc the recommendations of the Planning Development & Environment Committee Meeting of the 17<sup>th</sup> June, 2002 in items P143/06/02 and P144/06/02.

CARRIED 10/0

**CRP143 COUNCIL DECISION/Committee/Officer Recommended Resolution**

That Council approves the proposed aquaculture development on Lot 12 Thomas Road, Oakford in accordance with the plans received by Council on the 21<sup>st</sup> May 2002 and subject to the following conditions:

1. No waste water or waste is to be disposed on the site.
2. No fish, fish products or crustaceans are to be processed on site.
3. No fish, fish products or crustaceans are to be sold from the site.
4. No signs are to be erected at the entrance to the property unless approval is granted by Council.
5. The use is not to cause injury to or prejudicially affect the amenity of the neighborhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapor, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted.

**Advice Notes:**

1. Approval does not obviate compliance with any other appropriate legislation in particular, the Environmental Protection Act (Noise Regulations 1997).
2. Any future expansion of the fish farm on the site will require separate approval from Council.

CARRIED BY EN BLOC RESOLUTION NO 03/06/02

P144/06/02 PROPOSED SECURITY SCREENS AND DOORS MANUFACTURING BUSINESS – LOT 208 MARDJA LOOP, MARDELLA (P01091)		<b>In Brief</b>  Council is in receipt of an application for a home Security Doors and Screens Manufacturing Business on Lot 208 Mardja Loop, Mardella. It is recommended that the application be conditionally approved.
Proponent	Rod McMillan	
Officer	Lilia Palermo – Planning Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	2/5/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

Owner: N.D. Delroy  
 Owner's Address: PO Box 944, West Perth 6872  
 Applicant: Rod McMillan  
 Applicant's Address: 3 Johnson Way, Padbury  
 Date of Receipt: 17/04/02  
 Advertised: To adjoining property owners  
 Submissions: One positive submission received  
 Lot Area: 0.2049 ha  
 L.A Zoning: Special Use  
 Byford Structure Plan: N/A  
 Rural Strategy Policy Area: Light Industrial  
 Rural Strategy Overlay: N/A  
 Bush Forever: N/A  
 Date of Inspection: 16/05/02

**Background**

Applicant submitted a copy of Security installer's Licence and a copy of business names extract together with his application for a Security Installer home business. Also a letter from

a current property owner was submitted stating that the owner gives permission to the applicant to apply for a prospective business on the subject lot.

### **Comments**

#### **TPS No.2**

The subject land is zoned Special Use in the TPS No.2. Proposed business fits into the definition of Light Industry in the TPS No. 2.

Industry Light means an industry:

- a) In which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to, or will not adversely affect the amenity of the locality by the reason of the emission of light, noise, vibration, smell, fumes, smoke, vapor steam, soot, ash, dust, waste water or other waste products; and
- b) The establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any like services.

The letter supplied by the applicant indicates that the purpose of the business is manufacturing security doors and screens. The equipment proposed to be used is as follows: Press Punch, Mitre Circular Saw, and Drill Press. The applicant is not proposing to employ any additional labour for the proposed business. There will be no retail sales from the subject property. Operation hours of the business proposed is from 7am to 7pm.

It is indicated by the proponent that the business will occupy an area approximately 50m<sup>2</sup> and will be run in the shed, that will be built on the property. The shed will be insulated to reduce the possible noise from using the electric saw.

The proposal was advertised to adjoining property owners. There was one positive submission received.

As stated in the TPS No.2 Appendix 2,

*“Those use classes listed under light industry in Table 1 – Zoning Table, Their permissibility being in accordance with the symbols cross referenced in Table 1 except that all “P” uses become “AA” uses.”*

Light industry is a P use in Light Industry zone, so in accordance with the TPS No. 2 provision stated above, Light Industry would be an AA use in the Special Use Zone. The intent of the Special Use Zone was to allow prospective purchases of lots to build a residence and also establish suitable businesses on bigger size lots.

Proposed Security Doors and Screens manufacturing business is in accordance with the intent of the zone and it is not likely to affect the amenity of the neighboring properties or detract from the amenity of the locality. Proposed business will not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any like services.

It is proposed that the shed will be built at the back of the subject property. Part of the proposed shed will be used for the Security Doors and Screens Manufacturing business (approximately 50 m<sup>2</sup>) and the rest of the shed area will be used for parking of vehicles.

The proposed business and proposed construction of a shed on the subject property complies with the requirements of the TPS No.2 and Special Provisions for the Special Use Zone outlined in the Appendix 2 page 69.

<b><u>Statutory Environment:</u></b>	Town Planning and Development Act 1928 Shire of Serpentine-Jarrahdale Town Planning Scheme No.2
<b><u>Policy Implications:</u></b>	N/A
<b><u>Financial Implications:</u></b>	Nil
<b><u>Strategic Implications:</u></b>	Strategic Plan
<b><u>Community Consultation:</u></b>	Advertised to adjoining property owners
<b><u>Voting Requirements:</u></b>	Normal

**Officer Recommended Resolution**

The proposed Security Doors and Screens Manufacturing Business at Lot 208 Mardja Loop, Mardella, be approved in accordance with the application dated 14 April 2002 and subject to the following conditions:

1. The land within the 30 metres of the front boundary shall be used for residential purposes only;
2. Proposed shed to comply with the setback requirements. Minimum side setback 2.1 or the height of the wall whichever is greater.
3. The residence is to be erected prior to the construction of the shed.
4. Applicant to provide a vehicle access to the rear of the lot with a minimum width of five (5) metres.
5. Provision of on-site effluent disposal to the satisfaction of the Principal Environmental Health Officer.
6. All materials associated with the use are to be stored within the shed;
7. The use is not to cause injury to or prejudicially affect the amenity of the neighborhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapor, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted.
8. Applicant to provide waste management plan to the satisfaction of the Principal Environmental Health Officer, prior to commencement of development.

Advice Notes:

1. All landscaping and remnant vegetation shall be maintained by the landowner and shall not be removed unless prior written approval of Council is obtained or the vegetation is dead, diseased or hazardous.
2. Applicant is required to comply with the Environmental protection (Noise Regulations) 1997.

**CR0144 COUNCIL DECISION/Committee Recommended Resolution**

That the proposed Security Doors and Screens Manufacturing Business at Lot 208 Mardja Loop, Mardella, be approved in accordance with the application dated 14 April 2002 and subject to the following conditions:

1. The land within the 30 metres of the front boundary shall be used for residential purposes only;
2. Proposed shed to comply with the setback requirements. Minimum side setback 2.1 or the height of the wall whichever is greater.
3. The residence is to be erected prior to the construction of the shed.
4. Applicant to provide a vehicle access to the rear of the lot with a minimum width of five (5) metres.
5. Should the applicant wish to have ablution facilities in the shed, these will need to be connected to an on-site effluent disposal to the satisfaction of the Principal Environmental Health Officer.
6. All materials associated with the use are to be stored within the shed;
7. The use is not to cause injury to or prejudicially affect the amenity of the neighborhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapor, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted.
8. Applicant to provide waste management plan to the satisfaction of the Principal Environmental Health Officer, prior to commencement of development.

Advice Notes:

1. All landscaping and remnant vegetation shall be maintained by the landowner and shall not be removed unless prior written approval of Council is obtained or the vegetation is dead, diseased or hazardous.
2. Applicant is required to comply with the Environmental protection (Noise Regulations) 1997.

CARRIED BY EN BLOC RESOLUTION NO 03/06/02

The Officer's recommendation was altered as the Committee felt that condition 5 might be construed to mean that the owners would have to install an on-site effluent disposal system.

P147/06/02 JARRAHDALÉ HERITAGE PARK DRAFT CONCEPT PLAN (P05576/02)		
Proponent	Shire of Serpentine-Jarrahdale	<b>In Brief</b> Council to consent to the community consultation of the draft concept plans for the Jarrahdale Heritage Park
Officer	Jocelyn Ullman – Special Projects & Policy Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	10/6/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

### **Background**

At its meeting on the 7<sup>th</sup> June 2002 the Jarrahdale Heritage Park Management Committee considered the draft concept plans for the Jarrahdale Heritage Park prepared by APP Argenta. The concept plans form part of the overall Management Plan for the Park and may be considered the most important part of the project. The main aspects of the concept plans include:

- Maintaining the Post Office as the gateway to the Park;
- Provision of parking facilities throughout the Park;
- Clearing vegetation along the main railway formation running through the Park. This is to form the main trail through the Park and will provide for interpretation of the old rail route;
- Provision of a number (up to 3) of pedestrian crossings across the Brook;
- Construction of an amphitheatre at the rear of the Old Mill Managers Residence;
- Visitor access and viewing platform within the operating Mill;
- A number of walk trails through out the Park;
- Provision of passive and active recreation space;
- Conversion of the Single Men's Quarters into a backpackers or some form of temporary accommodation;
- Development of a Jarrah wood interpretive feature at the operating Mill;
- Development of approximately 14ha's of the eastern area of the Park into residential development.

***A copy of the draft Concept Plan for the Park is with the attachments marked [P147.1-06-02.tif](#)***

APP has indicated that they would like to carry out the community consultation process in mid July. The community consultation process will involve APP presenting the draft concept plans to stakeholders and government authorities firstly and then presenting the plans to the community. Both groups will have the opportunity to workshop the project. The workshop will be run on the one day late in the afternoon and early evening.

APP have proposed to run two workshops as a result of the concerns that issues relating to other matters may arise if one workshop was to be held.

A discussion paper has also been released by APP on the interpretive side of the Management Plan. It has been made very clear in the discussion paper that it is not an interpretation plan, but rather a set of observations and ideas for discussion and debate in advance of formulating the Jarrahdale Heritage Park's actual Master Plan and its associated Interpretation Plan.

***A copy of the discussion paper on interpreting the Jarrahdale Heritage Park area is with the attachments marked [P147.2-06-02.doc](#)***

## **Comments**

The Jarrahdale Heritage Park Management Committee did not raise any concerns with the draft concept plans or the proposed community consultation process.

It is supported by the Sustainable Development Team that separate workshops should be conducted at this stage to prevent any matters arising not related to the Park.

## **Sustainability Statement**

The concept plan to date is a very basic outline of what types of development may occur on the site. Upon workshoping of the draft plans more detail may be incorporated into the Management Plan.

Sustainability is the main concept to be included within the Jarrahdale Heritage Park. As mentioned above it is difficult to outline the actual implementation of sustainability at this early stage.

**Statutory Environment:** Not applicable

**Policy Implications:** Not applicable

**Financial Implications:** Not applicable

**Strategic Implications:** Strategy 3.4 of the Strategic Plan states 'Create a new economic future for Jarrahdale.' The Management Plan will go a long way in helping to create a new economic future for Jarrahdale

**Community Consultation:** Workshop to be held with stakeholders and government authorities followed by workshop with the community.

**Voting Requirements:** Normal

## **Officer Recommended Resolution**

1. Council accepts the draft Concept Plans prepared by APP Argenta for the purposes of a public workshop.
2. APP Argenta be requested to present the draft concept plan and results of the workshop to the Planning Development and Environment Committee.
3. Council makes formal comment on the draft Concept Plans after the presentation by APP Argenta.

## **CRP147 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Richards

- 1 Council accepts the draft Concept Plans prepared by APP Argenta for the purposes of a public workshop.
- 2 APP Argenta be requested to present the draft concept plan and results of the workshop to the Planning Development and Environment Committee.
- 3 Council makes formal comment on the draft Concept Plans after the presentation by APP Argenta.
- 4 Council asks that at this stage all of its land be included in Residential Development pending development proposals.

CARRIED 10/0

The Officer's Recommendation was altered to add point 4.



P150/06/02 PROPOSED AMENDMENT TO TOWN PLANNING SCHEME NO.2 – MULTIPLE DWELLINGS ON RURAL LAND (A0695)		
Proponent	Shire of Serpentine-Jarrahdale	<b>In Brief</b> The purpose of this report is to consider amending and adding a number of clauses and definitions in Council's Town Planning Scheme No.2 that relate to multiple dwellings on 'Rural' zoned land.
Officer	Michael Davis – Planning Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	23/5/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

### Background

Council to consider initiating an amendment to a number of clauses and definitions in the Town Planning Scheme that relate to second dwellings on rural land. This amendment will bring Council's scheme into alignment with the recently gazetted "Statement of Planning Policy No.11 – Agricultural and Rural Land Use Planning" regarding second residences on rural property.

### Comments

#### SPP11

SPP 11 has been prepared under section 5AA of the Town Planning and Development Act 1928 (as amended). The policy applies to the planning of rural and agricultural land within Western Australia.

As stated in the accompanying Council report - "Statement of Planning Policy No.11 – Agricultural and Rural Land Use Planning", *'Local governments must have due regard to this policy in the preparation or amendment of town planning schemes, strategies and policies, and when providing comment and advice on planning applications that deal with rural land'*.

#### Multiple dwellings within the Rural zone

Clause 5.2.2 (vii) of the SPP No.11 states:

*"Provision in the town planning scheme to allow more than one dwelling on a lot in the "Priority Agriculture" zone will not be supported unless the additional dwelling(s) provides-*

- a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding; and*
- b) the dwelling should generally be clustered in one location, to avoid future subdivision pressures and minimise constraints on adjoining land uses; and*
- c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable."*

#### Town Planning Scheme No.2

Currently Council's Scheme contains the following clauses relating to second dwellings on rural land:

*"5.4.3 In the Rural Zone only one dwelling unit is permitted per lot for lots up to four hectares in area and only two dwelling units per lot for lots having an area greater than four hectares and less than 50 hectares and one dwelling unit per 25 hectares or part thereof for lots having an area of 50 hectares or more. The presence of more than one dwelling unit on a lot in the Rural Zone shall not be considered by itself to be sufficient grounds for subdivision."*

The above clause permits more than one dwelling on rural lots greater than 4 hectares and less than 50 hectares and does not set any requirements on what that dwelling must be used for in relation to the uses carried out on the property. The above clause is contrary to the provisions for multiple dwellings in a 'Rural' zone as outlined in Statement of Planning Policy No.11 (SPP No.11). It is recommended that the above clause and the clause below be deleted from the Scheme and replaced with a clause that recognises the requirements of SPP No.11.

*"5.4.4 Notwithstanding the requirements of Clause 5.4.3 the Council may permit no more than two dwellings on the following rural lots:*

- 1) *Lot 125 Doley Road, Byford*
- 2) *Lot 126 Orton Road, Byford".*

Council's Scheme contains the following definitions relating to residences:

***"Residential Building*** – means a building or portion of a building, together with rooms and outbuildings separate from such building and ancillary thereto; such building being used or intended, adapted or designed to be used for the purposes of human habitation

- *Temporarily by two or more persons, or*
- *Permanently by seven or more persons*

*Who do not comprise a single family; but does not include a hospital or sanatorium, a prison, a hotel, a motel, or a residential school."*

The above use will be altered in the zoning table to require advertising of the use in the "Residential" and "Rural" zone in accordance with the 'SA' classification in the scheme. Currently, a "Residential Building" use is considered a discretionary or 'AA' use in the "Residential" and "Rural" zones.

The following definition should be deleted from the Scheme:

***"Residential Units*** – means the total number of residential structures, irrespective as to how such units are separately defined under the Residential Planning Codes and/or the Town Planning Scheme No.2 text that may be permitted on any one lot."

Currently, Council's Scheme does not include a definition for 'rural workers dwelling', which will be required.

The following definitions taken from the R-Codes will also be required to be inserted into the definitions section of the Scheme:

***"Multiple Dwelling*** – means a dwelling in a group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other."

***"Grouped Dwelling*** – means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and excludes any dwelling which is the sole dwelling on a few simple or survey strata lot."

***"Dwelling*** – means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent or temporary basis by a single person, a single family, or no more than six persons who do not comprise a single family."

***"Ancillary Accommodation*** – means self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house."

Definition for rural worker's dwelling

Numerous sources including eastern states local council's were investigated for a definition of "Rural Workers Dwelling".

A similar definition has been constructed for the purposes of the Shire of Serpentine-Jarrahdale. The following definition will provide a clear definition on what rural uses an occupier of a rural workers cottage must be engaged in to qualify as a rural workers cottage:

**"Rural Workers Dwelling"** means a dwelling which is on land upon which there is already erected a dwelling and which is occupied by persons engaged in occupation of any of the following uses on that same lot: Cottage Industry; Feedlot; Fish Farming; Horticultural Pursuit; Pig Farming; Poultry Farming; Rural Industry or Rural Use.

The above definition shall be inserted into the definition section of the scheme as well as being inserted as a 'Use Class' in the Scheme zoning table.

It is noted that under SPP No.11, the term farm workers accommodation includes accommodation for family members involved in the operation of the agricultural enterprise. This must be included in Council's definition of "Rural Workers Dwelling".

### Zoning Table

The zoning table will have to be amended to incorporate the following uses: ancillary accommodation, dwelling, multiple dwelling, grouped dwelling and rural workers dwelling. These uses will replace the current 'use class 54' of the zoning table.

### BP1 – Ancillary Accommodation Policy

Council's ancillary accommodation policy currently allows for conditional approval for an ancillary accommodation on residential, special residential, special rural, rural living A and B, farmlet properties and in the case of rural lots not large enough to accommodate two or more grouped dwellings.

In a letter dated the 31<sup>st</sup> May 2002 received from McLeod's the following was identified in relation to ancillary accommodation:

*'We understand that the Shire's current practice in respect of applications for approval [of an]...ancillary accommodation is to impose a condition of restricting occupation of the ancillary accommodation to family members of the occupants of the main dwelling. The condition further requires the landowner to enter into a deed with the Shire to ensure that successive purchasers are made aware of the restriction of the use of the land.'*

McLeod's suggest the following alternative approach to restricting the use of an ancillary accommodation. The following conditions be included in any planning approval for an ancillary accommodation:

1. *Occupation of the ancillary accommodation shall be restricted to members of the family of the occupier of the main dwelling on the land the subject of the proposed development.*
2. *In relation to condition 1, a Notification under Section 70A of the Transfer of Land Act 1893 must be registered over the certificate of title to the land the subject of the proposed development prior to the issue of a building licence to notify owners and prospective purchasers of the land that restrictions apply to the use of the ancillary accommodation as stipulated in condition 1 of this approval. The Section 70A Notification shall be prepared by the Shire's solicitors (currently McLeods) to the satisfaction of the Shire of Serpentine-Jarrahdale and all costs of and incidental to the preparation of and registration of the Section 70A Notification including the Shire's solicitors' costs shall be met by the applicant or the owner of the land.'*

It is recommended that Council's Policy for Ancillary Accommodation be amended in the following ways:

1. To include the 2 conditions mentioned above. These conditions will replace the current conditions pertaining to entering into legal agreements which ensure the occupier of the ancillary accommodation will be a member of the occupier of the existing residence;
2. To amend standard 4 of the policy by replacing it with the following: - The ancillary accommodation shall be under the same roof line as the main dwelling;
3. Include the following provision in the policy: An ancillary accommodation will only be permitted in the 'Rural' Zone where the dwelling provides:
  - a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding in accordance with Council's definition for "Rural Workers Dwelling"; and
  - b) the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and
  - c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable;where the ancillary accommodation is
  - a) directly joined to the primary residence by being under the same roofline; and
  - b) is within a minimum floor area of 40 m<sup>2</sup> and maximum floor area of 60m<sup>2</sup>.

#### BP5 – Dwelling (Additional Accommodation) Rural Areas

Council's Building Policy BP5 currently provides the following:

*"In rural areas under 4 hectares, a new dwelling is to have ancillary accommodation under the same roof line. In the case of an existing house, the ancillary accommodation can either be attached to the building or be built within 10 metres of the existing dwelling incorporating a covered walkway.*

*All other details are the same as Council's policy for Ancillary Accommodation."*

This policy is not necessary any more and should be deleted as it is covered in BP1 – Ancillary Accommodation Policy.

#### Council Info Notes

All Council info notes relating to multiple dwellings on rural land will be amended in accordance with this amendment.

#### Conclusion

The recent gazettal of Statement of Planning Policy No.11 identifies restrictions to second residence on rural zoned land. Council's Scheme currently does not include these restrictions for multiple residences on rural land. It is recommended a scheme amendment be initiated accordingly in order to bring the scheme in line with SPP11 in regards to multiple dwellings on rural zoned land. The amendment should initiate the following:

1. The deletion of clause 5.4.3 and clause 5.4.4 relating to more than one dwelling on rural land;
2. Adding a clause that replaces the above clauses, which relates to restrictions for multiple dwellings on a rural zoned property in accordance with SPP11;
3. Adding a definition for Ancillary Accommodation, Dwelling, Grouped Dwelling, Multiple Dwelling and Rural Workers Dwelling to the Scheme;

4. Amending the zoning table to conform with the above by including Ancillary Accommodation, Dwelling, Grouped Dwelling, Multiple Dwelling and Rural Workers Dwelling as 'Use Classes' to the Scheme.

It is recommended that an amendment be initiated accordingly.

### **Sustainability Statement**

Currently, multiple residences on rural properties are being used as an excuse/reason to subdivide rural zoned properties. The amendment to restrict multiple residences on rural land except in certain circumstances will prevent opportunities for further subdivision of viable agricultural land in close proximity to the Perth central area. This will prevent opportunities for subdivision which may reduce the capacity of the land to support various extensive agricultural pursuits.

The amendment may disadvantage various social groups such as extended families who want to occupy a rural property. However, BP1 - Ancillary Accommodation Policy would allow for opportunities for an ancillary accommodation on rural land.

**Statutory Environment:** Town Planning and Development Act 1928, Town Planning Scheme No.2, Statement of Planning Policy No.11 – Agricultural and Rural Land Use Planning

**Policy Implications:** Planning Policy No.11 – Agricultural and Rural Land Use Planning; BP1 – Ancillary Accommodation Policy, BP5 – Dwelling (Additional Accommodation) Rural Areas

**Financial Implications:** Not applicable

**Strategic Implications:** Second residences will only be permitted on land zoned 'Rural' under certain circumstances

**Community Consultation:** Not applicable

**Voting Requirements:** Normal

### **Committee/Officer Recommended Resolution**

- A. Council in pursuance to Clause 17 of the Town Planning Regulations 1967, resolves to adopt for final approval Amendment No. 127 as follows:

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

SHIRE OF SERPENTINE-JARRAHDAL

TOWN PLANNING SCHEME NO.2

The Shire of Serpentine-Jarrahdale under and by virtue of the powers conferred upon it in that behalf of the Town planning and Development Act 1928 (as amended), hereby amends the above Town Planning Scheme by:

1. Deleting clause 5.4.3 and clause 5.4.4 relating to more than one dwelling on rural land.
2. Adding clause 5.10.3 Multiple dwellings within the Rural Zone

5.10.3 Multiple dwellings within the Rural Zone

- (i) In the Rural Zone only one dwelling unit is permitted per lot for lots up to four hectares in area.
- (ii) For lots having an area greater than four hectares in the Rural Zone, an application for more than one dwelling on a lot in the “Rural Zone” will not be supported unless the additional dwelling(s) provides -
  - a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding in accordance with Council’s definition for “Rural Workers Dwelling”; and
  - b) the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and
  - c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable.

3. Adding the following definitions to the Scheme as follows:

**Ancillary Accommodation** – means self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house.

**Dwelling** – means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent or temporary basis by a single person, a single family, or no more than six persons who do not comprise a single family.

**Grouped Dwelling** – means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and excludes any dwelling which is the sole dwelling on a few simple or survey strata lot.

**Multiple Dwelling** – means a dwelling in a group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other.

**Rural Workers Dwelling** – means a dwelling:

- a) which is on land upon which there is already erected a dwelling and which is occupied by persons engaged in occupation of any of the following uses on that same lot: Cottage Industry; Feedlot; Fish Farming; Horticultural Pursuit; Pig Farming; Poultry Farming; Rural Industry or Rural Use; and
- b) which can also accommodate family members involved in the operation of the agricultural enterprise on that land.

4. **Amend Table 1 – Zoning Table by:**

- (i) Deleting ‘Use Class 54’ as follows:

’54.            *Residential:*  
                  a)        *Single*  
                  b)        *Attached*  
                  c)        *Grouped*’

- (ii) Including the following ‘Use Classes’ in alphabetical and sequential number order and re-number the existing ‘Use Classes’ accordingly:

Residential:  
a)        Ancillary Accommodation  
b)        Dwelling

- c) Grouped
- d) Multiple

Rural Workers Dwelling

5. Including the following 'Use Symbols' in Table 1 – Zoning Table against the listed 'Use Classes' below:

USE CLASSES	1	2	3	4	5	6	7	8
54. Residential:								
(a) Ancillary Accommodation	A					A	A	AA
(b) Dwelling	P					P	P	
(c) Grouped	A							
(d) Multiple Dwelling	A							
	S							
	A							
59. Rural Workers Dwelling								IP

**TABLE I - ZONING TABLE**

**KEY TO COLUMNS**

- 1. RESIDENTIAL
- 2. COMMERCIAL
- 3. SHOWROOM/WAREHOUSE
- 4. LIGHT INDUSTRY
- 5. GENERAL INDUSTRY
- 6. SPECIAL RESIDENTIAL
- 7. SPECIAL RURAL
- 8. RURAL

6. **Altering the "Residential Building" 'Use Symbol' in Table 1 - zoning table:**

From 'AA' use in the "Residential" and "Rural" zones to 'SA' in the "Residential" and "Rural" zones as follows:

USE CLASSES	1	2	3	4	5	6	7	8
55. Residential Building	S							SA
	A							

**TABLE I - ZONING TABLE**

**KEY TO COLUMNS**

- 1. RESIDENTIAL
- 2. COMMERCIAL
- 3. SHOWROOM/WAREHOUSE
- 4. LIGHT INDUSTRY
- 5. GENERAL INDUSTRY
- 6. SPECIAL RESIDENTIAL
- 7. SPECIAL RURAL
- 8. RURAL

- B. Council amend all the relevant policies by:

1. **Deleting policy BP5 - Dwelling (Additional Accommodation) Rural Areas.**
2. **Amending policy BP1 – Ancillary Accommodation Policy, to read as follows:**

**BP1 ANCILLARY ACCOMMODATION**

Original Date Adopted 20.12.93 - Ordinary Council Meeting  
Last Reviewed - - Ordinary Council Meeting

Ancillary accommodation means self-contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot.

In the case of (a) rural lots and (b) residential lots not large enough to accommodate two or more grouped dwellings, Council may approve the development of ancillary accommodation provided that:

- Any occupier shall be a member of the family of the occupier of the main dwelling or a 'rural worker' in the case of rural areas;
- Parking spaces additional to those required for a single house will be required as applicable;
- That the owner/occupiers of the above enter into a legal agreement with this authority stipulating that approval was granted for a single dwelling with ancillary accommodation attached and a note to be lodged on the title to that effect;
- That the legal agreement be entered into prior to the issue of a building licence.

Due to no stipulated minimum conditions in the R Codes, gazetted 13 December 1991, Council is requested to add the following standards to the existing policy:

- 1 Minimum area 40m<sup>2</sup>  
Maximum area 60m<sup>2</sup> (or otherwise approved by Council)

<u>Setbacks</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Residential (as per R Codes)	7.5 7.5	1.5	
Rural Living A (existing policy)	12 12	5	
Rural Living B (existing policy)	20 20	10	
Farmlets (suggested policy)	20 20	10	
Rural (suggested policy)	20 20	10	

- 2 The exterior finish to be constructed in the same or similar materials to the main dwelling.
- 3 The main dwelling must be constructed prior to the ancillary accommodation.
- 4 The ancillary accommodation shall be under the same roofline as the main dwelling.
- 5 Occupation of the ancillary accommodation shall be restricted to members of the family of the occupier of the main dwelling on the land the subject of the proposed development.
- 6 That all legal costs incurred be met by the applicants;
- 7 An ancillary accommodation will only be permitted in the 'Rural' Zone where the dwelling provides:
  - a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding in accordance with Council's definition of "Rural Workers Dwelling"; and
  - b) the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and
  - c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable; or
  - d) where the ancillary accommodation provides accommodation for family members.



Note: In relation to condition 5, a Notification under Section 70A of the Transfer of Land Act 1893 must be registered over the certificate of title to the land the subject of the proposed development prior to the issue of a building licence to notify owners and prospective purchasers of the land that restrictions apply to the use of the ancillary accommodation as stipulated in condition 5 of this policy. The Section 70A Notification shall be prepared by the Shire's solicitors (currently McLeods) to the satisfaction of the Shire of Serpentine-Jarrahdale and all costs of and incidental to the preparation of and registration of the Section 70A Notification including the Shire's solicitors' costs shall be met by the applicant or the owner of the land.

Note: Last part of point 5 in BP1 words added by way of a correction to the committee/officer recommended resolution.

### **CRP150 COUNCIL DECISION**

Moved Cr Hoyer seconded Cr Price

A. Council in pursuance to Clause 17 of the Town Planning Regulations 1967, resolves to adopt for final approval Amendment No. 127 as follows:

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

SHIRE OF SERPENTINE-JARRAHDAL

TOWN PLANNING SCHEME NO.2

The Shire of Serpentine-Jarrahdale under and by virtue of the powers conferred upon it in that behalf of the Town planning and Development Act 1928 (as amended), hereby amends the above Town Planning Scheme by:

1. Deleting clause 5.4.3 and clause 5.4.4 relating to more than one dwelling on rural land.
2. Adding clause 5.10.3 Multiple dwellings within the Rural Zone

5.10.3 Multiple dwellings within the Rural Zone

(i) In the Rural Zone only one dwelling unit is permitted per lot for lots up to four hectares in area.

(ii) For lots having an area greater than four hectares in the Rural Zone, an application for more than one dwelling on a lot in the "Rural Zone" will not be supported unless the additional dwelling(s) provides -

- a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding in accordance with Council's definition for "Rural Workers Dwelling"; and
- b) the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and
- c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable.

3. Adding the following definitions to the Scheme as follows:

**Ancillary Accommodation** – means self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house.

**Dwelling** – means a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent or temporary basis by a single person, a single family, or no more than six persons who do not comprise a single family.

**Grouped Dwelling** – means a dwelling that is one of a group of two or more dwellings on the same lot such that no dwelling is placed wholly or partly vertically above another, except where special conditions of landscape or topography dictate otherwise, and excludes any dwelling which is the sole dwelling on a few simple or survey strata lot.

**Multiple Dwelling** – means a dwelling in a group of more than one dwelling on a lot where any part of a dwelling is vertically above part of any other.

**Rural Workers Dwelling** – means a dwelling:

- a) which is on land upon which there is already erected a dwelling and which is occupied by persons engaged in occupation of any of the following uses on that same lot: Cottage Industry; Feedlot; Fish Farming; Horticultural Pursuit; Pig Farming; Poultry Farming; Rural Industry or Rural Use; and
- b) which can also accommodate family members involved in the operation of the agricultural enterprise on that land.

**4. Amend Table 1 – Zoning Table by:**

- (i) Deleting ‘Use Class 54’ as follows:

‘54. Residential:  
 a) Single  
 b) Attached  
 c) Grouped’

- (ii) Including the following ‘Use Classes’ in alphabetical and sequential number order and re-number the existing ‘Use Classes’ accordingly:

Residential:  
 a) Ancillary Accommodation  
 b) Dwelling  
 c) Grouped  
 d) Multiple

Rural Workers Dwelling

- 5. Including the following ‘Use Symbols’ in Table 1 – Zoning Table against the listed ‘Use Classes’ below:

USE CLASSES	1	2	3	4	5	6	7	8
54. Residential:								
(a) Ancillary Accommodation	A					A	A	AA
(b) Dwelling	A					A	A	P
(c) Grouped	P					P	P	
(d) Multiple Dwelling	A							
	S							
	A							

USE CLASSES	1	2	3	4	5	6	7	8
59. Rural Workers Dwelling								IP

**TABLE I - ZONING TABLE**

**KEY TO COLUMNNS**

- |                       |                        |
|-----------------------|------------------------|
| 1. RESIDENTIAL        | 5. GENERAL INDUSTRY    |
| 2. COMMERCIAL         | 6. SPECIAL RESIDENTIAL |
| 3. SHOWROOM/WAREHOUSE | 7. SPECIAL RURAL       |
| 4. LIGHT INDUSTRY     | 8. RURAL               |

**6. Altering the “Residential Building” ‘Use Symbol’ in Table 1 - zoning table:**

From ‘AA’ use in the “Residential” and “Rural” zones to ‘SA’ in the “Residential” and “Rural” zones as follows:

USE CLASSES	1	2	3	4	5	6	7	8
55. Residential Building	S A							SA

**TABLE I - ZONING TABLE**

**KEY TO COLUMNNS**

- |                       |                        |
|-----------------------|------------------------|
| 1. RESIDENTIAL        | 5. GENERAL INDUSTRY    |
| 2. COMMERCIAL         | 6. SPECIAL RESIDENTIAL |
| 3. SHOWROOM/WAREHOUSE | 7. SPECIAL RURAL       |
| 4. LIGHT INDUSTRY     | 8. RURAL               |

B. Council amend all the relevant policies by:

- Deleting policy BP5 - Dwelling (Additional Accommodation) Rural Areas.**
- Amending policy BP1 – Ancillary Accommodation Policy, to read as follows:**

**BP1 ANCILLARY ACCOMMODATION**

Original Date Adopted	20.12.93 - Ordinary Council Meeting
Last Reviewed -	- Ordinary Council Meeting

Ancillary accommodation means self-contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot.

In the case of (a) rural lots and (b) residential lots not large enough to accommodate two or more grouped dwellings, Council may approve the development of ancillary accommodation provided that:

- Any occupier shall be a member of the family of the occupier of the main dwelling or a ‘rural worker’ in the case of rural areas;
- Parking spaces additional to those required for a single house will be required as applicable;
- That the owner/occupiers of the above enter into a legal agreement with this authority stipulating that approval was granted for a single dwelling with ancillary accommodation attached and a note to be lodged on the title to that effect;
- That the legal agreement be entered into prior to the issue of a building licence.

Due to no stipulated minimum conditions in the R Codes, gazetted 13 December 1991, Council is requested to add the following standards to the existing policy:

- 1 Minimum area 40m<sup>2</sup>  
Maximum area 60m<sup>2</sup> (or otherwise approved by Council)

<u>Setbacks</u>	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Residential (as per R Codes)	7.5 7.5	1.5	
Rural Living A (existing policy)	12 12	5	
Rural Living B (existing policy)	20 20	10	
Farmlets (suggested policy)	20 20	10	
Rural (suggested policy)	20 20	10	

- 2 The exterior finish to be constructed in the same or similar materials to the main dwelling.
- 3 The main dwelling must be constructed prior to the ancillary accommodation.
- 4 The ancillary accommodation shall be under the same roofline as the main dwelling.
- 5 Occupation of the ancillary accommodation shall be restricted to members of the family of the occupier of the main dwelling on the land the subject of the proposed development or a worker employed for agricultural or intensive agriculture activities on that holding.
- 6 That all legal costs incurred be met by the applicants;
- 7 An ancillary accommodation will only be permitted in the 'Rural' Zone where the dwelling provides:
- accommodation for workers employed for agricultural and intensive agricultural activities on that holding in accordance with Council's definition of "Rural Workers Dwelling"; and
  - the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and
  - all services to the dwellings from the lot boundary (including access roads) are shared where practicable; or
  - where the ancillary accommodation provides accommodation for family members.

Note: In relation to condition 5, a Notification under Section 70A of the Transfer of Land Act 1893 must be registered over the certificate of title to the land the subject of the proposed development prior to the issue of a building licence to notify owners and prospective purchasers of the land that restrictions apply to the use of the ancillary accommodation as stipulated in condition 5 of this policy. The Section 70A Notification shall be prepared by the Shire's solicitors (currently McLeods) to the satisfaction of the Shire of Serpentine-Jarrahdale and all costs of and incidental to the preparation of and registration of the Section 70A Notification including the Shire's solicitors' costs shall be met by the applicant or the owner of the land.

CARRIED 10/0

Note: The Committee/Officer Recommended Resolution was changed in the last part of No. 5 in BP1 as a point of clarification.

P151/06/02 INFORMATION REPORT			
Proponent	Director Sustainable Development		<b>In Brief</b>  Information Report.
Officer	Lisa Fletcher – Support Officer Sustainable Development		
Signatures - Author:			
Senior Officer:			
Date of Report	22/5/02		
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

P151.1/06/02 PLANNING SCHEME AMENDMENTS

**A copy of the Scheme Amendment Table is with the attachments marked [P151.1-06-02.doc](#)**

P151.2/06/02 DELEGATED AUTHORITY DETERMINATIONS

15/5/02	Shed and Lean to Roof – Lot 153 Livesey Street, Mundijong
15/5/02	Ancillary Accommodation – Lot 10 George Street, Jarrahdale
16/5/02	Shed - Lot 123 McNeil Grove, Jarrahdale
16/5/02	Swimming Pool – Lot 16 Blytheswood Road, Byford
16/5/02	Two Patios – Lot 151 Nettleton Road, Byford
16/5/02	Two patios – Lot 207 Elston Court, Byford
16/5/02	Shed – Lot 3 Old Brickworks Road, Byford
16/5/02	Shed – Lot 220 Lazenby Drive, Byford
17/5/02	Swimming pool – Lot 96 Old Brickworks Road, Byford
21/5/02	Shed – Lot 5 William Street, Byford
7/6/02	Carport – Lot 21 Charles Street, Byford

P151.3/06/02 PROPOSED SUBDIVISION – LOT 4 SUMMERFIELD ROAD, SERPENTINE (S118589)

Owner: R & A Brister  
Proposal: Two Rural lots – 2.0905ha & 4.2175ha  
L.A.Decn: Refused  
Mfpdecn: Refused

P151.4/06/02 PROPOSED SUBDIVISION – LOT 101 KEENAN STREET, DARLING DOWNS (S118147)

Owner: Erujin Pty Ltd  
Proposal: Two Rural lots – 18.18ha & 108.72ha  
L.A. Decn: Approved  
Mfpdecn: Refused  
Appeal: Upheld

P151.5/06/02 RESIGNATION OF SPECIAL PROJECTS & POLICY OFFICER (H0003)

Further to SM058/03/02, Council is advised that the Special Projects and Policy Officer will not be proceeding with a contract arrangement for provision of planning services from 1st July 2002. The Special Projects and Policy Officer has been successful in attaining a position as Senior Planner with the Department for Planning and Infrastructure's Peel Branch and she is wished every success in her new role.

P151.6/06/02 PROPOSED DAIRY CALF RAISING FACILITY - LOT 2 BURRELL STREET, BYFORD (P05525)

**A copy of the correspondence from the WA Planning Commission dated 20 May 2002 refusing the application is with the attachments marked [P151.6-06-02.tif](#)**

P151.7/06/02 REVIEW OF PROJECT DEVELOPMENT APPROVALS SYSTEM (A0935)

*A copy of the correspondence dated 9 May 2002 from the Department of Mineral and Petroleum Resources is with the attachments marked [P151.7-06-02.tif](#)*

P151.8/06/02 INSPIRING REGIONAL AUSTRALIA NATIONAL CONFERENCE (A0147)

***The copy of the abovementioned conference details is with the attachments marked [P151.8-06-02.pdf.pdf](#)***

P151.9/06/02 REDMOND BROILER FARM MEETING (P00007)

*A copy of the correspondence dated 31 May 2002 from Corps Chambers Westgarth is with the attachment marked [P151.9-06-02.tif](#)*

P151.10/06/02 REDMOND POULTRY FARM – REQUEST FOR EXEMPTION FROM REGULATION 17 ENVIRONMENTAL PROTECTION (NOISE) REGULATION 1997 (P00007)

*A copy of the correspondence dated 5 June 2002 from the Minister for Environment and Heritage is with the attachment marked [P151.10-06-02.tif](#)*

P151.11/06/02 QUESTIONS TAKEN ON NOTICE FROM PLANNING DEVELOPMENT AND ENVIRONMENT COMMITTEE MEETING OF 20 MAY 2002 – MRS L BOND (A0429/03)

Mrs L Bond of Stockmans Close, Oakford

The following question was taken on notice:

Q. What date did Council change its policy regarding retrospective approval?

A. Amendment No. 114 to Council's Town Planning Scheme was granted final approval by the Minister for Planning and Infrastructure on 26th May 2001. In part Amendment 114 provided:

*“Adding clause 6.8 Unauthorised Existing Development*

*6.8 Unauthorised Existing Development*

*6.8.1 The Council may grant planning approval to a use or development already commenced or carried out regardless of when it was commenced or carried out, providing the development conforms to the provisions of the Scheme.*

*6.8.2 Development which was unlawfully commenced shall not be rendered lawful by the occurrence of any subsequent event except the granting of planning approval and the continuation of the development unlawfully commenced shall be deemed to be lawful development upon the granting of planning approval.”*

P151.12/06/02            RESPONSE TO STATEMENT BY NEIL MCCORMICK, 119 PUNRAK ROAD, SERPENTINE MADE TO ORDINARY COUNCIL MEETING OF 27TH MAY 2002 (A0429/03)

Mr Neil McCormick of 119 Punrak Road, Serpentine made the following statement during Statements, Petitions, Memorials & Deputations at Council's meeting of 27th May 2002:

***The statement can be found at attachment [P151.12-06-02.tif](#)***

Response

Mr McCormick was not advised by the Director Sustainable Development that the meeting between Bartter, Redmond Broiler Farm and Councillors was "*none of my [read his] business*". Mr McCormick was advised that the Director was unable to discuss the detail of a confidential meeting with an outside party. Mr McCormick was, however, advised on a number of occasions that the meeting was to discuss possible daylight pickup by Bartter's and efforts to address noise at the farm. Martin Whitely MLA was in fact in attendance at the request of Mr McCormick.

Since Council developed its Poultry Policy Overlay in association with the Community – Industry Poultry Liaison Group Mr McCormick has been the principal complainant in respect of poultry farms. There is no general issue or pattern of complaints that warrants a further series of meetings with the Community – Industry Poultry Liaison Group or the general community.

Applications for all new farms have been and will continue to be dealt with on their merits and in accordance with Council and State Government Policy and statutory obligations.

P151.13/06/02            RESPONSE TO QUESTIONS FROM MAY ORDINARY COUNCIL MEETING (A0429/03)

Mr P Nield

Question 1 - Regarding McLeans MRIs application for retrospective planning approval it is noted that on Page 18 that there is no apparent discussion or reference to Lot 1 Jackson Road, is this neglect on the part of the Shire?

A. There is insufficient information to answer this question. Neither item in relation to McLean Recycling Industries appears on page 18 of a Council or Committee agenda.

Question 2 - Under officer recommended resolution item 2, it states that the site be managed in accordance with the original management plan of 1996, as I understand it the Shire had conditions ie. 1.8m security fences all around and pucker monitoring bores, the Shire recognised the inadvisability of tipping this waste within 50 metres of water ways. Is any management plan current in 1996 appropriate and fully conversant with the latter DEP management plan.

A. This matter is dealt with in Council's decision, viz.

That this item be deferred until a current management plan of the site can be shown as justification for the increased fill heights.

Question 3 - Regarding moved Hoyer seconded Price that the issue be deferred until a current management plan of the site can be shown. Andrew Watson has the latest management plan fully showing the drainage that should be there, why aren't the Shire observing the DEP approved management plan?

A. This matter will be addressed when the matter is re-presented to Council.

Question 4 - The Shire Planning Committee were advised by McLean that the drainage is not there and never has been fully functional. Wouldn't proper auditing have shown this gross departure from the management plan to be of concern on these contaminated Shire properties?

A. Compliance with DEP licence conditions is a matter for the DEP.

Question 5 - McLean referred to Jan having an understanding is that understanding legitimate?

A. There is insufficient information to answer this question.

Question 6 - Is it minuted in the Shire records?

A. No, see answer at question 5.

Question 7 - Are all Councillors fully aware of the understanding that the Shire polluter has with the Shire President Jan Star

A. There is insufficient information to answer this question.

Question 8 - Councillor Tom Hoyer stated to McLean at the Council Planning meeting that he was aware of a further application/intention of some sort to apparently fill yet another Shire property, is this an understanding solely between C Hoyer and McLean or are other Councillors aware of further fill plans by this questionable Shire polluter.

A. There is insufficient information to answer this question.

Question 9 - Will Councillor Hoyer deny that one of those blocks he referred to was Lot 2 Bird Road or Lot 15 Bird Road

A. There is insufficient information to answer this question.

Question 10 - Under impacts it is claimed these impacts have been managed under DEP licence conditions this statement is obviously dishonest as per McLeans advice that the drains are not functional.

A. Compliance with DEP licence conditions is a matter for the DEP.

Question 11 - This site has been mismanaged by the operators the government departments and with the full knowledge of gross negligence by the Shire Councillors and Shire officers.

A. Statement. No answer required. Compliance with DEP licence conditions is a matter for the DEP.

P151.14/06/02          REVIEW OF PROJECT DEVELOPMENT APPROVALS SYSTEM  
(A0338)

*A copy of the correspondence dated 27 May 2002 from the Serpentine-Jarrahdale Residents and Ratepayers Association is with the attachments marked [P151.14-06-02.tif](#)*

P151.15/06/02          KARNUP - DANDALUP UWPCA PRIORITY ZONING AREA (A0620-02)

Council considered an item at its meeting in April 2002 relating to the redefinition of the Karnup - Dandalup UWPCA Priority Zoning Area. At this meeting Council resolved the following:



**“CRP118 Committee Decision/Officer Recommended Resolution**

*Moved Cr Needham , seconded Cr Price that*

1. *Council notes the above report on the redefinition of the Karnup-Dandalup priority zoning areas.*
2. *The Water and Rivers Commission be requested to make changes to the map as shown on Attachment P118.3/03/2.*
3. *The Waters and Rivers Commission be advised of the comments made on the draft Statement of Planning Policy - Public Drinking Water Source Policy including comments made on the Water Quality Protection Note - Land Use Compatibility in Public Drinking Water Source Areas.*
4. *Council advises the Water and Rivers Commission that Council is willing to work with the Commission on addressing development compatibility issues and the boundaries of the proposed Karnup - Dandalup UWPCA.*
5. *A copy of this report be forwarded to the Shire of Murray for consideration. Council invites the Shire of Murray to participate in the discussions with the Water and Rivers Commission regarding the proposal.*
6. *Council advises the Water and Rivers Commission that at this stage it is not in a position to consider a Special Control Area or a groundwater protection zoning of the Karnup-Dandalup UWPCA until further information is provided on the specific area required for the UWPCA and the percentage of water that will be provided by the Karnup-Dandalup UWPCA to Perths drinking water.*
7. *The Water and Rivers Commission be invited to discuss this matter with Council.*

**CARRIED 4/0”**

Steve Chase from the Water and Rivers Commission and a representative from the Water Corporation will address the Committee as requested in recommendation 7 above.

**Report**

Peter Coghlan (Water Corporation), Tony Laws, Steve Chase and Steve Watson (Water & Rivers Commission), Ross Davidson and Andrew Parker (Shire of Murray) attended the committee meeting from 2pm.

As overhead slides formed part of the presentation, the meeting adjourned to the Council Chamber at 2.02pm.

Peter Coghlan from the Water Corporation gave a presentation to help answer questions Council has previously asked about the Karnup-Dandalup UWPCA priority zoning area.

- Constant population growth – the Water Corporation has to keep up with demand so new sources of water have to be found
- Presently in period of drought. Runoff into dams has decreased significantly.
- New supplies have to be accessed earlier than anticipated – source development timetable has been developed
- Serpentine superficial water source is close to where it is needed.
- Perth has an integrated water supply which means water can be directed to where it is needed.
- Two aquifers in the Karnup/Dandalup groundwater area – the upper one has very good quality water and the lower Leederville aquifer has water which is not as good. Water will be drawn from both and mixed together.
- Yield of the Karnup/Dandalup groundwater area is likely to be 25GI at a cost of between 55c and 70c/Kl
- Further investigation of the groundwater area is needed so that the best use of both the water and the land can be made
- As long as most of the land in the area is zoned rural, there will be no reticulated sewerage
- There is likely to be some effect on private bores but the Water Corporation will enter into some kind of arrangement with owners

- Controls will be placed on land uses around bores to try and prevent contamination from occurring
- It is expected that most of the water will be used locally
- This development will be needed by 2015.

#### Tony Laws – Water & Rivers Commission

Q How long does it take for water to recharge? How long will bores be affected?

A Research drilling will be done to find answers to all of the questions. It is possible that a model will be made which will find the most cost effective method of extracting water. Recharge is dependent on rainfall. The amount of water extracted is usually what can be replaced unless there is some emergency.

Q Will development of Serpentine be restricted at this time?

A This will be part of a development and planning stage and will be done in consultation with the Shire and other stakeholders. The Water & Rivers Commission ensures that public drinking water is protected throughout the State.

Q Why hasn't this area been gazetted before?

A It was thought that this area would only need to be developed around 2027. Now it is important that this be gazetted because of changing needs, ie drought. We are at the mercy of climate change. Although the gazetted area appears large, research drilling may find that the boundaries can be varied. A balance has to be found between the value of the water and the value of the land.

Future land use will be covered by classification of the land. There will be a limitation on lot sizes. Conservation areas and wetlands will be identified and worked with to ensure they stay. Councils to work in consultation with the community.

Q Will there be restrictions on private bores?

A Requirements for all use allocations would be made. Licensing of bores and decisions about use of water will ensure there is enough water for everyone.

Q (Shire of Murray) Water Corporation bores will put pressure not only on private bores but also on other sources of summer water used by farmers. The length of time before investigations take place could cause uncertainty.

A Final confirmation of well field could mean less bores and at different depths to those indicated on the consultants' report. This will also be part of the investigation.

Q Urban development would not be allowed in P2 area?

A Use would be downgraded to P3.

Councillors pointed out that certainty of its exact boundaries is needed for their planning strategies underway at present. The extent of the proposed UWPCA to the east was cause for concern because of the future conflicts with agricultural and urban use.

#### **Officer Recommended Resolution**

1. The Information Report to 10 June 2002 be received.
2. Representatives from the Water and Rivers Commission and Water Corporation be thanked for their attendance.

**CRP151 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Kirkpatrick

- 1 The Information Report to 10 June 2002 be received.
- 2 Representatives from the Water and Rivers Commission and Water Corporation be thanked for their attendance.
- 3 Proposed changes to Wardens Court Jurisdiction (P151.7/06/02) A letter to be written to the Premier with copies to Minister Clive Brown, Minister Allannah MacTiernan, Martin Whitely and Paul Andrews. Council is concerned that the community's voice has been undermined as the proposed changes remove the legally established gains to hear community concerns. This is a necessary part of the system. This Shire has had much experience with this process and there was a very short time for comment. Council's efforts so far have led to a better process for informing the Minister when he makes his determination in the public interest and Council would not like to see this lost.

CARRIED 10/0

The Officer's Recommendation was changed to reflect Council's concern on the proposed changes to the Wardens Court Jurisdiction.

P146/06/02 STATEMENT OF PLANNING POLICY NO.11 – AGRICULTURAL AND RURAL LAND USE PLANNING (A0869)		
Proponent	Shire of Serpentine-Jarrahdale	
Officer	Jocelyn Ullman – Special Projects & Policy Officer	<b>In Brief</b> The purpose of this report is to introduce Statement of Planning Policy No.11 – Agricultural and Rural Land Use. This report will discuss the implications that the new Policy will have on the Shire and what the Shire needs to do to bring its own policy into conformity with the Planning Policy.
Signatures - Author:		
Senior Officer:		
Date of Report	5/6/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Background**

At its meeting on the 17<sup>th</sup> January 2000 Council considered a report on Draft Statement of Planning Policy No.11 (SPP11). Council did not make any comments on the draft Policy however it is noted that some significant changes have been made to the document since the draft.

On the 12<sup>th</sup> March 2002 SPP11 was published in the Government Gazette.

***A copy of Statement of Planning Policy No.11 – Agricultural and Rural Land Use Planning is with the attachments marked [P146.1-06-02.tif](#)***

**Comments**

**Introduction**

SPP11 has been prepared under section 5AA of the Town Planning and Development Act 1928 (as amended). It applies to the planning of rural and agricultural land in Western Australia.

Local governments must have due regard to this policy in the preparation or amendment of town planning schemes, strategies and policies, and when providing comment and advice on planning applications that deal with rural land.

The WA Planning Commission (the Commission) will use this policy and policy DC3.4 – Subdivision of Rural Land (2002) as the basis for determining applications for the subdivision of rural land.

The policy is guided by the following fundamental principles:

- The State's priority agricultural land resource should be protected;
- Rural settlement opportunities should be provided if sustainable and of benefit to the community;
- The potential for land use conflict should be minimised;
- The State's natural resources should be carefully managed.

The Policy is split up into six areas. These being:

1. Citation
2. Background and Purpose
3. Applications of the Policy
4. Policy Objectives
5. Policy Measures
6. Implementation

### **Policy Objectives**

The four key objectives of the policy are:

- “1. *Protect agricultural land resources wherever possible by:*
  - a) *Discouraging land uses unrelated to agriculture from locating on agricultural land;*
  - b) *Minimising the ad hoc fragmentation of rural land; and*
  - c) *Improving resource and investment security for agricultural and allied industry production.*
2. *Plan and provide for rural settlement where it can:*
  - a) *Benefit and support existing communities; and*
  - b) *Have access to appropriate community services and infrastructure.*
3. *Minimise the potential for land use conflict by:*
  - a) *Providing adequate separation distance between potential conflicting land uses;*
  - b) *Introducing management requirements that protect existing agricultural land uses;*
  - c) *Identify area that are suitable and capable for intensive agricultural pursuits as agricultural priority areas; and*
  - d) *Avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas.*
4. *Carefully manage natural resources by:*
  - a) *Discouraging development and/or subdivision that may result in land or environmental degradation;*
  - b) *Integrating land, catchment and water resource management requirements with land use planning controls;*
  - c) *Assisting in the wise use of resources including energy, minerals and basic raw materials;*
  - d) *Preventing land and environment degradation during the extraction of minerals and basic raw materials;*
  - e) *Incorporating land management standards and sequential land use change in the land use planning and development process.”*

## **Impact on Town Planning Scheme No.2**

### Zones under the Town Planning Scheme

SPP11 introduces two new zones for rural land, these being:

*“Priority Agricultural Zone – is land that has been identified by State agencies and local government in consultation with the community as an agricultural area of State or regional significance or it is land that has been identified in a local planning strategy as being an area of local agricultural significance and is not already an existing Rural-Residential or Rural Smallholdings development.*

*General Agricultural Zone – is land that is not identified as either an area of agricultural significance or is land more suitable for closer settlement.”*

SPP11 also introduces two new zones for rural settlement land, these being:

*“Rural-Residential Zone – is land identified in the local planning strategy as being suitable for closer settlement in rural areas for residential use in a rural environment.*

*Rural Smallholdings Zone – is land identified in the local planning strategy as being suitable for closer settlement in rural areas for a residential use in association with a rural pursuit.”*

The Rural, Farmlet, Special Rural and Rural Living Zones within Council's Rural Strategy and TPS reflect the new zones within the SPP. The purpose and intent of the Rural zone as defined in the Scheme is much broader as far as the use of that land than what the Priority Agriculture or General Agricultural zones identified in the SPP. The purpose and intent of the Farmlet, Special Rural and Rural Living zones as defined in the Scheme are considered to be consistent with those of the SPP however the SPP sets much stricter landuse and subdivision opportunities than Council's Scheme.

It is thought by the Sustainable Development Team that the best solution for any inconsistencies between the SPP and the TPS in relation to zones is to:

1. Split the Rural zone under the TPS into 'Priority Agricultural' and 'General Agricultural' zones based on the criteria set in Appendix 4 of the SPP;
2. Consideration for the amalgamate of the Rural Living A & B zones with the Special Rural zones under the TPS and re-classify this one zone as 'Rural-Residential' as defined under the SPP as part of the Town Planning Scheme No.3 process. This issue would need to be extensively reviewed and investigated in during the TPS3 process to ensure that potential uses and potential further subdivision does not occur in inappropriate areas. The Sustainable Development Team still however feel that it is necessary to identify those areas within the Shire that are specifically set up for equestrian activities and suggest that Council maintains the 'Residential and Stable Policy Area' as identified in the Rural Strategy Review. This is consistent with 5.3.3(d) of the SPP.
3. Consideration be given to the Farmlet zone being renamed as 'Rural Smallholdings' as part of the Town Planning Scheme No.3 process and the proposed uses are consistent with the intentions of the SPP.

### Uses under the Town Planning Scheme

#### **Priority Agricultural Zone**

SPP 11 sets out a number of permitted and discretionary uses within each of the new zones. The SPP sets the following uses as being permitted in the priority agricultural zone include:

- Agriculture – intensive
- Agriculture – extensive

- A single dwelling

The following uses should be discretionary in the priority agricultural zone:

- Animal husbandry – intensive
- Industry – rural
- Industry – extractive
- Farm workers accommodation
- Small scale tourist activities such as bed and breakfasts, farm stays, chalets

The SPP states that Council's TPS should take the following into consideration with regard to the 'Priority Agricultural' zone:

- make provisions to minimise the impact of adjoining uses;
- set minimum lot size criteria for an agricultural lot where a dwelling can be permitted;
- proposals to rezone, subdivide or develop land within this zone for any other beneficial non-agricultural uses should be accompanied by an agricultural impact assessment;
- more than one dwelling on a lot should not be supported unless set criteria for Workers Accommodation can be met.

### **General Agricultural Zone**

The following uses are suggested in the Policy as permitted uses in the general agricultural zone:

- Agricultural – extensive
- Single dwelling

The following uses should be discretionary in the general agricultural zone:

- Agricultural – intensive
- Industry – rural
- Animal husbandry – intensive
- Industry – extractive
- Farm workers accommodation
- Small scale tourist activities such as bed and breakfasts, farm stays, chalets

The SPP states that more than one dwelling on a lot should not be supported in this zone either unless set criteria for Workers Accommodation can be met.

### **Rural-Residential Zone**

The SPP does not set any permitted or discretionary uses however it does set the following which will have a significant impact on development in the Shire:

- Lots sizes are to range from 1ha to 4ha depending on local conditions. This is not that inconsistent with Council's current policy on subdivision within Rural Living and Special Rural zones, it does set a much larger minimum than say the Rural Living A zone.
- Mandatory provision of a reticulated water supply for all lots within this zone. Currently Council only requires reticulated water connection on Residential, Special Residential and Rural Living A zoned subdivisions. This mandatory provision would require all subdivisions below Farmlet (below 4ha) to be connected to reticulated water. The mandatory provision of reticulated water on properties below 4ha's maybe seen from a fire management point of view very beneficial but there are some areas where it is structurally not possible to have reticulated water, for example on some of the subdivisions on the Scarp.

The cost of providing reticulated water to these subdivisions is likely to restrict development as a result of the shear cost. The provision of mandatory water was not included in the draft SPP11 and was only introduced in the final document.

Following discussions with Officers from the Commission in relation to clause 5.3.2 (i)(d) it is recommended by the Sustainable Development Team that given the historical development throughout the Shire and the Council's current requirement for the provision of reticulated water to those properties below 4000m<sup>2</sup> that Council maintains this requirement and does not insist on reticulated water being provided on lots between 1 and 4 ha. It is unclear why the Commission is now insisting that lots between 1 and 4ha's require reticulated water. It could also be considered that requiring reticulated water supply on such lots sizes is not sustainable and rather the Commission could be encouraging mandatory provision of rainwater tanks on these properties.

The SPP states that Council's TPS should take the following into consideration with regard to the 'Rural Residential' zone:

1. Subdivision guide plans being provided for each subdivision;
2. Restriction be placed on the type and scale of any agricultural land uses or rural pursuits;
3. Identification of clearing, land management controls and environmental repair requirements;
4. Building envelopes being identified on the subdivisional guide plan;
5. Only one dwelling per lot;
6. Controls over the location of development;
7. Consideration and compliance with bushfire management plans

Council already has all of these provisions and requirements set out in special provisions as part of its existing rezoning process.

### **Rural Smallholdings Zone**

The following SPP recommends that the following use opportunities should be catered for in the Rural Smallholdings zone:

- Home business
- Industry – cottage
- Tourist and rural pursuits where part-time or full-time income may be derived from specialty agricultural production and value adding activities
- Arts
- Crafts and hobbies
- Small scale home manufacturing
- Home office
- Home-based medical
- Health and healing and similar activities

The SPP states that Council's TPS should take the following into consideration with regard to the 'Rural Smallholdings' zone:

1. Lot sizes ranging from 4ha to 40ha or more depending on local conditions;
2. Design, development and management provisions to provide for a variety of housing and lifestyle opportunities;
3. An identifiable rural lifestyle theme (eg. Conservation lots, bush blocks, equestrian parks, permaculture estate);
4. Provision of adequate sustainable potable water supply;
5. Provision of separate water supply for land management and fire fighting purposes;
6. Subdivision guide plans being provided for each subdivision;
7. Restriction be placed on the type and scale of any agricultural land uses or rural pursuits;
8. Identification of clearing, land management controls and environmental repair requirements;
9. Building envelopes being identified on the subdivisional guide plan;
10. Only one dwelling per lot;
11. Controls over the location of development;
12. Consideration and compliance with bushfire management plans

Council already has the last seven issues addressed as part of the rezoning process and the special provision for estates.

***A table comparing the use provisions within the Town Planning Scheme No.2, Rural Strategy and SPP 11 is with the attachments marked [P146.2-06-02.doc](#)***

The uses contained within the SPP are very specific and it is believed by the Sustainable Development Team that there are a number of uses illustrated within the attachment P146.2/06/02 that may be considered as being compatible or appropriate within the 'Priority and General Agricultural' zones. Also given the Shire's proximity to Perth it is important for the Shire to maintain a rural use diversity to ensure the future economic viability of our agricultural land. It is therefore recommended by the Sustainable Development Team that consideration be given to broadening the uses contained within the SPP and TPS3 to ensure that the intent of the SPP is maintained whilst providing Council flexibility to approve other developments.

#### Multiple dwellings within the Rural zone

Clause 5.2.1 (vii) of the SPP states:

*Provision in the town planning scheme to allow more than one dwelling on a lot in the "Priority Agriculture" zone will not be supported unless the additional dwelling(s) provides –*

- a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding; and*
- b) the dwelling should generally be clustered in one location, to avoid future subdivision pressures and minimise constraints on adjoining uses; and*
- c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable.*

Clause 5.4.3 of the Scheme permits more than one dwelling on lots greater than 4 hectares and less than 50 hectares and does not set any requirements on what that dwelling must be used for in relation to the uses carried out on the property.

The clause within the SPP is strongly supported by the Sustainable Development Team as it removes the pressure from Council and the DPI on considering subdivision of rural land where two dwellings exist. It also sets requirements on when additional dwellings will be considered. This clause needs to be reflected in Council's TPS No.2 immediately as it is a critical conflict between Council's Scheme and the SPP.

The Rural Strategy Review makes the following recommendation on multiple dwelling houses in the Rural zone:

*"Recommendation No.21.*

*That no equivalent provisions to sub-clauses 5.4.3 and 5.4.4 of Town Planning Scheme No. 2 are included in Town Planning Scheme No. 3.*

*Recommendation No.22.*

*That a definition of Rural Workers Accommodation as a "D" use in the Rural and Agricultural Protection zones be included in Town Planning Scheme No. 3.*

*Recommendation No.23.*

*That development standards for Rural Workers Accommodation be included in Town Planning Scheme No. 3. Providing for:*

- Dwellings to be clustered in one location to avoid future subdivision pressure and minimise constraints on adjoining uses;*
- Shared services to the dwellings from the lot boundary (including access roads);*



- *No formal arrangements for temporary (leases) or permanent (Torrens or strata titles) separate tenure of the dwellings is introduced (except leases less than 10 years or as required by the Town Planning and Development Act); and*
- *Performance criteria relating to matters including setbacks, clearing restrictions, and strategic revegetation.”*

These recommendations are strongly supported by the Sustainable Development Team however as a result of the increasing pressure for subdivision within the Shire and the direct conflict between the TPS and the SPP it is recommended that recommendation no.21 to 23 be acted upon immediately to address the inconsistencies between the two documents. A separate report is included in this agenda.

#### Other General Provisions within the SPP that need to be considered

The SPP also provides some direction and makes comment on a number of other issues and requirements for development and subdivision within rural land and rural settlement. These issues and special provisions relate to:

- Water resource areas
- Integration of land use planning, catchment and water resource management
- Mineral and basic raw material resource areas
- Flood risk areas

#### **Impact on the Rural Strategy**

The SPP does not have an impact on the existing Rural Strategy as far as the philosophy that the Strategy projects. The SPP objectives are reflected in the Rural Strategy and it should be of concern to Council that the Department of Planning Infrastructure has taken this long to draft a policy to address the issues that the Shire has been addressing for at least the past 10 years.

#### **Impact on the Rural Strategy Review**

Part 3.0 of Council's Rural Strategy Review Version 11 (28<sup>th</sup> August 2001) considered the draft SPP11. SPP11 had not been finalised when the Rural Strategy Review was being carried out and hence the following references to 'Agricultural - Local Significance' zone and 'Agricultural – General' zone. The Rural Strategy Review put forward the following recommendations in relation to the proposed new zones within the SPP:

##### ***“Recommendation No.24.***

*That Serpentine-Jarrahdale Town Planning Scheme No. 3 include an Agriculture – Local Significance zone based on the Pinjarra Plain land system and land currently zoned Rural:*

- *where a Farmland concession rate was granted in 2000/2001;*
- *where an Intensive Farming concession rate was granted in 2000/2001;*
- *within the Poultry Policy Overlay; and*
- *within the Landscape Protection Policy Overlay at Map 6 of the 2001 Rural Strategy Review.*

##### ***Recommendation No.25.***

*That Serpentine-Jarrahdale Town Planning Scheme No. 3 include an Agriculture – General zone based on the Bassendean Dune and Sandplain System, except as included in the Agriculture – Local Significance zone.”*

As discussed in *Zones under the Town Planning Scheme* and *Multiple Dwellings within the Rural Zone* above there are a number of changes and recommendations contained in the Rural Strategy Review that will need to be amended to reflect the above comments. The changes are to the 'nuts and bolts' of planning and not to the general philosophy of

development within the Shire. The specific changes as seen by the Sustainable Development Team are outlined below in *Conclusions and Recommendations*

### **Sustainability Statement**

Impact on any other Council Policies, Documents, Visions

#### Shires vision

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

SPP11 will assist the Shire in ensuring that the Shires vision is maintained at a State agency level. The Policy gives further weight to the enforcement on Council’s vision when assessing development applications and advising the WA Planning Commission on subdivision proposals.

#### Economic and employment

SPP11 has the potential to have significant impact on future economic and employment opportunities within the Shire. The Employment and Economic Development Report and Strategy prepared by Murray Jorgensen and Associates in August 2000 raises a number of issues regarding the use of rural land and the impacts that that can have on employment and the economy within the Shire. This report recognises that such zones as special rural and rural living protect the “rural lifestyle” aspects of the Shire however there is no such definite protection of assurance of uses within the rural zones as far as intensive agriculture is concerned. It is thought by the Sustainable Development Team that the introduction of the Priority and General Agricultural zones with very specific controls on development will assist in giving greater assurance to those wanting to move into the Shire for the opportunity to carry out more intensive agricultural pursuits. This does not mean that the Shire endorses developments that potentially will impact the environment but it does allow for consideration of a wide range of different genuine agricultural uses.

Strategy 3.3 of the Shires Strategic Plan states:

*“Develop the potential of agricultural diversity and value adding.”*

SPP11 helps to enhance and protect this statement by, as mentioned above, designating specific areas for agricultural development and having strict uses within these zones. It is important for Council to ensure that it does not restrict the uses within these new Agricultural Zones to the extent that other forms of development can not be considered but at the same time providing protection to genuine agricultural developments at the same time.

Strategy 3.2 of the Shire Strategic Plan states:

***“Develop the tourist potential of the natural attractions of the shire.”***

SPP11 recognises and encourages tourism type developments within the two new Agricultural Zones.

#### Draft Karnup-Dandalup Underground Water Protection Area

In February 2002 Council considered a report on the draft Karnup-Dandalup Underground Water Protection Area. SPP11 introduces various measures aimed at protecting natural resources in rural areas throughout the State. Clause 5.4.1 specifically identifies water resource areas and sets out measures that should be taken to ensure protection of these areas.

Council officers are currently working with the Water and Rivers Commission on the draft Karnup-Dandalup and a presentation will be made to Council at its meeting in June 2002.

### Conclusion and Recommendations

The Sustainable Development Team see the Statement of Planning Policy No.11 – Agricultural and Rural Land Use Planning as a positive step forward to agricultural protection and rural settlement throughout Western Australia. The Policy is long over due and will assist other rural Council's within the State address some of the issues rising in rural planning. Whilst the philosophy of the rural and agricultural land use planning has been part of this Council's agenda for a considerable time there is a need to change some of our current 'tools' to bring into line with the philosophy.

The following recommendations are proposed by the Sustainable Development Team:

- A Scheme Amendment be prepared immediately to address the issue of second residences within the Shire. This amendment should either set the criteria to be met for workers accommodation or be accompanied by a Local Planning Policy setting the criteria and guidelines. The Scheme amendment must also incorporate a definition of workers accommodation as the current Scheme does not have such a definition;
- Council considers the following with regard to the current Rural Strategy Review and Town Planning Scheme No.3:
  - Split the Rural zone under the TPS into 'Priority Agricultural' and 'General Agricultural' zones based on the criteria set in Appendix 4 of the SPP;
  - Amalgamate the Rural Living A & B zones with the Special Rural zones under the TPS and re-classify this one zone as 'Rural-Residential' as defined under the SPP. The Sustainable Development Team still however feel that it is necessary to identify those areas within the Shire that are specifically set up for equestrian activities and suggest that Council maintains the 'Residential and Stable Policy Area' as identified in the Rural Strategy Review;
  - Consideration be given to the land uses and subdivision requirements within the proposed 'Priority Agricultural, General Agricultural, Rural-Residential and Rural Smallholdings' zones.
- Council to seek specific comment in relation to future agricultural economic viability as a result of this report from an appropriately qualified professional.

### **Statutory Environment:**

Town Planning and Development Act, Statement of Planning Policy No.11, Town Planning Scheme No.2, Rural Strategy, Rural Strategy Review

### **Policy Implications:**

The SPP will have an impact on Council's existing policy as far as amending the TPS and Rural Strategy Review recommendations to reflect the provisions of the SPP. The SPP does not however alter the philosophy of Council's Rural and Agricultural Land Use.

### **Financial Implications:**

There will be a cost as far as resourcing is concerned to ensure that Council's existing documents comply with the SPP.

### **Strategic Implications:**

It is considered that the strategic implications of this document are minimal as the SPP is already reflected in Council's philosophy of Rural and Agricultural Land Use.

### **Community Consultation:**

N/A

### **Voting Requirements:**

Normal

### **Officer Recommended Resolution**

Council considers the following with regard to the current Rural Strategy Review and Town Planning Scheme No. 3:

1. Split the Rural zone under the TPS into 'Priority Agricultural' and 'General Agricultural' zones based on the criteria set in Appendix 4 of the SPP;
2. Amalgamate the Rural Living A & B zones with the Special Rural zones under the TPS and re-classify this one zone as 'Rural-Residential' as defined under the SPP. The Sustainable Development Team still however feel that it is necessary to identify those areas within the Shire that are specifically set up for equestrian activities and suggest that Council maintains the 'Residential and Stable Policy Area' as identified in the Rural Strategy Review;
3. Consideration be given to the land uses and subdivision requirements within the proposed 'Priority Agricultural, General Agricultural, Rural-Residential and Rural Smallholdings' zones.

### **CRP146 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Scott that Council considers the following with regard to the current Rural Strategy Review and Town Planning Scheme No. 3:

1. Split the Rural zone under the TPS into 'Priority Agricultural' and 'General Agricultural' zones based on the criteria set in Appendix 4 of the SPP;
2. How to amalgamate the Rural Living A & B zones with the Special Rural zones under the TPS and re-classify this one zone as 'Rural-Residential' as defined under the SPP without causing subdivision to the lowest lot size and avoiding incompatible land uses. The Sustainable Development Team still however feel that it is necessary to identify those areas within the Shire that are specifically set up for equestrian activities and suggest that Council maintains the 'Residential and Stable Policy Area' as identified in the Rural Strategy Review;
3. Consideration be given to the changes in Attachment P146/06/02 to the land uses and subdivision requirements within the proposed 'Priority Agricultural, General Agricultural, Rural-Residential and Rural Smallholdings' zones.

CARRIED 10/0

The Officer's recommendation was changed to reflect Councillors' concerns about lot sizes.

**9. MOTION OF WHICH NOTICE HAS BEEN GIVEN**

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

Moved Cr Needham seconded Cr Kirkpatrick that the meeting be closed to members of the public at this point to allow Council to discuss confidential Item SM081/06/02 – Council Loan 78, in accordance with the Council Standing Orders 15.11.2e 3. Staff were permitted to remain at the meeting.

CARRIED 10/0

Moved Cr Needham seconded Cr Price

That item SM081/06/02 be dealt with as an item of new business of an urgent nature

CARRIED 10/0

SM081/06/02 COUNCIL LOAN 78 (A1101/03)	
Proponent	D.E Price – Chief Executive Officer
Officer	D.E Price – Chief Executive Officer
Signatures - Author:	
Senior Officer:	
Date of Report	
Previously	
Disclosure of Interest	
<b>Delegation</b>	Council

**Brief:**  
*Advise Council of action taken in relation to Council Loan 78*

**CRSM081 COUNCIL DECISION/Officer Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Wigg

Council endorses the action of the Chief Executive Officer in advising BankWest of its intention to recover outstanding funds associated with WA Treasury Self-Supporting Loan 78 by calling upon the bank guarantee.

CARRIED 10/0

**10.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS**

**10.2 COUNCILLORS QUESTIONS**

## 11. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY

### 11.1 Corporate Services

C143/06/02 GRANTS COMMISSION CONSULTANT (A0060-02)		
Proponent	Director Corporate Services	<b><u>In Brief</u></b>  Mr Ray Hadlow, Local Government Consultant, will be attending this meeting to discuss a review of Council's Grants Commission allocation.
Officer	G.R Dougall – Director Corporate Services	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

#### **CRC143 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Murphy seconded Cr Kirkpatrick:

Council thank Mr Hadlow for his information presentation and his time in attending the Corporate Services Committee.

An allocation be placed in the draft 2002/2003 budget for a review of the Shire of Serpentine-Jarrahdale Grants Commission funding.

CARRIED 5/0

C145/06/02 PEEL ECONOMIC DEVELOPMENT UNIT DELEGATION TO CANBERRA (A0839-06)		
Proponent	Peel Economic Development Unit	<b><u>In Brief</u></b>  <i>Council to endorse Shire President and Chief Executive Officer participating in a Peel Economic Development Unit Delegation to Canberra.</i>
Officer	D.E Price – Chief Executive Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	27-05-2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

#### **CRC145 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Murphy:

Council agrees to consider in the 2002-2003 budget deliberations funding enabling the Shire President and Chief Executive Officer to participate as part of the 'Peel Delegation' to visit Canberra.

CARRIED 5/0

C146/06/02 STATE RECORDS ACT 2000: IMPLEMENTATION OF THE SERPENTINE-JARRAHDAL RECORD KEEPING PLAN UNDER THE ACT (A1121)		
Proponent	State Records Act	<b><u>In Brief</u></b>  <i>Introduction to the State Records Act, requirements under the Act and implications for all Council records.</i>
Officer	Jane Larke	
Signatures - Author:		
Senior Officer:		
Date of Report	29/05/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC146 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Kirkpatrick:

Council develop a Record Keeping Policy that incorporates all the items specified in the State Records Act 2000, including revision of the current e-mail policy, addressing Councillors' Mail issues and records created by third parties during the course of contracts or legal agreements.

CARRIED 5/0

C147/06/02 BIENNIAL ELECTION MAY 2003 (A0047/02)		
Proponent	Local Government Act 1995	<b><u>In Brief</u></b>  To advise the WA Electoral Commission that Council intends to undertake the May 2003 elections by postal vote.
Officer	G R Dougall – Director Corporate Services	
Signatures - Author:		
Senior Officer:		
Date of Report	04/06/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC147 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Needham:

The Western Australian Electoral Commission be advised that the Shire of Serpentine-Jarrahdale intends to request that the May 2003 general local government elections be undertaken as a postal election.

CARRIED 5/0

C148/06/02 RANGERS WEEKEND CALL MONITORING (A0106-05)		<b>In Brief:</b>  Review of weekend Ranger Services on telephone callout trial as per Councils People Plan.
Proponent	People Plan	
Officer	G.R. Dougall - Director Corporate Services	
Signatures - Author:		
Senior Officer:		
Date of Report	04.06.02	
Previously		
Disclosure of Interest	Nil	
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC148 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Kirkpatrick:

Council formalise recommendation 17 of the People Plan 2002 – 2005 and make permanent the weekend ranger service being provided on a “call out” basis.

CARRIED 5/0

C149/06/02 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)		<b>In Brief</b>
Proponent	Director Corporate Services	
Officer	P. Igglesden – Acting Finance Officer	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC149 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Hoyer:

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

CARRIED 5/0



C150/06/02 DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)		
Proponent	Director Corporate Services	<b><u>In Brief</u></b>
Officer	J. Fletcher – Customer Services Officer/Cashier	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC150 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Needham:  
Council receive and note the report on Debtors accounts with a balance in excess of \$1,000 outstanding for 90 days or greater as at 31 May 2002.  
CARRIED 5/0

C151/06/02 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)		
Proponent	Director Corporate Services	<b><u>In Brief</u></b>
Officer	J. Fletcher – Customer Services Officer/Cashier	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC151 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Kirkpatrick:  
Council receive and note the report on Sundry Debtor Outstanding Accounts as at 31 May 2002.  
CARRIED 5/0

C152/06/02 RATE DEBTORS REPORT (A0917)		
Proponent	Director Corporate Services	<b><u>In Brief</u></b>
Officer	Evan Parker – Senior Rates Officer	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC152 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Murphy:  
Council receive and note the report the Rate Debtors accounts as at 31 May 2002.  
CARRIED 5/0

<b>C154/06/02 INFORMATION REPORT</b>		
Proponent	Director Corporate Services	<b>In Brief</b>  Provision of various information items to Council
Officer	Various	
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM065/05/02</b>	

**CRC154 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Kirkpatrick:  
The information report to 4 June 2002 be received.  
CARRIED 5/0

<b>C155/06/02 DIFFERENTIAL RATE ADVERTISEMENT 2002/2003 (A0128)</b>			
Proponent	Local Government Act 1995		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	30.05.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Committee – In accordance with Resolution SM065/05/02</b>		

**C155 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Kirkpatrick:  
Council authorise the advertising of intention to rate for the 2002/2003 financial year in accordance with Section 6.36 of the Local Government Act 1995. Based on a 6% rate increase discussed at the Rate Modelling Workshop held on Friday 7 June 2002.  
CARRIED 5/0

Note: This item was faxed to all Councillors Friday afternoon (7 June 2002), therefore allowing it to be a Committee Decision.

11.2 Asset Services

AS080/06/02 SCHOOL STUDENT TRAVEL CONCESSION ALLOWANCE CHANGES (RS0137)		
Proponent	Mundijong Primary School	<b>In Brief</b> <i>Mundijong Primary School has sought Council's support for a State Government review of recent changes to student conveyance allowances affecting the students of the school. Support is recommended.</i>
Officer	Robert Harris	
Signatures - Author:		
Senior Officer:		
Date of Report	17 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS080 COMMITTEE DECISION/Officer Recommended Resolution**

Moved: Cr Richards seconded Cr Simpson that Council supports the Mundijong Primary School in its pursuit of a review of student travel arrangements by making representations to the Minister for Planning and Infrastructure, Member for Roleystone and Department for Planning and Infrastructure Integrated Planning Unit seeking the provision of satisfactorily scheduled public/school buses for the Mundijong Primary School catchment area, failing which reinstatement of the school travel allowance occur until satisfactory public/school bus services are introduced.

CARRIED 5/0

AS082/06/02 C15/2001-2002 DRY HIRE OF SELF PROPELLED COMPACTIVE EQUIPMENT (A1085/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b> <i>Council is requested to approve the selected tenderer for the Dry Hire of Self Propelled Compactive Equipment for the period to the 30<sup>th</sup> June 2003.</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS082 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Richards that the tender submitted by Brookes Hire Service for Dry Hire Self Propelled Compactive Equipment C15/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

Tenderer	Vibrating Steel	Static Steel	Static Multi-tyred	Static Multi-tyred	Double Drum Vib.	Deliver/Retrieve
	Roller 9-12 tonnes	Roller 8-12 tonnes	Roller 11-15 tonnes	Roller 30 tonnes	Roller 2-4 tonnes	
Brooks Hire Service	\$231.00	198.00	\$198.00	\$253.00	-	\$165.00

CARRIED 5/0

AS083/06/02 TENDER C16/2001-02 SUPPLY OF EXTRUDED CONCRETE KERBING (A0527/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the supply of Extruded Concrete Kerbing for the period to the 30<sup>th</sup> June 2003</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS083 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Richards that the tender submitted by Glenview Machine Kerbing for the Supply of Extruded Concrete Kerbing C16/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

Glenview Machine Kerbing

Mountable \$/m		Semi-mountable \$/m		Barrier \$/m		Handwork + \$/m	Pram Ramp (item)	Island Nose (item)
0-90m	<b>14.20</b>	0-90m	<b>14.20</b>	0-90m	<b>14.20</b>			
100-499m	<b>9.58</b>	100-499m	<b>9.58</b>	100-499m	<b>9.58</b>			
500-999m	<b>9.58</b>	500-999m	<b>9.58</b>	500-999m	<b>9.58</b>			
Over 1000m	<b>9.25</b>	Over 1000m	<b>9.25</b>	Over 1000m	<b>9.25</b>			

CARRIED 5/0

AS084/06/02 TENDER C17/2001-02 SUPPLY & DELIVERY OF CRUSHED LIMESTONE (A1086/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the supply and delivery of Crushed Limestone for the period to the 30<sup>th</sup> June 2003</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS084 COMMITTEE/Officer Recommended Resolution**

Moved Cr Richards seconded Cr Simpson that the tender submitted by WA Limestone Pty Ltd for the Supply & Delivery of Crushed Limestone C17/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

CARTAGE		SUPPLY		
Kms	\$/km	Item Description	Tender Unit	Price (inc GST)
0 – 4	\$0.40	75mm Crushed Limestone	\$/Tonne	3.74
5 – 9	\$0.25	19mm Crushed Limestone	\$/Tonne	5.72
10 – 14	\$0.19			
15 – 19	\$0.16			
20 – 24	\$0.14			
25 – 29	\$0.13			
30 – 34	\$0.13			
35 – 39	\$0.12			
40 – 44	\$0.12			
45 – 49	\$0.12			
50+	\$0.12			

CARRIED 5/0

AS085/06/02 TENDER C18/2001-02 SUPPLY OF BITUMEN PRIMER–SEALS & SEALING WORKS (A0984/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the supply of Primer-seal and Sealing Works for the period to the 30<sup>th</sup> June 2003</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

### **CRAS085 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards that the tender submitted by RNR Contracting for the Supply of Bitumen Primer-Seals & Sealing Works C18/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

RNR Contracting				
Item	Description	Quantity	Unit	\$
<b>1.0</b>	<b>10mm Reseal</b>			
1.1	Supply and Apply 10mm reseal	<1500	m2	5.01
1.2	Supply and Apply 10mm reseal	1500 to 4000	m2	3.58
1.3	Supply and Apply 10mm reseal	4000 to 6000	m2	3.07
1.4	Supply and Apply 10mm reseal	6000 to 10000	m2	2.21
1.5	Supply and Apply 10mm reseal	>10000	m2	2.10
<b>2.0</b>	<b>14mm Reseal</b>			
2.1	Supply and Apply 14mm reseal	<1500	m2	5.17
2.2	Supply and Apply 14mm reseal	1500 to 4000	m2	3.74
2.3	Supply and Apply 14mm reseal	4000 to 6000	m2	2.67
2.4	Supply and Apply 14mm reseal	6000 to 10000	m2	2.38
2.5	Supply and Apply 14mm reseal	>10000	m2	2.37
<b>3.0</b>	<b>14mm Primer-Seal</b>			
3.1	Supply and Apply 14mm Primer-seal	<1500	m2	5.17
3.2	Supply and Apply 14mm Primer-seal	1500 to 4000	m2	3.74
3.3	Supply and Apply 14mm Primer-seal	4000 to 6000	m2	2.67
3.4	Supply and Apply 14mm Primer-seal	6000 to 10000	m2	2.38
3.5	Supply and Apply 14mm Primer-seal	>10000	m2	2.37
<b>4.0</b>	<b>Variations</b>			
4.1	Variation to Binder Application Rate		litres	0.65
4.2	Variation of 10mm Aggregate Spread Rate		m3	37.62
4.3	Variation of 14mm Aggregate Spread Rate		m3	37.62
<b>5.0</b>	<b>Supply &amp; Spray 14mm Primer Seal</b>			
5.1	Supply and Spray only 14mm Primer Seal	<1500	m2	0.85
5.2	Supply and Spray only 14mm Primer Seal	1500 to 4000	m2	0.81
5.3	Supply and Spray only 14mm Primer Seal	4000 to 6000	m2	0.77
5.4	Supply and Spray only 14mm Primer Seal	6000 to 10000	m2	0.65

RNR Contracting				
Item	Description	Quantity	Unit	\$
5.5	Supply and Spray only 14mm Primer Seal	>10000	m2	0.65

CARRIED 5/0

AS086/06/02 TENDER C19/2001-02 SUPPLY OF TREE PRUNING SERVICE (A0528/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the Supply of Tree Pruning Services for the period to the 30<sup>th</sup> June 2003</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS086 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Richards seconded Cr Simpson that the tender submitted by R&G Tree Services for the Supply of Tree Pruning Service C19/2001-02 be accepted for a period of 1 July 2002 to 30 June 2003.

R & G Tree Services	
	GST incl
Two man team \$/hr	\$121.00
Three man team \$/hr	\$181.50
Four Man Team \$/hr	\$242.00
Elevated Platform	Up to 14m included in above
Stump grinder \$/cm	\$1.00

CARRIED 5/0

AS087/06/02 TENDER C20/2001-02 SUPPLY OF CASUAL LABOUR HIRE (A0982/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the Supply of Casual Labour Hire for the period to the 30<sup>th</sup> June 2003.</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS087 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Richards that the tender submitted by Sound Personnel for the Supply of Casual Labour Hire C20/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

Skills	Sound Personnel
Machine Operators	\$/hr/person
Motor Grader	23.70
Front End Loader	21.75
Roller Driver	21.75
Truck Driver	21.75
Ride-on Mower	21.00
General	
General Hand	20.70
Work Site Traffic Controller	20.70
Concrete Finisher	21.75
Horticulturist	22.75

CARRIED 5/0



AS088/06/02 TENDER C21/2001-02 SUPPLY AND LAY OF HOT ASPHALT (A0526/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the Supply and Laying of Hot Asphalt for the period to the 30<sup>th</sup> June 2003.</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS088 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Richards seconded Cr Simpson that the tender submitted by Boral Asphalt for the Supply and Lay of Hot Asphalt C21/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

Job Size (\$/ Tonne) 0-25		Boral Asphalt	Job Size (\$/ Tonne) 101-200		Boral Asphalt
Mix Type	Marshall Blow		Mix Type	Marshall Blow	
20mm	50	163.90	20mm	50	104.50
20mm	75	163.90	20mm	75	104.50
14mm	35	163.90	14mm	35	104.50
14mm	50	163.90	14mm	50	104.50
14mm HD GAP	75 3-5 voids	163.90	14mm HD GAP	75 3-5 voids	104.50
14mm HD GAP	75 4-7 voids	163.90	14mm HD GAP	75 4-7 voids	104.50
10mm HD GAP	75 3-5 voids	165.00	10mm HD GAP	75 3-5 voids	105.60
10mm HD GAP	75 4-7 voids	165.00	10mm HD GAP	75 4-7 voids	105.60
10mm HD GAP	35	165.00	10mm HD GAP	35	105.60
10mm HD GAP	50	165.00	10mm HD GAP	50	105.60
10mm HD GAP	75	166.10	10mm HD GAP	75	106.70
7mm	35	166.10	7mm	35	106.70
7mm	50	166.10	7mm	50	106.70

Job Size (\$/ Tonne) 26-50		Boral Asphalt	Job Size (\$/ Tonne) 201-300		Boral Asphalt
Mix Type	Marshall Blow		Mix Type	Marshall Blow	
20mm	50	136.40	20mm	50	101.20
20mm	75	136.40	20mm	75	101.20
14mm	35	136.40	14mm	35	101.20
14mm	50	136.40	14mm	50	101.20
14mm HD GAP	75 3-5 voids	136.40	14mm HD GAP	75 3-5 voids	101.20
14mm HD GAP	75 4-7 voids	136.40	14mm HD GAP	75 4-7 voids	101.20
10mm HD GAP	75 3-5 voids	137.50	10mm HD GAP	75 3-5 voids	102.30
10mm HD GAP	75 4-7 voids	137.50	10mm HD GAP	75 4-7 voids	102.30
10mm HD GAP	35	137.50	10mm HD GAP	35	102.30
10mm HD GAP	50	137.50	10mm HD GAP	50	102.30
10mm HD GAP	75	138.60	10mm HD GAP	75	103.40
7mm	35	138.60	7mm	35	103.40
7mm	50	138.60	7mm	50	103.40

Job Size (\$/ Tonne) 51-100		Boral Asphalt	Job Size (\$/ Tonne) 301-400		Boral Asphalt
Mix Type	Marshall Blow		Mix Type	Marshall Blow	
20mm	50	122.10	20mm	50	100.10
20mm	75	122.10	20mm	75	100.10
14mm	35	122.10	14mm	35	100.10
14mm	50	122.10	14mm	50	100.10
14mm HD GAP	75 3-5 voids	122.10	14mm HD GAP	75 3-5 voids	100.10
14mm HD GAP	75 4-7 voids	122.10	14mm HD GAP	75 4-7 voids	100.10
10mm HD GAP	75 3-5 voids	123.20	10mm HD GAP	75 3-5 voids	101.20
10mm HD GAP	75 4-7 voids	123.20	10mm HD GAP	75 4-7 voids	101.20
10mm HD GAP	35	123.20	10mm HD GAP	35	101.20
10mm HD GAP	50	123.20	10mm HD GAP	50	101.20
10mm HD GAP	75	124.30	10mm HD GAP	75	102.30
7mm	35	124.30	7mm	35	102.30
7mm	50	124.30	7mm	50	102.30

Job Size (\$/ Tonne) 400+		Boral Asphalt
Mix Type	Marshall Blow	
20mm	50	97.90
20mm	75	97.90
14mm	35	97.90
14mm	50	97.90
14mm HD GAP	75 3-5 voids	97.90
14mm HD GAP	75 4-7 voids	97.90
10mm HD GAP	75 3-5 voids	99.00
10mm HD GAP	75 4-7 voids	99.00
10mm HD GAP	35	99.00
10mm HD GAP	50	99.00
10mm HD GAP	75	100.10
7mm	35	100.10
7mm	50	100.10

CARRIED 5/0

AS089/06/02 TENDER C22/2001-02 TRUCK HIRE FOR BULK & GENERAL CARTAGE (A0362/02)		
Proponent	Shire of Serpentine Jarrahdale	<b>In Brief</b>  <i>Council is requested to approve the selected tenderer for the supply of Truck Hire for Bulk and General Cartage for the period to 30<sup>th</sup> June 2003.</i>
Officer	Paul Bachman, Contract Administration Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	28 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS089 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Richards seconded Cr Simpson that the following ranked tenders submitted for Bulk Cartage and General Cartage C22/2001-02 be accepted for the period of 1 July 2002 to 30 June 2003.

Bulk Cartage

Rank	Tenderer
1	Byford Sand Supplies
2	WA Limestone
3	Temples

General Cartage

Rank	Tenderer
1	SJ Sand Supplies
2	Serpentine Sand & Gravel
3	Kwinana Hire
4	Boss Earth Moving
5	Mayday Earthmoving
6	WA Limestone

CARRIED 5/0

AS090/06/02 INFORMATION REPORT		
Proponent	Director of Asset Services	<b>In Brief</b>  <i>Reports on delegated authority exercised and items of interest for Councillor information.</i>
Officer	Various	
Signatures - Author:		
Senior Officer:		
Date of Report	June 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM065/05/02</b>	

**CRAS090 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Richards seconded Cr Scott that the information report to the 4 June 2002 be received.

CARRIED 5/0

11.3 Community & Recreation Development

CRD52/06/02 COMMUNITY ARTS PROJECT(A0034-03)		
Proponent	Rob Ewing	<b><u>In Brief</u></b>  <i>Council is asked to receive the Community Arts Project presentation and consider providing a letter of support for the project</i>
Officer	Carole McKee - Community Development Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	30.05.02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee – in accordance with resolution SM065/05/02</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Price seconded Cr Simpson that Council endorses the proposed Community Art Project in principle, on the condition that Community Artist, Rob Ewing, keeps Council informed of his plans prior to each stage of the project, through the Community Development Officer, and that Council provides a letter of support for the proposed Community Arts Project funding application which reflects Council's conditional endorsement.

CARRIED 5/0

CRD54/06/02 INFORMATION REPORT		
Proponent		<b><u>In Brief</u></b>  <i>Information Report</i>
Officer	Carole McKee - Community Development Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	30.05.02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee – in accordance with resolution SM065/05/02</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Simpson that Council accepts the May 2002 Information Report.

CARRIED 5/0

11.4 Building Services

<b>B31/06/02 INFORMATION REPORT</b>		
Proponent	N/A	<b>In Brief</b>  Information report
Officer	Wayne Chant - Principal Building Surveyor	
Signatures - Author:		
Senior Officer:		
Date of Report	07.06.02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee – in accordance with resolution SM065/05/02</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

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

11.5 Health Services

<b>H18/06/02 INFORMATION REPORT</b>		
Proponent	N/A	<b>In Brief</b>  Information report
Officer	Joanne Abbiss	
Signatures - Author:		
Senior Officer:		
Date of Report	07.06.02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee – in accordance with resolution SM065/05/02</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Price seconded Cr Needham that Council accepts the May 2002 Information Report.  
CARRIED 5/0

11.6 Planning Development & Environment

E038/06/02 REGIONAL GREENHOUSE MARKETING PLAN BRAND (A0977)		
Proponent	Shire of Serpentine-Jarrahdale	<b>In Brief</b> The Regional Energy Group have utilised professional marketing services to develop a brand for initiatives under the Regional Community Greenhouse Action Plan. With only 9 months remaining of the current Regional Greenhouse Coordinator's contract, it is imperative that a suitable brand be accepted now so that the community marketing phase of the project can proceed in an effective and timely manner.
Officer	Meg Howe – Regional Greenhouse Co-Ordinator	
Signatures - Author:		
Senior Officer:		
Date of Report	30/5/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Price seconded Cr Murphy

1. Council endorses the brand for use in Cities for Climate Protection initiatives carried out under the direction of the Regional Energy Group.
2. Council acknowledge that promotional material and press releases that use the brand will be developed and distributed under the direction of the Regional Energy Group to implement the Regional Community Greenhouse Action Plan.
3. Council use of the brand be at the discretion of the Council involved.

E039/06/02 INFORMATION REPORT		
Proponent	Acting Environmental Officer	<b>In Brief</b> Information Report.
Officer	B Dunn – Acting Environmental Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	7/6/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Needham seconded Cr Hoyer that the Information Report to 7 June 2002 be received.

CARRIED 5/0

P140/06/02 PROPOSED NEW ABLUTION BLOCK AND UPGRADE TO EXISTING ABLUTION BLOCK, MANJEDAL SCOUT GROUP – MANJEDAL ROAD, KARRAKUP (P05591/01)		
Proponent	Scout Association of Australia WA Branch	<b>In Brief</b> Council is to consider an application for the construction of a new ablution block and the upgrade of an existing ablution block on CALM leased land to the Manjedal Scout Group. It is recommended that Council advises the WA Planning Commission that the application is suitable for approval.
Officer	Michael Davis – Planning Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	19 April 2002	
Previously	SM043/12/01	
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Needham seconded Cr Price that Council advises the WA Planning Commission that the application dated 16<sup>th</sup> April 2002 for the construction of new ablution blocks and the upgrading of an existing ablution block on CALM leased land to the Manjedal Scout Group is supported subject to the following conditions:

1. A building licence be obtained for the upgrade of the existing ablution block and the new ablution block.
2. Separate approval to be obtained from Council's Health Services prior to commencement of development.
3. A letter of no objection from the Department of Conservation and Land Management to be received by Council in respect of this approval within 2 weeks of this approval.
4. Site location of new ablution block to be agreed upon between the applicant, Council's Environmental Officer and CALM.

Advice Note:

1. An Alternative Treatment Unit may be required by Council's Health Services.
- CARRIED 5/0

P141/06/02 PROPOSED FAMILY DAY CARE – LOT 243 WARBURTON COURT, BYFORD (P00233)		
Proponent	Deborah Butt	<b>In Brief</b>  Council to consider an application dated the 23 <sup>rd</sup> April 2002 for a family day care centre on Lot 243 Warburton Court, Byford. It is recommended that the application be conditionally approved.
Officer	Michael Davis – Planning Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	30/4/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star seconded Cr Hoyer

- A. Council, in accordance with Section 3.2.5(b) of Town Planning Scheme No. 2 determines that a Family Day Care Centre is a use which may be consistent with the objectives and purpose of the Rural Living A zone.
- B. Council under delegated authority approves an application dated the 23<sup>rd</sup> April 2002 for a family day care centre on Lot 243 Warburton Court, Byford subject to the following conditions:
1. Operating hours to be restricted to a drop off time of no earlier than 7.00am and a pick up time of no later than 7.00pm Monday to Friday;
  2. Not more than 7 children to be on the premises at any given time;
  3. Premises to be subject to occasional inspection by Council's Environmental Health Services section;
  4. Advertising signage for the land use is prohibited;
  5. Development/land use to comply at all times with the Environmental Protection (Noise) Regulations 1997;
  6. The applicant to obtain a license to operate the premises as a "Family Day Care Centre" as required under the Community Services Child Care Regulations 1988;
  7. Compliance with Health (Food Hygiene) Regulations 1993;
  8. Compliance with Australian New Zealand Food Standards Code;
  9. The use is not to cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury, or prejudicial affection due to the emission of light, noise, vibration, electrical interference, vapour, steam, soot, ash, dust, grit, oil liquid wastes or waste products or the unsightly appearance of the dwelling house or domestic outbuilding on or the land on which the business is conducted;
  10. Provision of a turn around bay or two additional parking bays on site;
  11. Licence to operate as a Family Day Care Centre under the Community Services Child Care Regulations 1988 is to be maintained at all times of operation of the family day care centre.

CARRIED 5/0



P142/06/02 PROPOSED SINGLE RESIDENCE AND ANCILLARY ACCOMMODATION – LOT 29 CRAGHILL WAY, OAKFORD (P01940)		
Proponent	Rural Building Company	<b>In Brief</b>  Council is to consider an application for a single residence and ancillary accommodation on Lot 29 Craghill Way, Oakford. It is recommended that the application be conditionally approved.
Officer	Michael Davis – Planning Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	6 May 2002	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Star seconded Cr Hoyer that Council approves an application dated the 16<sup>th</sup> April 2002 for an ancillary accommodation on Lot 29 Craghill Way, Oakford subject to the following conditions:

1. A building licence be obtained;
2. Buildings will not be located within 1.2 metres of Septic Tanks or 1.8 metres of Leach Drains, or other such setbacks as required by Legislation. Please contact Council's Health Services for setbacks and requirements for other systems;
3. Separate approval for effluent disposal is to be obtained from the Shire of Serpentine-Jarrahdale;
4. The ancillary accommodation shall be attached to the main dwelling by an enclosed (roofed) walkway;
5. The exterior finish of the ancillary accommodation to be constructed in the same or similar materials to the main dwelling;
6. Any occupier shall be a member of the family of the occupier of the main dwelling;
7. That the owner/occupiers of the above enter into a legal agreement with the Shire of Serpentine-Jarrahdale stipulating that approval was granted for an ancillary accommodation attached to existing dwelling and a note to be lodged on the title to that effect. The agreement must include provisions for the abovementioned condition 6;
8. All legal costs incurred are to be met by the applicants;
9. That the legal agreement be entered into prior to the issue of a building licence;
10. The primary residence cannot be occupied until the ancillary accommodation is completed.

CARRIED 5/0

P145/06/02 PROPOSAL EXTENSIONS TO WHOLESALE NURSERY – LOT 26 HOLMES ROAD, OAKFORD (P00123)		
Proponent	V & G Hall	
Officer	Lilia Palermo – Planning Officer	<b>In Brief</b>  Proposed wholesale nursery extensions complies with the TPS No.2 and recommended to be conditionally approved.
Signatures - Author:		
Senior Officer:		
Date of Report	28/05/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Murphy seconded Cr Hoyer that the application to construct a wholesale nursery dispatch area on Lot 26 Holmes Road, Oakford in accordance with an application dated 12 April 2002 be approved subject to the following conditions:

1. A building licence be obtained.
  2. Provision of static water supply to Council's satisfaction.
  3. Fire hydrants to be installed in accordance with BCA Clause E 1.3 and Australian Standard 2419.1.
  4. Fire Hose Reels to be installed in accordance with Clause E1.4 and Australian Standard 2441.
  5. Applicant to provide 6 car-parking bays in accordance with the application dated 16/04/02.
  6. Applicant to plant additional native species of trees at the front of the property for screening purposes in Accordance with Local Landscaping and Revegetation Policy.
  7. Provision of effluent disposal system to the satisfaction of Council's Principal Environmental Health Officer.
  8. A Certificate of Classification needed prior to occupancy of the building.
  9. Limit of facilities in accordance with the Building Standard of Australia part code "F".
- CARRIED 5/0

P148/06/02 ASSESSMENT OF FOUR WORKING PAPERS FOR THE BYFORD URBAN STORM WATER MANAGEMENT PROJECT (A0827-02)		
Proponent	Shire of Serpentine-Jarrahdale	<b>In Brief</b>  The purpose of this report is to make comment on four working papers received from PPK on the Byford Urban Storm Water Management Project. The papers are as follows:  - Hydrologic and Hydraulic Modelling - Water Quality Objectives - Soils and Groundwater - Water Quality Modeling
Officer	Jocelyn Ullman – Special Projects & Policy Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	10/6/02	
Previously	P082/01/02	
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Star seconded Cr Price that Council notes the status report on the Byford Urban Storm Water Management Project.  
CARRIED 5/0

P149/06/02 PROPOSED SUBDIVISION - LOT 246 PRUDEN ROAD, MUNDIJONG (S118960)		
Proponent	Brook & Marsh Pty Ltd	<b>In Brief</b>  Council to consider an application dated the 18 <sup>th</sup> April 2002 for a three lot subdivision of Lot 246 Pruden Road, Mundijong. It is recommended that Council advises the WA Planning Commission that the application be refused.
Officer	Michael Davis – Planning Officer	
Signatures - Author:		
Senior Officer:		
Date of Report	13/5/02	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee In Accordance With Resolution SM049/05/01</b>	

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Hoyer seconded Cr Murphy that Council advises the WA Planning Commission that an application dated the 18<sup>th</sup> April 2002 for a three lot subdivision of Lot 246 Pruden Road, Mundijong be refused for the following reasons:

1. Subdivision would create lots under the 40 hectare minimum lot size for subdivision of rural land identified in Council's Rural Strategy;
2. An Agricultural Impact Assessment has not been submitted with the application as required by Statement of Planning Policy No. 11;
3. The proposed subdivision would create an undesirable precedent for the further subdivision of the undeveloped superblocs in the immediate area;
4. The WA Planning Commission is unable to approve applications for subdivision which result in lot sizes below those specified within an approved local Rural Strategy as stated in the "Development Control – Policy Manual – DC 3.4";
5. Pruden Road from Lot 9 Pruden Road, Whitby is unconstructed and traverses difficult terrain;
6. The subdivision of the subject land may result in future undesirable development on the individual lots, which may be contrary to the objectives of the Landscape Protection Policy Area as established by Council's Rural Strategy.

CARRIED 5/0

Members of the gallery were invited to rejoin the meeting.8.04pm.

**11. CLOSE**

There being no further business the meeting closed at 8.05pm.