

## TABLE ON CONTENTS

1.	ATTENDANCES & APOLOGIES .....	1
2.	PUBLIC QUESTION TIME .....	1
3.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE .....	1
4.	STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS .....	1
5.	ANNOUNCEMENTS BY PRESIDING MEMBER.....	1
6.	CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS .....	2
6.1	Minutes of the Ordinary Council Meeting – 27 <sup>th</sup> August, 2001 .....	2
7.	REPORTS OF COMMITTEES & OFFICERS.....	2
7.1	<u>Corporate Services Committee Meeting – 10<sup>th</sup> September, 2001</u> .....	2
C026/09/01	TENTS AND MARQUEE (A0103) .....	2
C027/09/01	ELECTOR MEETINGS (A0050) .....	3
C028/09/01	COUNCILLOR ELECTION TRAINING (A0047) .....	6
C030/09/01	LOCAL GOVERNMENT GRANTS COMMISSION REVIEW (A0060-02) .....	7
C031/09/01	CONFIRMATION OF PAYMENT OF CREDITORS (A0917) .....	8
C032/09/01	DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917).....	10
C033/09/01	SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917).....	11
C034/09/01	RATE DEBTORS REPORT (A0917).....	12
C035/09/01	INFORMATION REPORT .....	13
C036/09/01	WAMA REPRESENTATION ON PEEL DEVELOPMENT COMMISSION (A0109-02) 16	
C029/09/01	TELSTRA COUNTRYWIDE (A0156) .....	16
7.2	<u>Asset Services – 10<sup>th</sup> September, 2001</u> .....	18
AS028/09/01	ALEXANDER ROAD RESERVE SCHOOL PARKING (R0193/P00925) .....	18
AS029/09/01	APPLICATION FOR LONG VEHICLE USE ON LOCAL ROADS (A0512-02) .....	21

<b>AS030/09/01 SCRIVENER ROAD GRAVEL RESERVE, RECOMMENCEMENT OF GRAVEL EXTRACTION FOR SHIRE PURPOSES (RS0091)</b> .....	<b>23</b>
<b>AS032/09/01 REGIONAL ROAD GROUP FUNDING DISTRIBUTION (A0427)</b> .....	<b>26</b>
<b>AS033/09/01 2001 FREIGHT PLANNING CONVERENCE</b> .....	<b>29</b>
<b>AS026/09/01 HEAVY VEHICLE USE OF MUNDIJONG ROAD &amp; WATKINS ROAD BETWEEN KWINANA FREEWAY &amp; SOUTH WESTERN HIGHWAY (A0512-02)</b> .....	<b>29</b>
<b>7.3 <u>Community &amp; Recreation Development Meeting – 10<sup>th</sup> September, 2001</u></b> .....	<b>31</b>
<b>CRD13/09/01 DRAFT TRAILS MASTER PLAN FOR THE SHIRE OF SERPENTINE-JARRAHDAL (A0848)</b> .....	<b>31</b>
<b>7.4 <u>Strategic Management Committee Meeting – 17<sup>th</sup> September, 2001</u></b> .....	<b>35</b>
<b>SM20/09/01 ENTRANCE VISIT FOR END OF YEAR AUDIT (A0001)</b> .....	<b>35</b>
<b>SM018/09/01 ORGANISATIONAL HUMAN RESOURCE REVIEW AND FUTURE NEEDS 2002-2005 (A0582)</b> 36	
<b>SM19/09/01 EMPLOYMENT OF EXECUTIVE OFFICER – STRATEGIC GRANT FUNDING FOCUS (A0436-03)</b> .....	<b>38</b>
<b>SM21/09/01 AUDIT TENDER 2002-2006 (A0001)</b> .....	<b>39</b>
<b>SM22/09/01 INFORMATION REPORT</b> .....	<b>41</b>
<b>SM22.1/09/01 WAMA – SINGLE ASSOCIATION TASK FORCE (A0165-05)</b> .....	<b>41</b>
<b>SM22.2/09/01 WA LOCAL GOVERNMENT ASSOCIATION – PEEL ZONE (A0027)</b> .....	<b>41</b>
<b>SM22.3/09/01 PEEL ECONOMIC DEVELOPMENT UNIT – EXECUTIVE GROUP MINUTES (A0839-03)</b> 41	
<b>SM22.4/09/01 PROPOSED RECREATION CENTRE (A0900-02)</b> .....	<b>41</b>
<b>7.5 <u>Planning Development &amp; Environment Meeting – 17<sup>th</sup> September, 2001</u></b> .....	<b>42</b>
<b>B05/09/01 PROPOSED WHOLESALE PLANT NURSERY: BOUNDARY FENCE APPLICATION – LOT 381 KARNUP ROAD, HOPELAND (P00150)</b> .....	<b>42</b>
<b>H04/09/01 APPLICATION TO SELL PRODUCE FROM ROADSIDE CORNER SOUTH WESTERN HIGHWAY AND PRUDEN ROAD, WHITBY (A0950)</b> .....	<b>45</b>
<b>E006/09/01 TONKIN HIGHWAY PROJECT PUBLIC ENVIRONMENTAL REVIEW (A0471-02)</b> ..	<b>48</b>
<b>E007/09/01 COUNCIL ELECTRICITY USE AND COST SAVINGS 2000/2001 (A0572)</b> .....	<b>53</b>
<b>E008.1/09/01 CITIES FOR CLIMATE PROTECTION CONFERENCE: LOCAL LEADERS LOCAL SOLUTIONS (1-3 August, Charles Stuart Council, Adelaide) (A0236-03)</b> .....	<b>56</b>

<b>E008.2/09/01 TRANSFERABLE (TRADEABLE) WATER ENTITLEMENTS FOR WA (A0463) .....</b>	<b>58</b>
<b>E008.3/09/01 VISIT BY CARL BINNING, CSIRO AND PAUL BATESON, ENVIRONS AUSTRALIA RE SHIRES BUSHCARE PROGRAM (A0812) .....</b>	<b>58</b>
<b>E008.4/09/01 LANDCARE CENTRE MANAGEMENT COMMITTEE (A0847) .....</b>	<b>58</b>
<b>E008.5/09/01 PEEL-HARVEY CATCHMENT COUNCIL (A0309) .....</b>	<b>58</b>
<b>E008.6/09/01 MUNDIJONG ROAD FLORA RESERVE MANAGEMENT PLANNING (RS0116) .....</b>	<b>58</b>
<b>E008.7/09/01 MINING AND MANAGEMENT PROGRAM LIAISON GROUP – ALCOA BAUXITE REHABILITATION (A0011).....</b>	<b>58</b>
<b>E008.8/09/01 REQUEST FOR FOREST MANAGEMENT COMMUNITY WORKSHOP IN PEEL REGION (A0026) .....</b>	<b>59</b>
<b>E008.9/09/01 COOL COMMUNITIES EXPRESSION OF INTEREST (A0236-02) .....</b>	<b>59</b>
<b>E008.10/09/01 PUBLIC CONSULTATION FOR TIMBER HARVESTING PLANS (A0026).....</b>	<b>59</b>
<b>P027/09/01 EXTRACTIVE INDUSTRY LICENCE FEES (A0405).....</b>	<b>60</b>
<b>P28/09/01 WRITE OFF OF DEVELOPMENT CONTRIBUTION - LOT 47 MUNDIJONG ROAD, MUNDIJONG (A0717) .....</b>	<b>62</b>
<b>P29/09/01 TIMBER CUTTING SAWS – JARRAHDAL MILL (P00509-03) .....</b>	<b>63</b>
<b>P30/09/01 PROPOSED METAL AND TIMBER CUT OFFS BUSINESS – LOT 222 MARDJA LOOP, MARDELLA (P01099) .....</b>	<b>65</b>
<b>P31/09/01 PROPOSED SPRING WATER BOTTLING BUSINESS – LOT 27 FEAST ROAD, SERPENTINE (P00477) .....</b>	<b>67</b>
<b>P32/09/01 PROPOSED AVIARIES – LOT 319 FIELDER ROAD, SERPENTINE (P01845) .....</b>	<b>69</b>
<b>P33/09/01 PROPOSED NURSERY PRODUCTION AREA AT LOT 25 HOLMES ROAD, OAKFORD AS EXTENSION TO EXISTING WHOLESALE PLANT NURSERY ON ADJOINING LAND (P01408) 71</b>	
<b>P34/09/01 SECOND DRAFT OF CONSERVATION PLAN FOR THE JARRAHDAL HERITAGE PARK (A0945-02).....</b>	<b>76</b>
<b>P35/09/01 DRAFT BRIEF FOR MANAGEMENT PLAN FOR THE JARRAHDAL HERITAGE PARK (A0961) 78</b>	
<b>P36/09/01 PROPOSED SUBDIVISION AND VARIATION TO SUBDIVISION GUIDE PLAN – PT LOT 183 KARGOTICH ROAD, OAKFORD (S117162) .....</b>	<b>80</b>
<b>P37.1/09/01 PLANNING SCHEME AMENDMENTS .....</b>	<b>86</b>
<b>P37.2/09/01 DELEGATED AUTHORITY DETERMINATIONS .....</b>	<b>86</b>

<b>P37.3/09/01 RESPONSE TO QUESTIONS FROM THE GALLERY AT ORDINARY COUNCIL MEETING – 20 AUGUST 2001 (A0429)</b> .....	<b>86</b>
<b>P37.4/09/01 METROPOLITAN REGION SCHEME – DEVELOPMENT CONTROL (CALL-IN) CLAUSE 32 RESOLUTION FOR DEVELOPMENT OF METROPOLITAN CENTRES (A0797)</b> .....	<b>86</b>
<b>P37.5/09/01 PROPOSED TOILET FACILITIES – JARRAHDAL PRIMARY SCHOOL, WANLISS STREET, JARRAHDAL (RS0139)</b> .....	<b>86</b>
<b>P37.6/09/01 PROPOSED NEW TEACHING BLOCK, 5 CLASSROOMS AND ALTERATIONS OT EXISTING COVERED ASSEMBLY/CANTEEN – MARRI GROVE PRIMARY SCHOOL, LARSEN ROAD, BYFORD (P00925)</b> .....	<b>87</b>
<b>P37.7/09/01 TRAILS WORKING GROUP (A0494)</b> .....	<b>87</b>
<b>P38/09/01 BYFORD TOWN SQUARE PLANS – FINAL ENDORSEMENT</b> .....	<b>87</b>
<b>P39/09/01 EXPLORATION LICENCE WITHIN THE SHIRE OF SERPENTINE-JARRAHDAL (A0548)</b>	<b>89</b>
<b>8. MOTION OF WHICH NOTICE HAS BEEN GIVEN</b> .....	<b>91</b>
<b>9. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING: ...</b>	<b>91</b>
<b>9.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS</b> .....	<b>91</b>
<b>CRD15/09/01 SOCIAL HISTORY BOOK ' HARNESSING VOICES' ( AO170)</b> .....	<b>91</b>
<b>E009/09/01 BROOKDALE LIQUID WASTE FACILITY- PROPOSED CHANGES TO WASTE ACCEPTANCE CRITERIA (A0003)</b> .....	<b>94</b>
<b>9.2 COUNCILLORS QUESTIONS</b> .....	<b>96</b>
<b>10. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY</b> .....	<b>96</b>
<b>10.1 Corporate Services – 10<sup>th</sup> September, 2001</b> .....	<b>96</b>
<b>10.2 Asset Services – 10<sup>th</sup> September, 2001</b> .....	<b>96</b>
<b>AS027/09/01 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION – STATE EMERGENCY SERVICE CONSULTATIVE COMMITTEE (A0163-05)</b> .....	<b>96</b>
<b>AS031/09/01 INFORMATION REPORT</b> .....	<b>97</b>
<b>10.3 Community &amp; Recreation Development – 10<sup>th</sup> September, 2001</b> .....	<b>97</b>
<b>CRD14/09/01 INFORMATION REPORT</b> .....	<b>97</b>
<b>10.4 Building Services – 17<sup>th</sup> September, 2001</b> .....	<b>97</b>
<b>B06/09/01 PROPOSED SERPENTINE SPORTS RESERVE ABLUTION FACILITY (A0369, RS0115-04)</b>	<b>97</b>

<b>B07/09/01</b>	<b>INFORMATION REPORT .....</b>	<b>98</b>
<b>10.5</b>	<b>Health Services – 17<sup>th</sup> September, 2001 .....</b>	<b>98</b>
<b>H05/09/01</b>	<b>INFORMATION REPORT .....</b>	<b>98</b>
<b>10.6</b>	<b>Planning Development &amp; Environment – 17<sup>th</sup> September, 2001.....</b>	<b>98</b>
<b>11.</b>	<b>CLOSE</b>	<b>98</b>

- 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 HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET, MUNDIJONG ON MONDAY, 24<sup>th</sup> SEPTEMBER, 2001 - COMMENCING AT 7.00PM.

---

**1. ATTENDANCES & APOLOGIES**

**PRESENT:** Crs. J C Star  
W J Kirkpatrick  
D L Needham  
A J Simpson  
K R Murphy  
D Buttfield  
I J Richards  
J A Scott

**APOLOGIES:** Cr T H J Hoyer  
Cr J E Price ..... (leave of absence)  
Mr A Watson..... Director Sustainable Development

**IN ATTENDANCE:** Mr D E Price ..... Chief Executive Officer  
Mr R Harris ..... Director Asset Services/  
.....Acting Director Sustainable Development  
Mr G Dougall ..... Director Corporate Services  
Mrs S E Langmair..... Minute Secretary

**GALLERY:** 6

**2. PUBLIC QUESTION TIME**

**3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Mrs Christine Nield – August Ordinary Council Meeting

**Question** - According to Council guidelines for extraction industry adopted by the Council on 28/3/1994 thereabouts it was claimed that an extraction industry license shall be subject to planning permission been obtained prior to either commencement or continuation of such activities. Has such an extraction industry license since been granted to Lots 188/189 Thomas Road ever been granted. If so, please provide details, dates etc.

**Response** - Council resolved to make new extractive industry local laws on 20th December 1999. These local laws repealed earlier by-laws, including those published in the Government Gazette of 28th October 1994.

Council's property files in respect of Lots 188 and 189 Thomas Road do not indicate extractive industry licences or planning approval for extractive industries have been sought or issued in respect of these properties.

**4. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS**

**5. ANNOUNCEMENTS BY PRESIDING MEMBER**

I am sure Council endorses the sentiments of the President of WAMA in his letter of sympathy to the Mayor of New York. We can also understand the need for the leaders of the USA to act in response to the terrorist attack on the fundamentals of their existence. I would like this Council to reflect wisely on the implications of our changed world and I ask them to consider endorsing the Earth Charter as our commitment to living in a world where there is respect for the Earth and life in all its diversity. Where we care for the community of life with understanding, compassion and love, where we build democratic societies that are

just participatory, sustainable and peaceful and where we secure Earth's bounty and beauty for present and future generations.

## 6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

6.1 Minutes of the Ordinary Council Meeting – 27<sup>th</sup> August, 2001

### **COUNCIL DECISION**

Moved Cr Kirkpatrick seconded Cr Buttfield  
The minutes of the Ordinary Council Meeting held on 27<sup>th</sup> August, 2001 be confirmed.  
CARRIED 8/0

## 7. REPORTS OF COMMITTEES & OFFICERS

7.1 Corporate Services Committee Meeting – 10<sup>th</sup> September, 2001

### **COUNCIL DECISION**

Moved Cr Needham seconded Cr Richards  
The minutes of the Corporate Services Committee Meeting held on 10<sup>th</sup> September, 2001 be received.  
CARRIED 8/0

C026/09/01 TENTS AND MARQUEE (A0103)			
Proponent	Council		
Officer	G R Dougall – Director Corporate Services	Date of Report	31/08/01
Signatures	Author:	Senior Officer:	
Previously	C107/12/00		
Disclosure of Interest			
Delegation	Council		

### **Preamble**

To offer the marquee and four tents owned by Council to Riding Pony Stud Book Society Inc.

### **Background**

In December 2000 Council resolved to offer these tents through an expression of interest to the local schools as the tents are becoming run down and in need of considerable repair or even replacement. At the time it was thought that the schools could continue to hire the tents to the community if they wished.

The resolution also provided that Council would hire tents for any functions where a tent was required for Council use.

All schools in the area were individually written to. As the resolution was during school holidays a letter was forwarded to schools again in the new year. No response was received and as a result the tents have remained under Council control.

### **Comments**

The Riding Pony Stud Book Society Inc of Oakford have forwarded correspondence advising they are a non-profit group that hires tents for their events and would be happy to take the responsibility of ownership and hiring from Council.

As this is a local community group this would satisfactorily resolve the situation for Council.

Section 3.58 of the Local Government Act 1995 provides conditions on how local government can dispose of property. Regulation 30 of the Local Government (Functions and General) Regulations 1996 provides that property valued under \$20,000 is exempt from the requirements of the Act.

**Statutory Environment:** Section 3.58 of Local Government Act 1995 and Regulation 30 of Local Government (Functions and General) Regulations 1996

**Policy Implications:** No policy implications

**Financial Implications:** Lost revenue of between \$200 and \$300 per year

**Strategic Implications:** No strategic implications

**Community Consultation:** No consultation required

**Voting Requirements:** Normal

**Officer Recommended Resolution**

The marquee and four tents be donated to the Riding Pony Stud Book Society Inc of Oakford.

**CRC026 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Richards  
This item be deferred to seek alternative solutions within the Shire.  
CARRIED 8/0

Note: This matter was deferred to review alternative solutions.

C027/09/01 ELECTOR MEETINGS (A0050)			
Proponent	Council		
Officer	G R Dougall – Director Corporate Services	Date of Report	03/09/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

To review Work Procedure CSWP2 to include quarterly elector meetings in accordance with the Communications and Marketing Guide.

**Background**

Currently, CSWP2 – Annual Electors’ Meetings – provides that “the annual meeting of electors be held on the first Wednesday in December each year, commencing at 8.00pm provided that this is not more than 56 days after Council accepts the annual report for the previous financial year (s5.27(2) Local Government Act 1995).” This meeting is generally held in Mundijong and includes the discussion of the Annual Report and Auditors Report. It concludes with a general business item for residents to raise with Council or senior officers.

Council also conducts Quarterly Elector Meetings, firstly as a tool to ensure that the community has direct access to Council and senior officers on a regular basis, secondly as a vehicle to ensure Council plans are directly presented to residents, and thirdly to keep abreast of local issues in the community. The format generally provides for current issues local to the area where the meeting is being held to be discussed and for the local Councillors' to provide the meeting with an update.

Action 5.3 of the Communications and Marketing Guide provide for a review of the Quarterly Elector Meetings for effectiveness as often attendance varies according to the issues or locality. The Guide suggests applying recommendations to improve the effectiveness of these meetings.

### **Comments**

The recommendations provided by the Guide are listed below:

1. A segment be added to the evening, called "corrections to common council rumours" or "gossip correctors". This segment should be light hearted.
2. A frequently asked questions (FAQ) segment to follow, and
3. Participants receive some form of "take home" information (newsletter, corporate folder, relevant info notes, business cards of councillors)

These recommendations may improve the communication between the community and Council and should be reviewed again as to their effectiveness. The majority of information at the quarterly meetings should still relate to local issues of the area where the meeting is being held.

As Council has set a defined day and location for the annual meeting it may also be appropriate to set a defined day and location for the quarterly meeting. This would allow the agenda items to be developed over time with knowledge of the target audience, especially if information is to distributed as recommended.

It is proposed that the following be added to the current work procedure:

#### Quarterly Elector Meetings

Be held three times a year in conjunction with the Annual Electors Meeting. Quarterly Meetings be held at 7:00pm on the first Wednesday of March, June and September and the meetings be rotated in the following order:

Byford  
Serpentine  
Oakford  
Jarrahdale

(Note: Annual Electors Meeting to be held at Mundijong).

<b><u>Statutory Environment:</u></b>	Local Government Act 1995
<b><u>Policy Implications:</u></b>	Change to Work Procedure CSWP2
<b><u>Financial Implications:</u></b>	No additional financial implications for meeting venue, some financial costs associated with providing "take home" information.
<b><u>Strategic Implications:</u></b>	Assists in Community having say in future of the area.
<b><u>Community Consultation:</u></b>	Not required
<b><u>Voting Requirements:</u></b>	Normal

### **Officer Recommended Resolution**

Work Procedure CSWP2 be modified to the following:

Title – Elector Meetings (Annual and Quarterly)

Annual meetings of electors be held on the first Wednesday in December each year in Mundijong, commencing at 7:00pm provided that this is not more than 56 days after Council accepts the annual report for the previous financial year (s5.27(2) Local Government Act 1995).

Quarterly meetings be held three times a year in conjunction with the Annual Electors Meeting at 7:00pm on the first Wednesday of March, June and September and the meetings be rotated in the following order:

Byford  
Serpentine  
Oakford  
Jarrahdale  
(Note: Annual Electors Meeting to be held at Mundijong).

### **CRC027 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Richards

Work Procedure CSWP2 be modified to the following:

Title – Elector Meetings (Annual and Quarterly)

Annual meetings of electors be held on the first Wednesday in December each year in Mundijong, commencing at 7:00pm provided that this is not more than 56 days after Council accepts the annual report for the previous financial year (s5.27(2) Local Government Act 1995).

Quarterly meetings be held three times a year in conjunction with the Annual Electors Meeting at 7:00pm on the first Wednesday of March, June and September and the meetings be rotated in the following order:

Byford  
Serpentine  
Oakford  
Jarrahdale  
(Note: Annual Electors Meeting to be held at Mundijong).

Note: Where appropriate Council should invite a guest speaker to the meeting to talk about a topic relevant to the community at that time.

CARRIED 8/0

C028/09/01 COUNCILLOR ELECTION TRAINING (A0047)			
Proponent	City of Mandurah		
Officer	D.E. Price - Chief Executive Officer	Date of Report	03/09/01
Signatures	Author:	Senior Officer:	
Previously	C136/02/01		
Disclosure of Interest			
Delegation	<b>Council</b>		

### **Preamble**

Advise Councillors' of elected member training opportunities.

### **Background**

Council were advised in February 2001 of proposed councillor induction and training following the elections. The Chief Executive Officer has been working with the Chief Executive Officer of the City of Mandurah to develop a specialised elected members development program training.

### **Comments**

The City of Mandurah has now formally confirmed that the first training session to be conducted by the Western Australian Municipal association training section – Meeting Skills for Elected Members and Legal Responsibilities for Elected Members, has been arranged and is scheduled as follows;

Wednesday 3 October 2001 at the City of Mandurah

8:30am – 5:00pm (lunch provided)

Cost \$160 per participant (GST Inc)

*A copy of the advice from the City of Mandurah is included with the attachments and marked C028/09/01 for Councillors' information.*

Councillors' are encouraged to enrol and support this initiative. Please note registrations must be received by the 21 September 2001.

**Statutory Environment:** Local Government Act 1995.

**Policy Implications:** Nil

**Financial Implications:** Councillor training has been budgeted in 2001/2002

**Strategic Implications:** Not applicable

**Community Consultation:** Not applicable.

**Voting Requirements:** Normal

**CRC028 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards

1. Councillors' are requested to nominate their attendance at the above training to the Chief Executive Officer no later than 21 September 2001.
2. Councillors are to be advised of future modules associated with this training by the Chief Executive Officer, and are requested also to register their interest in attending with the Chief Executive Officer.
3. New Councillors' are encouraged to attend all the training modules.

CARRIED 8/0

C030/09/01 LOCAL GOVERNMENT GRANTS COMMISSION REVIEW (A0060-02)			
Proponent	Director Corporate Services		
Officer	G R Dougall – Director Corporate Services	Date of Report	05/09/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

To establish a working group for the Grants Commission submission on behalf of the Shire of Serpentine-Jarrahdale.

**Background**

Each year local governments are required to submit information to the Western Australian Grants Commission. This information is then collated by the Commission and used to determine the level of grant funding to Council.

Approximately every four to five years the Commission visits each local government to discuss any issues relevant to the local area, the determination process, and generally bring Council up to date with current experience. Local Governments may use this process to formally lodge a submission requesting specific disabilities that are considered significant to the operation of local government.

**Comments**

Whilst the next visit to this Council is not anticipated until 2003 it is an opportune time to review our situation to ensure the Commission is well aware of any issues to be raised. The budget provides an allocation of \$1,500 to undertake a review of our situation. These funds provide for a consultant that is experienced in the operations of the Commission to review the information currently being provided and advise of additional information that could be forwarded to improve our determination.

To assist in this process a small working group may be formed to liaise with the Consultant and report back to Council. One or two councillors from the Corporate Services Committee and the Director Corporate Services are the suggested members of this working group.

**Statutory Environment:** No statutory environment for working group membership.

**Policy Implications:** No policy implications

**Financial Implications:** \$1,500 included in budget for this review

**Strategic Implications:** No strategic implications

**Community Consultation:** Not required

**Voting Requirements:** Normal

**Officer Recommended Resolution**

A working group consisting of Councillors' \_\_\_\_\_ and \_\_\_\_\_ and the Director Corporate Services be established to progress the review of the WA Local Government Grants Commission submission on behalf of Council.

The role of this working group is to:

- a) Recommend a consultant to undertake the review, and
- b) Recommend, if required, the basis of a submission to the Commission on behalf of the Shire of Serpentine-Jarrahdale and invitation for a hearing with the Commission.

**CRC030 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Richards

A working group consisting of Councillors' Murphy and Buttfeld with Councillor Star as the Deputy and the Director Corporate Services be established to progress the review of the WA Local Government Grants Commission submission on behalf of Council.

The role of this working group is to:

- a) Recommend a consultant to undertake the review, and
- b) Recommend, if required, the basis of a submission to the Commission on behalf of the Shire of Serpentine-Jarrahdale and invitation for a hearing with the Commission.

CARRIED 8/0

Note: It was felt there should be a Deputy to this Committee.

C031/09/01	CONFIRMATION OF PAYMENT OF CREDITORS (A0917)		
Proponent	Director Corporate Services		
Officer	P. Igglesden – Customer Services Officer/Creditors Clerk	Date of Report	03.09.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

Confirm the payment of Creditors in accordance with Regulation 13(1) of the Local Government (Financial Management) Regulations 1996.

**Background**

Nil

**Comments**

In accordance with Local Government (Financial Management) Regulations 1996 13(1) Schedules of all payments made through the Council's Bank Accounts are presented to the Committee and to Council for their inspection. The list includes details for each account paid incorporating:

- a) Payees name
- b) The amount of the payment
- c) The date of the payment
- d) Sufficient information to identify the transaction

Invoices supporting all payments are available for the inspection of the Committee and Council and a certificate signed by the Chief Executive Officer, stating that all invoices and vouchers presented to the Committee and to Council have been certified as to the receipt of goods and the rendition of services and as to prices, computations and costing and that the amounts shown were due for payment, is attached and relevant invoices are available for inspection.

Summary of creditor accounts paid and payable for the month of July and August 2001.

From EP000946 to EP001064 & 29642 to 30046 totalling \$1,473,013.16	\$1,469,371.19	MUNICIPAL FUND
	\$3,641.97	TRUST ACCOUNT
Nil	\$0	LOAN ACCOUNT
<b>TOTAL</b>	<b>\$1,473,013.16</b>	
Remaining balance outstanding (and yet to be paid) as at 31 August 2001	<b>\$0.00</b>	

***A copy of the vouchers numbered EP000946 to EP001064 to 29642 to 30046 totalling \$1,473,013.16 for the month of July and August 2001 is included with the attachments and marked C031/09/01.***

- Statutory Requirement:** No Statutory Requirement
- Policy Implications:** No Policy Implications
- Budget Implications:** No Budget Implications
- Strategic Plan Implications:** No Strategic Implications
- Community Consultation:** Community Consultation is not required
- Voting Requirements:** Normal

**CRC031 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards:  
That 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 August, 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 8/0

C032/09/01 DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)			
Proponent	Director Corporate Services		
Officer	J. Fletcher – Customer Services Officer/Cashier	Date of Report	03.09.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

### **Preamble**

To receive the Debtor Accounts with a balance in excess of \$1,000 as at 1 August 2001.

### **Background**

Nil

### **Comments**

<b><u>NAME</u></b>	<b><u>AMOUNT</u></b> \$	<b><u>SINCE</u></b>	<b><u>DETAILS</u></b>
Rice	\$1,060.00	02/11/99	Regular payments are being received for contribution to private works
Willbury Holdings	\$2,000.00	02/03/00	Court action successful. Payment received, debtor will be written off as the original was raised to the wrong account – Director Sustainable Development.
Mr A Williams	\$2,167.22	02/04/01	Outstanding notice plus interest sent for Litter Infringement – no response due to debtor deceased. DSD to do further enquiries.
McLeans Recycling	\$2,693.73	02/04/01	Outstanding notice plus interest has been sent. Telephoned requesting payment. Letter forwarded to Mr McLean requesting immediate settlement.
City of Rockingham	\$3,496.05	06/04/01	Final payment for Fire Management Officer – final demand notice sent by DCS
SJ Landcare	\$13,927.34	06/04/01	Have sent the information requested in relation to expenditure. Landcare Development Officer advised that payment will be received within the week.
SGIO	\$5,813.52	20/04/01	Workers Compensation Claim – have sent reminder letter pending further details requested. This information is being sent.
Telstra	\$82,500.00	30/05/01	Lease agreement of Jarrahdale Tower. Council holding \$82,500 of payment for Jarrahdale Tower works until account is settled.
Mr & Mrs Thomas	\$1,342.00	30/05/01	Are having financial difficulties and have been requested to send in a

			formal letter
T Keogh	\$1,363.25	26/10/01	Awaiting banking details to begin direct debit for rental payments
TOTAL	<b>\$116,363.11</b>		

- Statutory Requirement:** No Statutory Requirement
- Policy Implications:** No Policy Implications
- Budget Implications:** No Budget Implications
- Strategic Plan Implications:** No Strategic Implications
- Community Consultation:** Community Consultation is not required
- Voting Requirements:** Normal

**CRC032 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards  
That 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 1 August 2001.  
CARRIED 8/0

C033/09/01 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)			
Proponent	Director Corporate Services		
Officer	J. Fletcher – Customer Services Officer/Cashier	Date of Report	03.09.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

To receive the Sundry Debtor Outstanding Accounts as at 1 August 2001.

**Background**

Nil

**Comments**

Debtors over	3 months	\$119,553.28
	2 months	\$ 44,910.30
	1 month	\$ 22,883.48
	Current	\$ 60,597.26
	<b>BALANCE</b>	<b>\$247,944.32</b>

- Statutory Requirement:** No Statutory Requirement
- Policy Implications:** No Policy Implications
- Budget Implications:** No Budget Implications
- Strategic Plan Implications:** No Strategic Implications

**Community Consultation:** Community Consultation is not required

**Voting Requirements:** Normal

**CRC033 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards  
That Council receive and note the report on Sundry Debtor Outstanding Accounts as at 1 August 2001.  
CARRIED 8/0

C034/09/01 RATE DEBTORS REPORT (A0917)			
Proponent	Executive Manager Corporate Services		
Officer	N.J. Galbraith – Rates Officer	Date of Report	03.09.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

To receive the overall position of rates and rubbish charges as at 31 August 2001.

**Background**

Nil

**Comments**

	2002			2001	
	RATES \$	RUBBISH \$		RATES \$	RUBBISH \$
Outstanding 30 June 2001	\$321,544.35	\$30,060.35	Outstanding 30 June 2000	\$257,123.17	\$18,018.51
Levied 2001/2002 - 1 July	\$3,604,807.64	\$584,911.96	Levied 2000/2001 - 1 July	\$3,487,627.21	\$589,867.50
2001/2002 Penalties	-	-			
Receipts	-\$477,558.38	-\$90,846.01	Receipts	-\$212,637.04	-\$40,345.41
Less Deferred Pensions	-\$23,294.40	-	Less Deferred Pensions	-\$17,278.20	
	<b>\$3,425,499.21</b>	<b>\$524,126.30</b>		<b>\$3,514,835.14</b>	<b>\$567,540.60</b>

Collection percentages were 12.18% for rates and 14.77% for rubbish charges.

Collection percentages were 5.71% for rates and 6.64% for rubbish charges.

**Statutory Requirement:** No Statutory Requirement

**Policy Implications:** No Policy Implications

**Budget Implications:** No Budget Implications

**Strategic Plan Implications:** No Strategic Implications

**Community Consultation:** Community Consultation is not required

**Voting Requirements:** Normal

**CRC034 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards  
That Council receive and note the report the Rate Debtors accounts as at 1 August 2001.  
CARRIED 8/0

C035/09/01	INFORMATION REPORT		
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	Various
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**C035.1/09/01 DISTINGUISHED SERVICE AWARD – MRS COLLEEN RANKIN (A0008-02)**

A letter of thanks has been received from Mrs Colleen Rankin for the nomination for a Distinguished Service Award which Council forwarded to WAMA. The award was presented during Local Government Week by the CSCA President. **A copy of the letter can be found in the attachments marked "C035.1/09/01":**

**C035.2/09/01 GERALD VAN RONGEN & LONGALINE PTY LTD AND SHIRE OF SERPENTINE JARRAHDAL (PREVIOUSLY SM015/08/01) (A0686-05)**

Council is advised that the Chief Executive Officer was at no time prior to the matter being raised at the June Ordinary Meeting of Council aware that Phillips Fox (who have been engaged by Council insurers to represent the Shire of Serpentine-Jarrahdale in the above matter) were to attend a Status Conference relating to this matter.

Phillips Fox were contacted by the Chief Executive Officer on the 26 June 2001 as a result of the matter being raised by a member of the community (Mr P Nield) at the Ordinary Meeting of Council on the 25 June 2001.

Phillips Fox advised that "Council was not informed of the Status Conference as in their opinion it did not warrant Council representation. The conference dealt with the mechanics of the litigation, nothing more".

**C035.3/09/01 WESTERN AUSTRALIAN LOCAL GOVERNMENT GRANTS COMMISSION – 2001/2002 FINAL GRANT ALLOCATION (A0060-02)**

**A copy of the 2002/2001 Final Grant Allocation is included with the attachments and marked C035.3/09/01.**

**C035.4/09/01 WAMA – 2000 – 2001 ANNUAL REPORT (A0163-05)**

A copy of the Annual Report is in the Councillors Lounge for Councillors' information

**C035.5/09/01 WAMA BEST PRACTICE AWARDS (A0163-05)**

The Western Australian Municipal Association (WAMA) Best Practice in Local Government Awards recognises Council's in Western Australia, which are working towards or achieving

best practice. The awards are an annual event administered by the Western Australia Municipal Association Best Practice Unit. Last year the Shire was successful in winning a Best Practice award in the Performance Measurement category.

This year staff and the Executive Team have submitted an application for the Whole of Organisation “Best Practice Award”.

The Best Practice Award will be presented to those relatively few Council’s who demonstrate achievement and improvement through implementing best practice across the categories of;  
Customer Service  
Effective Communication  
Innovation  
Performance Measurement  
Process Management

Awards will be presented at an award ceremony, which will take place on Friday 9 November 2001.

Councillors’ may view the application by contacting the Chief Executive Officers Personal Assistant.

C035.6/09/01 INTEREST ON INVESTMENTS (A0073)

Bank	Maturity Date	Purpose	Current Terms	Balance
<b>Reserve Funds</b>				
Challenge	24/09/01	Plant replacement reserve	4.86%	\$331,196.46
Challenge	24/09/01	Gravel pit reserve	4.86%	\$52,207.12
Challenge	09/10/01	Revaluation reserve	4.85%	\$5,435.46
Challenge	09/10/01	Land and building reserve	4.85%	\$700.78
Challenge	24/09/01	Serpentine Dam Tearooms Res	4.86%	\$26,901.88
Challenge	24/09/01	Computer Reserve	4.86%	\$58,909.89
Challenge	24/09/01	Investment Reserve	4.86%	\$61,405.88
				<b>\$536,757.47</b>
<b>Special Purpose Investments</b>				
Challenge	24/09/01	Ex Long Service Leave Res	4.86%	\$47,831.75
Challenge	24/01/01	Darling Downs Capital	4.86%	\$102,820.41
Challenge	01/11/01	Byford Youth Forum	4.91%	\$4,552.51
Challenge	24/09/01	Darling Downs Maintenance	4.86%	\$24,462.83
Challenge	09/10/01	Historical Society	4.85%	\$1,315.22
Challenge	24/09/01	Alcoa Contributions	4.86%	\$182,763.58
				<b>\$363,746.30</b>
<b>Municipal Investments</b>				
Challenge	24/09/01	Municipal	4.86%	\$110,704.19
Commonwealth	10/09/01	Municipal	4.76%	\$278,683.14
Bendigo Bank	28/09/01	Municipal	5.06%	\$109,712.80
Commonwealth	07/09/01	Municipal	4.75%	\$210,309.05
Bankwest		Redeemed		\$0.00
Bankwest		Redeemed		\$0.00
Bankwest	03/09/01	Municipal	5.00%	\$262,363.42
Bankwest	17/09/01	Municipal		\$250,000.00
Bankwest	24/09/01	Municipal		\$250,000.00
Bankwest	28/09/01	Municipal		\$250,000.00
				<b>\$1,721,772.60</b>
PIBS		Municipal		\$3,096.37
PIBS		Municipal		\$3,096.71
PIBS		Municipal		\$2,164.27

PIBS		Municipal		\$3,089.39
				<b>\$11,446.74</b>
<b>TOTAL INVESTMENTS</b>				<b>\$2,633,723.11</b>

**FUNDS INVESTED FROM ACCOUNTS**

Municipal	\$2,096,965.64
Reserve	\$536,757.47
	<b>\$2,633,723.11</b>

Council has 3000 Telstra shares valued at \$4.95 each share at 2:48pm on 4 September 2001

**INTEREST EARNED**

Interest for August	\$7,442.59
Previous interest	\$9,596.95
	<b>\$17,039.54</b>

**BANKS RESERVES INVESTED WITH**

Bankwest	38.44%	\$1,012,363.42
Bendigo Bank	4.17%	\$109,712.80
Challenge Bank	38.39%	\$1,011,207.96
Commonwealth	18.57%	\$488,992.19
PIBS	0.43%	\$11,446.74
		<b>\$2,633,723.11</b>

**Statutory Requirements:** No Statutory Requirements

**Policy Implications:** No Policy Implications

**Budget Implications:** No Budget Implications

**Strategic Plan Implications:** No Strategic Plan Implications

**Community Consultation:** Community Consultation is not required

**Voting Requirements:** Normal

**CRC035 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Scott seconded Cr Richards  
That the information report be received.  
CARRIED 8/0

C036/09/01 WAMA REPRESENTATION ON PEEL DEVELOPMENT COMMISSION (A0109-02)			
Proponent	Council		
Officer	D.E. Price – Chief Executive Officer	Date of Report	10/09/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Council has agreed for the Shire of Murray to elect a representative on the Peel Development Commission Board.

**CRC036 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Richards

The Committee recommends nomination of Cr Thomas F Cornock for the Local Government position on the Peel Development Commission Board in accordance with the Ballot presented by Western Australia Municipal Association dated 7 September 2001.

CARRIED 8/0

C029/09/01 TELSTRA COUNTRYWIDE (A0156)			
Proponent	Council		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	04/09/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

For Telstra to provide Council with an update of Telstra issues in the Serpentine-Jarrahdale area.

**Background**

At the August Committee meeting the committee resolved to invite Mr Ray Phelp from Telstra Countrywide to this meeting to update Council on Telstra issues within this area.

**Comments**

Mr Phelp has accepted this invitation and will be attending the committee at 10:00am.

**Statutory Environment:** No Statutory Environment

**Policy Implications:** No Policy Implications

**Financial Implications:** No Financial Implications

**Strategic Implications:** No Strategic Implications

**Community Consultation:** Not Required

**Voting Requirements:** Normal

### **Discussion Notes**

Mr Ray Phelp thanked the committee for inviting him to the meeting.

Mr Phelp would like to get understanding of what requirements of the Region are, and the Regional issues between the technology of GSM and CDMA.

Once GSM coverage is installed, it can't be taken away. Therefore Telstra would not put GSM into Jarrahdale for a time period.

On 25<sup>th</sup> September 2001 mobile number portability comes in. This will also work between the different networks. It will take a couple of hours to port a number.

Even if you are still under a contract you will still be able to port your phone. Porting can be done from Telstra GSM to Telstra CDMA. A new handset would need to be purchased for this to be done.

People have been under the impression that CDMA only works in the country areas and doesn't work in Perth, this is incorrect.

The difference between GSM and CDMA is the difference in the technology. CDMA more appropriate for Regional areas.

CDMA has a quality noise suppression (for example if you are in a busy street with cars driving past, this noise would not be able to be heard by the listener at the other end), no interference with radios etc and therefore also better for people with hearing aids.

Beazly Report – The outcome of the zoning review

Jarrahdale and Serpentine come under the Byford zoning.

Wide area calls are for – people who live in metro area and closer to towns.

Local - Anything adjacent to zone

Wide Area – untimed 25c call for upto 50km – Byford Zoning to Perth (Jarrahdale and Keysbrook are included in this zoning).

Regional - up to 85km

### **CRC029 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Richards

Mr Ray Phelp from Telstra Countrywide be thanked for his attendance at this meeting and comments in relation to issues in the Serpentine-Jarrahdale area.

CARRIED 8/0

7.2 Asset Services – 10<sup>th</sup> September, 2001

**COUNCIL DECISION**

Moved Cr Kirkpatrick seconded Cr Needham  
 The minutes of the Asset Services Committee Meeting held on 10<sup>th</sup> September, 2001  
 be received.  
 CARRIED 8/0

AS028/09/01 ALEXANDER ROAD RESERVE SCHOOL PARKING (R0193/P00925)			
Proponent	Marri Grove Primary School (P & C Association)		
Officer	Patrick Rose – Technical Officer	Date of Report	06.08.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
<b>Delegation</b>	Council		

Preamble

Council is requested to consider approval of the use of portion of the Alexander Road Reserve (adjacent to the Marri Grove Primary School Sports Oval) between the existing carpark and Larsen Road, for the development of additional parking area in the section between Larsen Road and the existing carpark.

*A copy of the site plan is with attachments marked AS028/09/01.*

Background

The Marri Grove P&C Association recently formed a committee to deal with issues relating to parking at the Primary School. The committee resolved at a recent meeting, to seek permission from the Council to increase the capacity of the existing parking area in Alexander Road, by extending the area towards Larsen Road.

Building works are scheduled to be carried out later in the year. Contractors are required to lay roadbase for a temporary access road as part of these works. Upon completion of the building works the contractor can then utilize the road base to construct an additional parking area at the proposed location.



Alexander Road Reserve  
Facing South from Larsen Rd  
 Existing intersection with Larsen Road and adjoining verge adjacent to Sports Oval and existing carpark.



Alexander Road Reserve

Facing North from Existing  
Carpark

Existing carpark on  
Alexander Road Reserve  
adjacent to Sports Oval.

Removal of a proportion of the existing vegetation is required. Works are to exclude the removal of the existing large trees, which are to remain in-situ in the proposed extension of the carpark.

#### Comments

The use of the road reserve for this purpose is not generally desirable but without practical on site options available consistent with community expectations for this type of development. The school is not seeking any financial assistance towards the cost of construction of the additional parking from the Council.

Comments received from Council's Environmental Officer Andrew Del Marco:

- “1) Council should encourage the Education Department and school to look at a long term solution to car parking. Further use of road reserve for car parking should be discouraged. This should be made a condition of Council's recommendation. The incremental loss of native vegetation, (given the amount of cleared land that already exists on the school property), does not make this proposal acceptable.
- 2) I do not 'support' the loss of trees, rather I appreciate that, in this case, the value of the trees could be replaced by replanting marris trees around the oval near where the trees are to be removed. I would recommend that a reasonable replacement for loss of 15 trees is planting of 30 large marris or 60 tubestock marris. The two grass trees should be salvaged and planted on the school where they will be maintained.
- 3) Spoil from the site should be managed to minimize spread of weeds. Tambookie grass is on the site. This weed is as bad as lovegrass, but not yet spread widely throughout the shire.
- 4) If the proposal proceeds, the minor environmental impact and future implications can be managed using the above recommended replacement of vegetation on the school grounds.”

Statutory Environment: Local Government Act

Policy Implications: Nil

Budget Implications: Nil – School to meet all development costs of constructing parking area. Minor future maintenance costs to be Council's responsibility.

Strategic Plan Implications: Nil

Community Consultation: Marri Grove P & C Parking Committee

Voting Requirement Normal

### **Officer Recommended Resolution**

That the Council approves the use of the Alexander Road Reserve for the extension of the existing parking area towards Larsen Road up to 20m from Larsen Road subject to the following conditions:

- 1) Detailed drawings of the works be submitted and approved by the Director Asset Services.
- 2) Two existing grass trees are relocated onto the school grounds.
- 3) Thirty (30) Marri trees are planted, maintained and replaced if necessary, on the school grounds.
- 4) All excess topsoil and weeds are disposed of in an appropriate landfill site.

### **CRAS028 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy

That the Council approves the use of the Alexander Road Reserve for the extension of the existing parking area towards Larsen Road up to 20m from Larsen Road subject to the following conditions:

- 1) Detailed drawings of the works be submitted and approved by the Director Asset Services.
- 2) Two existing grass trees are relocated onto the school grounds.
- 3) Thirty (30) endemic native trees are planted, maintained and replaced if necessary, on the school grounds.
- 4) All excess topsoil and weeds are disposed of in an appropriate landfill site.

CARRIED 8/0

Note: It was felt that alternative endemic native trees could be planted instead of some of the Marri trees.

AS029/09/01 APPLICATION FOR LONG VEHICLE USE ON LOCAL ROADS (A0512-02)			
Proponent	M.G. & A.M. Lorne Ostrich Transport, Geraldton		
Officer	Simon Kenworthy-Groen Design Engineer	Date of Report	30.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

### **Preamble**

An application to use a long permit vehicle combination on Shire local roads is to be considered.

### **Background**

Application has been made by Mr Michael Lorne to use a B Train vehicle to transport Ostriches along Thomas Road, King Road and Orton Road into the Town of Kwinana.

In his application Mr Lorne has written:

*"I am writing to you to ask for permission to travel from THOMAS RD onto KING RD to ORTON RD into LANDGREN RD to OSTRICK ABATTOIRS.*

*I have been operating my ostrich transport business for approximately 2 years and have previously been using alterative routes till my carting contract with Ostgro Australia (Pinjarra 08 9531 1360) was renewed, which is due to commence in September 2001. Part of my new contract is that I am required to transport an extra 40 ostriches. At present, I am transporting 60 ostriches on a single 40ft trailer. To be able to carry the extra stock, I need to upgrade my vehicle to a B-Train. It is unadvisable to unhook trailers and transport the ostriches through in 2 separate runs as this would be harmful to those Ostriches left behind unattended, because they can become very stressed which in turn may cause major loss to stock.*

*I would therefore wish to request a written approval from the Shire of Serpentine-Jarrahdale for the use of this route, so that I can submit this approval letter to the Main Roads Department for their approval. The estimated use of the roads would be 5 days a week."*

Whilst responsibility for the granting of consent to use a permit vehicle on a local road rests with Main Roads Western Australia, it is the present practice of Main Roads to liaise with the relevant Council prior to considering an application to use a road which has not previously been endorsed for use by the same type of vehicle.

### **Comments**

Council has consistently sought to avoid having heavy transport permit vehicles (exceeding 19 metres overall length, or exceeding 42.5 tonne overall mass) use Shire local roads other than those specifically designated and constructed to a standard suitable for such vehicles. Thomas and King Roads have been upgraded as heavy haulage routes, however Orton Road has not been upgraded for heavy vehicles. Orton Road is in reasonable condition and comprises of a two lane road having a 6.2m seal. The severance of Orton Road by the Kwinana Freeway has meant an alternate heavy vehicle route to the site is not available.

The roads sought to be used by Mr Lorne for a B-Train vehicle meet the minimum pavement geometry requirement for the proposed vehicle.

In considering the proposal it is necessary to be conscious of Main Roads policy which provides that if Council grants consent for this application the roads involved will be assessed for suitability for that class of vehicle (long vehicle combinations) and other applications can be granted without reference to Council.

**Statutory Environment:** Road Traffic Act  
Vehicle Standards Regulations

**Policy Implications:** Consent to the application to use a permit long vehicle on non endorsed Council local roads will erode Council's position on the use of such vehicles in the Shire.

**Financial Implications:** Potential increased road maintenance costs.

**Strategic Implications:** Council transportation strategy is for heavy permit vehicles to be confined to main and secondary roads with local roads being accessed only by "as of right" vehicles.

**Community Consultation:** Not required.

**Voting Requirements:** Normal

**Officer Recommended Resolution**

No objection be made to the application from M.G. & A.M. Lorne Ostrich Transport to operate a B-Train vehicle Thomas Road, King Road and Orton Road.

**CRAS029 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Murphy  
The application not be supported and the applicant be advised preferred access to Landgren Road from Thomas Road is via Bombay Boulevard and Orton Road in the Town of Kwinana.  
CARRIED 8/0

Note: This was changed due to further information on alternate new route.

AS030/09/01 SCRIVENER ROAD GRAVEL RESERVE, RECOMMENCEMENT OF GRAVEL EXTRACTION FOR SHIRE PURPOSES (RS0091)			
Proponent	Shire Serpentine-Jarrahdale		
Officer	Simon Kenworthy-Groen Design Engineer	Date of Report	29.08.01
Signatures	Author:	Senior Officer:	
Previously	T050/8/95, T010/7/95, T142/12/95, T159/1/96, T010/7/96, T054/9/96, T104/11/96, T133/12/96, T070/11/97, T101/1/98, T041/8/98, T043/9/98, T085/12/98, T109/3/99,		
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

### Preamble

Council is requested to initiate the recommencement of gravel extraction for Shire purposes only at the Scrivener Road gravel reserve to ensure adequate gravel supply for the Shire forward road construction and maintenance program.

### Background

In 1995 - 1996 Council developed a proposal with Quarry Park Pty Ltd to operate a commercial ferricrete extraction operation from the Council's gravel reserve 26080 Scrivener Road with royalties payable to the Shire.

This proposal drew significant objection from property owners in the area concerned at the impact on the area. The Department of Environmental Protection expressed concern the reserve was within a flora and fauna preservation area and some areas should be excluded from quarrying because of significant fauna and flora.

It has been intended that the site would be included in the Serpentine National Park following gravel winning and rehabilitation.

On the 23 September 1996 Council resolved to abandon the proposal of developing a commercial ferricrete quarry on Reserve 26080 and that Council would pursue an alternative site within State Forrest 22 of less environmental sensitivity for its own and potential commercial purposes. This was negotiated with the Department of Conservation and Land Management, conditional on an equivalent volume of extraction of 2,125,000 m<sup>3</sup> as determined by consultants, Sinclair Knight Merz.

The proposed ferricrete quarry was based on a development application and report dated June 1996 from Quarry Park Pty Ltd to extract approximately 80,000 m<sup>3</sup> per annum from the reserve a commercial enterprise with the Shire receiving a royalty of approximately \$70,000 per annum.

The Admiral Road gravel site negotiations are at a stalemate on approvals.

Recommencement of gravel extraction from the Scrivener Road pit to meet Council requirements of approximately 10,000 m<sup>3</sup> would potentially save the Council \$60,000 per annum over the current alternative of purchasing the gravel from alternative commercial sources. As the only area of commercial gravel winning operation in the Shire on Nettleton Road is nearly exhausted and alternate commercial sites have not been approved the situation is becoming critical.

### Comments

Council negotiations with CALM and the WAPC to secure the Admiral Road gravel site as an alternative gravel source for the Shire are at a stalemate on approvals with objections from

the Water Corporation and DEP. The Admiral Road site is also a much smaller site than the Scrivener Road reserve, constrained by the proximity of the Wungong Reservoir, totally contaminated by die back and situated to the north end of the Shire making it unsuitable for construction and maintenance with the south of the Shire.

A meeting was held in July between the representative of the Western Australian Museum who are recognized as Ornithological experts on the red-tailed cockatoos which have been nesting and breeding on the Scrivener Road gravel pit reserve. They have been monitoring the birds for a number of years. The known nesting sites were inspected. Council has received the following report from Mr Ron Johnstone, Curator, Ornithology Western Australian Museum.

*“...Parts of the Scrivener Road Gravel Reserve and adjacent forest area are a very important breeding, feeding and roosting sites for the Red-tailed Back Cockatoo and at certain times of the year also for Baudin’s Cockatoo (another threatened species). Although a number of our nest trees are fairly close to the proposed mining area we have found that previous gravel extraction activity did not adversely affect the breeding, feeding or roosting sites of the cockatoos. Furthermore we also believe that further gravel extraction within the old shallow pit on the eastern side of the site, and proposed extension of the pit fronting Scrivener Road towards the south-west (see attached photo) would not have any impact on the cockatoos....”*



If Council were to re-establish limited operations the works would be initially confined to the area previously mined for the surface alluvial gravel shown in the above aerial photograph. It would be advantageous to ensure monitoring of the cockatoos took place and any undesirable impacts addressed.

Details and cost of the proposed bird monitoring works within the Serpentine area by the Western Australian Museum were also obtained from Mr Ron Johnstone and are as follows;

“ ...

**Objectives:**

1. Continue to monitor breeding, roosting and feeding sites of the Red-tailed Black Cockatoo and Baudin's Cockatoo in the Scrivener Road Gravel Reserve over the next five years.
2. Document the distribution, status, habitat preferences, breeding season and food for both species in Serpentine – Jarrahdale Shire.
3. Nest requirement. Document nests for each species with details of nest trees including hollow size, height and aspect of hollow, circumference of nest tree at breast height, distance apart of nests and details of local vegetation.
4. Document clutch size, incubation period, fledging period, breeding behaviour and movements for each species.

*Budget 2001-2002 (covering two breeding seasons)*

Travel – mileage 5,000 km	2800.00
Field work 20 days	2000.00
Equipment (film, tags, bands, climbing ropes etc)	2500.00
Computer capture of data	500.00

**Total: \$7800.00**

If gravel winning proceeds the operations will be initially limited to the existing borrow areas and not disturb the previously unmined area. The impact on residents will be minimal. Approximately 500 truck/trailer round trips per annum will be required to cart the gravel. Road improvements will be required to address a number of minor deficiencies to make Scrivener Road suitable for gravel haulage and satisfactorily improve road safety. It is expected that winning and crushing operations could be confined to once annually or less for a period of approximately 15 days. Activities could be limited to Monday to Friday 7 am to 6pm or similar. Cartage would be as required to suit Councils works program. This is in contrast to the large scale commercial operation earlier contemplated.

Prior to commencing gravel-winning operations it would be intended that potentially affected landowners in the area be advised of the intended timing and duration of the works.

**Statutory Environment:** Local Government Act

**Policy Implications:** Nil

**Financial Implications:** Cost effective gravel supply for ongoing road construction and maintenance by the Shire.

**Strategic Implications:** Ensure cost effective access to gravel supplies in the short to medium term.

**Community Consultation:** Community Consultation will be undertaken with the local residents within 2.0 km of the proposed gravel extraction. (The nearest residence is approximately 500 m from the initial excavation site).

**Voting Requirements:** Normal

**Officer Recommended Resolution**

1. Council continues to negotiate with CALM to secure alternate gravel sources for Council purposes.
2. Council recommences gravel extraction of approximately 10,000 m<sup>3</sup> per annum at Scrivener Road Gravel Reserve 26080 within the old gravel pit area for its own use.
3. Council consults with the residents near the gravel reserve advising them of the proposed recommencement of gravel extraction, the duration of the crushing works and limited nature of the operation.
4. Subject to gravel winning proceeding Council sponsors the distribution, status, conservation and breeding biology of two endemic Western Australian Cockatoos in Serpentine Region project administered by the Western Australian Museum by an annual payment of \$7,800.00 during the term of gravel extraction.

**CRAS030 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy

1. Council continues to negotiate with CALM to secure alternate gravel sources for Council purposes.
2. Council recommences gravel extraction of approximately 10,000 m<sup>3</sup> per annum at Scrivener Road Gravel Reserve 26080 within the old gravel pit area for its own use.
3. Council consults with the residents near the gravel reserve advising them of the proposed recommencement of gravel extraction, the duration of the crushing works and limited nature of the operation.
4. Subject to gravel winning proceeding Council sponsors the distribution, status, conservation and breeding biology of two endemic Western Australian Cockatoos in Serpentine Region project administered by the Western Australian Museum by an annual payment of \$7,800.00 during the term of gravel extraction.
5. This matter be returned to Council before any significant clearing required takes place.

CARRIED 8/0

AS032/09/01 REGIONAL ROAD GROUP FUNDING DISTRIBUTION (A0427)			
Proponent	Robert C Harris – Director Asset Services		
Officer	R.C. Harris – Director Asset Services	Date of Report	06.09.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

**Preamble**

Endorsement sought for actions to address inequities in Metropolitan Regional Road Group funding distributions, which disadvantage Shire of Serpentine-Jarrahdale.

**Background**

In 1995 agreement was reached between the State Government and Local Government on a new system of distributing State funding for local roads to Councils, which provided for Regional Road Groups to be established. Funds would be allocated to each region via Main Roads and Regional Road Groups comprising Main Roads and Local Government representatives which would establish criteria for funding allocations, invite and assess applications and make recommendations on funding to the Commissioner for Main Roads for approval of the Minister for Transport.

The Shire of Serpentine-Jarrahdale is in the Metropolitan Regional Road Group. Road improvement and rehabilitation criteria established by the Group to assess funding applications from Councils have been developed with the objectives of achieving an equitable distribution to local roads in greatest need. A significant criteria in evaluating the benefit of projects is traffic volume, and a prerequisite to funding of rehabilitation projects is that traffic volumes on the road exceed 2,000 vehicles per day. More stringent traffic and cost-benefit criteria apply to improvement projects, which have precluded Serpentine-Jarrahdale seeking improvement funds.

In past years Serpentine-Jarrahdale has submitted applications for rehabilitation projects to the maximum annual grant of \$500,000 conditional on a further contribution of \$250,000 by the Shire toward the project. As the Shire has only one road (Thomas Road), with traffic exceeding 2,000 vehicles per day, applications have been for roads with lower traffic volumes. By either tacit consent or oversight the applications have been accepted and approved, and usually have some of the highest overall rankings in priority assessed on a weighted multi criteria evaluation, including traffic, indicating the projects have been acceptable on overall merit (eg Mundijong Road, Kargotich Road, King Road).

In the process of auditing and evaluating the 2002/03 funding applications the auditor has noted and reported the traffic volumes on Serpentine-Jarrahdale application roads are below 2,000 vehicles per day, and are therefore ineligible for funding under the criteria.

The audit report was discussed at the South Eastern Metropolitan Sub Group meeting (which includes Serpentine-Jarrahdale) on 5 September 2001, which was attended by Council's Director Asset Services and Design Engineer. The sub-group sought to recommend to the Metropolitan Road Group that the Serpentine-Jarrahdale projects be excluded from consideration as they failed to meet the minimum traffic criteria, however following representations made by Serpentine-Jarrahdale representatives on the inequity of criteria which specifically exclude one member from being able to put forward projects for consideration, that the projects have some of the highest overall rankings of all metropolitan projects evaluated on a weighted multi assessment criteria which includes traffic, and that past practice has been to accept Serpentine-Jarrahdale applications despite them having traffic counts below the minimum criteria, the Sub-Group resolved to note the Serpentine-Jarrahdale applications did not meet the minimum traffic criteria, and to recommend to the Regional Road Group that Serpentine-Jarrahdale be provided opportunity to address the Group on why its applications should not be refused.

### **Comments**

Whilst the objective of the criteria for project funding is intended to ensure grants are directed to the most worthy needs, the result has been that Serpentine-Jarrahdale has been made ineligible for funding, although projects have merit.

The Sub-Group members, and most likely the Regional Road Group membership will seek to retain the 2,000 vehicles per day traffic hurdle, as this enables monies, which might otherwise be distributed to Serpentine-Jarrahdale, to be allocated to other members.

Whilst the 2,000 vehicle hurdle is understandable in a metropolitan urbanised environment to ensure funds are allocated to local arterial and sub-arterial roads and not local residential and collector streets, the same hurdle is unreasonable for the Serpentine-Jarrahdale environment where arterial roads have relatively low traffic volumes but serve as significant regional roads carrying traffic which includes a high proportion of heavy transport vehicles across the Shire.

The potential impact of a loss of \$500,000 per annum of Shire road funding on the Council's ability to preserve and improve its road network is enormous, representing almost 50% of Council's road improvement program funding. Without such funding the road network will rapidly deteriorate to an unserviceable condition with substantial impact on the local community and transport industry.

Importantly, it should be noted that if Serpentine-Jarrahdale were in the South West Regional Road Group rather than the Metropolitan Road Group, it would be with other more like Council's and would be competing for regional funds on a basis more appropriate to the area, and could expect funding levels similar to those previously granted via the metropolitan group.

It is of fundamental importance the Council vigorously pursue a resolution of this matter to achieve an equitable outcome for the Shire. This is intended to initially be via consultation with the Metropolitan Regional Road Group, Main Roads Commissioner and Executive, Western Australian Municipal Association, Transport & Roads Executive, and Minister for Transport. Failing a satisfactory early resolution before the determination of the 2002/03 funding distribution the Council may need to investigate and initiate other action available to it, which may include legal action.

<b><u>Statutory Environment:</u></b>	Local Government Act 1995
<b><u>Policy Implications:</u></b>	Nil at this stage
<b><u>Financial Implications:</u></b>	Potential reduction in road funding of \$500,000 pa
<b><u>Strategic Implications:</u></b>	Potential impact on Council's ability to meet strategic plan objectives for the maintenance and improvement of road infrastructure.
<b><u>Community Consultation:</u></b>	Nil at this stage.
<b><u>Voting Requirements:</u></b>	Normal

#### **Officer Recommended Resolution**

1. The report advising Council road funding from the Metropolitan Regional Road Group is threatened by a prerequisite requirement that project applications only be accepted for roads with a traffic volume exceeding 2,000 vehicles per day is noted.
2. Action is authorised to be taken by officers to seek removal of the requirement or provision of an exemption for the Shire of Serpentine-Jarrahdale to achieve an equitable allocation of State Road Funds to the Shire.

#### **CRAS032 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy

1. The report advising Council road funding from the Metropolitan Regional Road Group is threatened by a prerequisite requirement that project applications only be accepted for roads with a traffic volume exceeding 2,000 vehicles per day is noted.
2. Action is authorised to be taken by officers to seek removal of the requirement or provision of an exemption for the Shire of Serpentine-Jarrahdale to achieve an equitable allocation of State Road Funds to the Shire.
3. Letter be sent to the Commissioner for Main Roads with a copy to the Minister for Transport setting out the inequitable basis of funding distribution based on traffic numbers and not loadings and seek changes to a more equitable basis.

CARRIED 8/0

Note: The Committee felt a letter should be written advising the Commissioner and Minister of the inequity and discriminatory basis of assessing road funding proposals based on traffic volumes without consideration of traffic type and pavement loadings.

AS033/09/01 2001 FREIGHT PLANNING CONVERENCE			
Proponent	Council		
Officer	J.C. Star – Shire President	Date of Report	10.09.01
Signatures	Author: Senior Officer		
Previously	AS017/08/01		
Disclosure of Interest			
<b>Delegation</b>	Council		

### **CRAS033 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that Cr Kirkpatrick and Mr Robert Harris be nominated to attend the 2001 Freight Planning Congress on 27 and 28 October 2001 convened by the Minister for Transport.  
CARRIED 8/0

AS026/09/01 HEAVY VEHICLE USE OF MUNDIJONG ROAD & WATKINS ROAD BETWEEN KWINANA FREEWAY & SOUTH WESTERN HIGHWAY (A0512-02)			
Proponent	Council		
Officer	Robert Harris Director Asset Services	Date of Report	31.08.01
Signatures	Author: Senior Officer		
Previously	AS017/08/01		
Disclosure of Interest			
<b>Delegation</b>	Committee – In accordance with Resolution SM049/05/01		

### **Preamble**

Council invited representatives from Main Roads WA to meet with Council to discuss Council's concerns on the request for use of Mundijong Road and Watkins Road between the Kwinana Freeway and South Western Highway by heavy permit vehicles.

### **Background**

Main Roads submitted an application to Council's August meeting to consent to the use of heavy vehicles on Mundijong Road between Kwinana Freeway and South Western Highway.

Council resolved at the Ordinary Council meeting held on 27 August 2001:-

- “1. Council is unable to consider Main Roads' proposal to use Mundijong Road and Watkins Road by heavy permit vehicles as access between Kwinana Freeway and South Western Highway without details of:-
  - 1.1 The type and number of vehicles involved in the proposal;
  - 1.2 Whether upgrading of Watkins Road/South Western Highway intersection and construction of an acceleration lane for heavy vehicles on the east side of South Western Highway between Watkins Road and Jarrahdale Road is intended as part of the proposal, and
  - 1.3 Whether a payment will be made by Main Roads to Council as a contribution toward the maintenance of Watkins Road and Mundijong Road re-fleeting the higher costs associated with use of the road by increased heavy vehicles.
2. Main Roads representatives be invited to meet with the Asset Services Committee to discuss issues relating to the proposal.”

Main Roads' representatives have been asked to be in attendance at the September Asset Services Committee meeting to discuss the issues raised by the Council.

**Comments**

Nil

**Statutory Environment:** Road Traffic Act.

**Policy Implications:** Consistent with Council's policy to contain heavy vehicle movements to nominated routes.

**Budget Implications:** Nil – May be increased maintenance costs on Mundijong Road and Watkins Road, however commensurate decreased maintenance costs should occur on Thomas Road, Anketell Road and King Road.

**Strategic Plan Implications:** Consistent with Council infrastructure, road safety and environmental strategies.

**Community Consultation:** Not required.

**Voting Requirement** Normal

**Officer Recommended Resolution**

The deputation from Main Roads be received.

**CRAS026 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy  
Letter be written to Main Roads WA (with a copy to the Minister for Transport) advising that as no Main Roads representatives have attended to discuss this matter there will be no further consideration of their application until they meet with Council.  
CARRIED 8/0

7.3 Community & Recreation Development Meeting – 10<sup>th</sup> September, 2001

**COUNCIL DECISION**

Moved Cr Richards seconded Cr Simpson  
The minutes of the Community & Recreation Development Committee Meeting held on 10<sup>th</sup> September, 2001 be received.  
CARRIED 8/0

CRD13/09/01 DRAFT TRAILS MASTER PLAN FOR THE SHIRE OF SERPENTINE-JARRAHDAL (A0848)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Planning Officer	Date of Report	31.08.01
Signatures	Author:	Senior Officer:	
Previously	P144/05/01		
Disclosure of Interest			
Delegation	<b>Council</b>		

**Preamble**

Council to accept the Draft Trails Master Plan for the Shire of Serpentine-Jarrahdale and that the draft be advertised for public comment for a period of six weeks.

**Background**

At its meeting on 21 May 2001 Council considered the Draft Trails Master Plan for the Shire of Serpentine-Jarrahdale. At this meeting Council resolved the following:

1. *Council receives the Draft Trails Master Plan and notes that the recommendations put forward in the Plan and in Appendix 2 of the Plan have to be costed and prioritised.*
2. *The Draft Trails Master Plan be referred to Asset Services for costing of the recommendations contained in the Plan.*
3. *That the Shire Trails Working Group including representatives of trail interest in the Shire prioritise recommendations contained in the Plan and refer to Council via the Community & Recreation Development Committee in June.*
4. *The draft Trails Master Plan be preliminarily advertised to the major stakeholders in the Shire, including the Pony Clubs, Walk Groups, Bicycle Groups.*
5. *Consideration be given within the budget process to inclusion of \$3,000 in the 2001/2002 budget to cover the costs of the recommendations.*
6. *A further report be put to Council in July 2001 regarding the costing and prioritisation of the recommendations.*

**Comments**

The Trails Working Group has met on a number of occasions since the report considered by Council in May as requested by Council. The Working Group has prioritised the recommendations contained in the draft report and made the following comments:

Nº	Recommendation	Comment
1	Council accepts this document as a planning policy and consults it when assessing subdivision proposals	Agreed
2	New subdivision plans should include appropriate trails, linking properties with Public Open Space and with trail networks in the surrounding area, using the trail network in Darling Downs as an exemplary design	Agreed
3	Clearly delineate boundaries of trails through signage, maps and fencing	Agreed

N <sup>o</sup>	Recommendation	Comment
4	Appropriately surface trails for different user groups according to the standards set out in this report	Agreed, trail width is to be a minimum of 4m
5	Provide interpretative signage in selected trail reserves, conservation reserves and public open space	<i>Provide interpretative signage and trail etiquette information in selected trail reserves, conservation reserves and public open space.</i>
6	Distribute interpretative publications, including maps and guides	Agreed
7	Areas of medium to high conservation value identified in the reserves table to be fenced	Agreed
8	A buffer strip beside trails should be revegetated and weed controlled according to the Shire Revegetation and Weed Control Policy. Planting with local native plants, particularly ground covers and spreading shrubs near trail edges and mulching bare soil will combat weed growth. Other appropriate weed eradication measures should be used.	Agreed
9	Where trail reserves follow watercourse reserves they are not to encroach on the stream vegetation buffer of 30 to 50 metres, they should include their own buffer on the edge of the reserve	Remove 30 – 50 metres
10	Council should assess the condition of all existing trails based on the Universal Trail Assessment Process (Pasternak <i>et al</i> , 1996), assessing grade (average and maximum), cross slope (average and maximum), surface characteristics, trail width, vertical clearance and magnitude of obstacles	Agreed (although huge task)
11	Upgrade trails to comply with the guidelines set by the Department of Environmental Protection, Department of Conservation & Land Management and Water & Rivers Commission and those set out in this report	<i>Replace with:- That Council prepares an inventory on the condition of all existing trails. This inventory is to include such things as length of trails, status of trails, signage and other relevant information</i>
12	Encourage the local community to maintain the trails within the area through establishment of community groups	Agreed
13	Erect signage as in figure 7 and distribute brochures on trail etiquette	Delete, covered in no. 6
14	Council provide sufficient land for public recreation; i) Shire complete management plans on existing reserves that have the potential to be used sustainably for public recreation ii) Shire acquires land for recreational use, by horses, bike riders and walkers	Replace ii) with:- <i>Council acquires land for recreational use through the development process and where other</i>

Nº	Recommendation	Comment
		<i>opportunities arise</i>
15	Restrict direct access to watercourses by providing alternative watering methods such as pumping water to nearby troughs	Add to the end: where possible.
16	Environmental impact assessment should be undertaken to assess suitable alternative water crossings	Add to the end: where possible.
17	Map Dieback infected areas within the Shire and either restrict access into or provide feet scrub down station in sites where Dieback is found	Replace with:- <i>Map Dieback infected areas within the Shire and manage access in liaison with appropriate authorities</i>
18	The Shire should establish standard precautionary and hygiene measures to be followed by contractors when they are constructing paths in bushland areas	Agreed
19	Ensure Shire staff, contract workers, volunteer conservation groups and general public are well informed of the risks associated with the spread of Dieback	Agreed. Add no. 20 to the end
20	Erect barriers restricting access of horses and bikes in medium and high conservation areas	Combine with 19
21	Provide access for emergency vehicles within all multi use trails while impeding other vehicular access through the implementation of locked gate systems as seen in figure 6 at all entrances to multi use trails	Remove from:- <i>through the implementation</i> .....
22	Council should allocate or seek funding to employ an experienced person to liaise with community groups already involved in trail projects and encourage the generation of new trail management groups	Agreed (responsibility of Equine Officer)
23	That trails be named and accordingly signed. Name suggestion: in reference to a characteristic or their location	Remove from: <i>Name suggestion.....</i> .....
24	To provide parking and watering point facilities in Public Open Space	Add to end: where possible
25	Before trail construction process can begin in land managed by Water Corporation, Department of Conservation & Land Management, Westrail consultation needed	Agreed

The following additional recommendations have been requested to be included in the report:

- 1 Council ensures that all towns within the Shire are linked via multi use trails. This may be done by the use of the railway reserve north and south to link Byford, Mundijong, Serpentine to Keysbrook and also use the railway reserve to link Mundijong to Jarrahdale.
- 2 To provide a link between Oakford to Byford via a multi use corridor under the proposed Tonkin Highway.
- 3 Liaise with surrounding Councils to ensure connection throughout the Shire.
- 4 Trail head signage and information bay required when hardwood (mountain bike trail) leaves and enters Jarrahdale.

The Working Group has broken the recommendations in Appendix 2 of the report into three categories being short term (1-3 years), medium term (3-5 years) and long term (5 years on) with a further breakdown of maintenance, planning and construction. **A copy of the new Appendix 2, as endorsed by the Trails Working Group, is with the attachments marked CRD13/09/01.**

The Working Group acknowledges that the 2001/2002 budget for trails construction and trails maintenance has already been allocated (the Oakford trails and area north of Thomas Road to be constructed and completed).

***The Working Group has set the following as the overarching priorities for the trails within the Shire.***

### **Short Term Priority**

The short term development of Precincts 2, 3 and 6 would establish a benchmark within the Shire to complement the Trails Master Plan. This would enable the Planning Section of the Shire to refer any future land developments not only to the Master Plan, but also to point to a benchmark that would be a minimum standard that would be required.

By establishing these precincts it would also enable the Shire to show that safe crossings over the proposed Tonkin Highway extensions as a necessary requirement as this extension would cut what would be already established trails.

The trails in these precincts have very little work before completion and it would appear can be linked quite readily.

### **Medium to Long Term Priority**

The establishment of a multi purpose trail along the already established railway reserve should be pursued with some vigour. The Shire should take the lead in this by way of the Trails Working Group as they are positioned to negotiate with the Railway Authority and the Ministers Office. The establishment of this Trail would effectively create what could be termed as a backbone for the entire system of Trails within the Shire.

This would create an aiming point for all trail construction both East and West of the main trail. With encouragement from the Shire and the Trails Working Group, ownership should be fostered within the communities both sides of the main trail. This would have the effect of creating a common goal of linking trails to the main 'backbone' trail.

The encouragement could consist of advice on building the trails and applying for funding for construction through the various agencies.

The Trails Working Group has endorsed all of the above changes to the Trails Master Plan and believes that it is at a stage ready for advertising to the community.

The Strategic Planning Team recommends that the Draft Trails Master Plan be amended as above and be advertised for community consultation for a period of six weeks with the deletion of the Equine Officer in Recommendation 22.

**Statutory Environment:** Town Planning and Development Act 1928 (as amended)

**Policy Implications:** Development of new Local Planning Policy

**Financial Implications:** Nil

**Strategic Implications:** Interconnection of multi-use trails throughout the Shire

**Community Consultation:** The draft Plan is to be advertised for a period of 6 weeks.

**Voting Requirements:** Normal

### **Officer Recommended Resolution**

- 1 Council accepts the above changes to the Trails Master Plan with the deletion of the Equine Officer in Recommendation 22.
- 2 That the Working Group meet with the Director Sustainable Development and the Director Asset Services to discuss costings and works program for consideration in the Principal Activity Plan prior to Council endorsing the report and costs for advertising.

### **CRCRD13 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Scott seconded Cr Needham

- 1 Council accepts the above changes to the Trails Master Plan with the deletion of the Equine Officer in Recommendation 22.
- 2 That the Working Group meet with the Director Sustainable Development and the Director Asset Services to discuss costings and works program for consideration in the Principal Activity Plan prior to Council endorsing the report and costs for advertising.
- 3 Council invites residents of Oakford to establish an Oakford Trails Management Association to manage the Oakford trails.
- 4 Recommendation 4 of the Trails Working Group. Comment should read “Agreed”.
- 5 Recommendation 21 to read “Provide access for emergency vehicles when necessary”.

CARRIED 8/0

#### 7.4 Strategic Management Committee Meeting – 17<sup>th</sup> September, 2001

### **COUNCIL DECISION**

Moved Cr Simpson seconded Cr Richards

The minutes of the Strategic Management Committee Meeting held on 17<sup>th</sup> September, 2001 be received.

CARRIED 8/0

SM20/09/01 ENTRANCE VISIT FOR END OF YEAR AUDIT (A0001)			
Proponent	Barrett and Partners – DFK		
Officer	Glen Dougall – Director Corporate Services	Date of Report	05/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

### **Preamble**

To receive a delegation by Council auditors to conduct an entrance interview with Council.

### **Background**

Council Auditor, Barrett and Partners, visited Council in May 2001 to undertake the interim audit for the year ended 30<sup>th</sup> June 2001. In mid-October they will again attend to complete and finalise the audit for this year.

### **Comments**

As part of the recommendations provided by the Department of Local Government, the Auditors will attend the committee to conduct an entrance interview with the Committee, in its role as an Audit Committee of Council, and present any findings from the interim visit.

This will be a good opportunity for Councillors to meet our auditors and discuss any issues that are of interest.

It is intended that an exit interview will also be conducted after the completion of the audit.

**Statutory Environment:** Local Government (Audit) Regulations 1996

**Policy Implications:** No policy implications

**Financial Implications:** The audit contract is currently \$7,000 per annum.

**Strategic Implications:** No strategic implications

**Community Consultation:** No community consultation

**Voting Requirements:** Normal

### **CRSM20 Committee/Officer Recommended Resolution**

Moved Cr Kirkpatrick, seconded Cr Richards that Barrett and Partners be thanked for their attendance and discussions with the Strategic Management Committee.  
CARRIED 8/0

SM018/09/01 ORGANISATIONAL HUMAN RESOURCE REVIEW AND FUTURE NEEDS 2002-2005 (A0582)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	3/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

### **Preamble**

Advise Council of status of the progressing of the Organisational Human Resources Review and Future Needs 2002 - 2005.

### **Background**

Council engaged Gerard Daniels Australia (GDA) in 1999 to carry out an interim report on "Human Resource Operating Context 1999-2002. This review was adopted by Council in 1999 and has gradually been implemented by Council since it was adopted.

The document expires in 2002 and consequently Council has budgeted funds in the 2001-2002 budget to again undertake a similar forward planning process for future human resourcing needs of the Shire.

### **Comments**

The Chief Executive Officer and Directors have prepared a brief for this consultancy.

*The outcome that has been requested in the brief is the following;*

“A Shire of Serpentine Jarrahdale Human Resource Plan for the next (3) three years which is clearly aligned to the following Shire of Serpentine Jarrahdale key corporate documents and reflects the results of the research undertaken in this consultancy.

- *2001-2005 Strategic plan*
- *2001-2005 Forward Financial Plan*
- *2001-2005 Employment and Economic Development Strategy*
- *2001 Information Systems Plan*
- *2001 Communications and Marketing Strategy*
- *2000 Asset Services Management Strategy”*

A number of consultants have been provided with a copy of the brief to prepare a proposal and quotation to undertake this work. Gerard Daniels Australia has advised that they no longer undertake this type of work and will not be providing a proposal.

It is proposed that the Staff Management Committee should assist the Chief Executive Officer and Directors to evaluate the proposal received and then to finalise a suitable consultant to undertake the Organisational Human Resources Review and Future Needs 2002 - 2005 strategy. Quotations must be submitted to the Chief Executive Officer by 5pm on the 21 September 2001.

**Statutory Environment:** Not applicable

**Policy Implications:** Council is seeking to establish a future policy for human resource requirements for the next 3 to 5 years.

**Financial Implications:** Council has budgeted \$14,000 to engage a consultant to undertake the development of a Organisational Human Resources Review and Future Needs 2002 - 2005 strategy

**Strategic Implications:** The final document will provide a plan for Council’s human resource resourcing requirements to meet Council’s objectives in its Strategic Plan for 3 to 5 years

**Community Consultation:** The brief requires that the consultant is expected to undertake a number of interviews with key stakeholders

**Voting Requirements:** Normal

#### **CRSM018 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Richards, seconded Cr Simpson

1. Council notes the information provided.
2. Council requests that the Staff Management Committee liaise with the Chief Executive Officer to evaluate the proposals received to enable the finalisation of a suitable consultant to undertake the Organisational Human Resources Review and Future Needs 2002 - 2005 strategy.
3. The Staff Management Committee may also be used where required as a reference group by the Chief Executive Officer, and the consultant, if required on matters associated with the development of the Organisational Human Resources Review and Future Needs 2002 - 2005 strategy.

CARRIED 8/0

SM19/09/01 EMPLOYMENT OF EXECUTIVE OFFICER – STRATEGIC GRANT FUNDING FOCUS (A0436-03)			
Proponent	Chief Executive Officer		
Officer	DE Price - Chief Executive Officer	Date of Report	10/9/01
Signatures	Author:	Senior Officer:	
Previously	SM066/06/01		
Disclosure of Interest			

### **Preamble**

Council has budgeted funds to employ a dedicated Executive Officer focused on attracting additional grant funds to assist major Council projects.

### **Background**

The position was advertised in August and four applications were received. All four applicants were interviewed.

Unfortunately the person who was offered the position declined the offer after deciding it would not be practicable to commute from the South-West.

### **Comments**

As a result of the position not being filled from this initial advertisement, Council is asked to consider how this position may be alternatively resourced and still be effective.

With the pending Commonwealth Government elections, it is worth also being mindful of the effects a change of government may have on existing funding programs, particularly in the short term. Council may find that any grant applications that are prepared in the next few months may be affected in some way should a new government be elected.

It is proposed that the position remain open and that the Chief Executive Officer continues to explore avenues to secure the right person, however, the employment arrangements be offered under more flexible terms.

The Chief Executive Officer is aware of very capable consultants, which currently operate with the region that could provide this type of service at an hourly rate. Council should be prepared to consider this as an option to still achieve cost effective results. This option also provides Council with the ability to not use the service when it is not necessary and/or if there is a change of government and current funding programs are reviewed by a new government.

It is recommended that Council agrees to allow, if necessary, the relevant duties of the Executive Officer to be undertaken by a suitable consultant on a project by project basis, within the funds budgeted in the 2001-2002 budget.

### **Statutory Environment:**

Local Government Act 1995  
In accordance with Council delegation AF-22, Local Government Officers Award or consultant appointed on a negotiated hourly rate.

### **Policy Implications:**

No Policy Implications

### **Financial Implications:**

It is intended that the position will attract additional funding and “leverage-up” current program funding well in excess of the proposed salary

Council has budgeted \$30,000 to fund this position in 2001-2002. A rate of \$60 per hour has been quoted by a recognised consultant to undertake this work.

**Strategic Implications:**

The position/consultant will initially report to the Chief Executive Officer and be dedicated to achieving additional resources to achieve the outcomes identified in Council Strategic Plan 2001-2005, and Principal Activities Plan 2001-2005. This position is not intended to become responsible for “low level” grants, or a resource to community groups seeking grant funding. This responsibility will remain at the Community Development Officer and Service Team level.

**Community Consultation:**

Not required

**Voting Requirements:**

**Absolute Majority**

**CRSM19 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Richards that Council agrees to allow, if necessary, the relevant duties of the Executive Officer to be undertaken by either a person appointed to the position or a suitable consultant on a project by project basis, with the funds budgeted in the 2001-2002 budget.

**CARRIED 8/0 ABSOLUTE MAJORITY**

SM21/09/01 AUDIT TENDER 2002-2006 (A0001)			
Proponent	Local Government Act		
Officer	GR Dougall – Director Corporate Services	Date of Report	10/09/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

**Preamble**

To recommend the tender specifications for the next audit contract to Council.

**Background**

Sections 7.2 and 7.3 of the Local Government Act 1995 require local government to have their financial records audited once a year and that a qualified auditor is required to be appointed by the local government.

The current audit contract with Barrett and Partners DFK ends with the completion of the audit for the period ended 30<sup>th</sup> June 2001. Since the letting of the current contract, a review of local government audit contracts has been undertaken by the Department of Local Government and Regional Development. The Department, through the Local Government Financial Management Advisory Committee (LGFMAC), recommended changes to the local government let and undertook this service.

There were eight recommendations provided by LGFMAC, these were:

1. *Local governments continue to appoint their auditor provided recommendations 2-8 are adopted to strengthen the system,*
2. *Minimum specifications for local government audit contract be included in the Local Government (Audit) Regulations 1996,*

3. *Councils be required to have audit committees,*
4. *Local governments be encouraged to appoint audit committees as soon as possible on a voluntary basis,*
5. *A series of training workshops be conducted around the State with content designed to assist audit committees further define their roles and responsibilities,*
6. *In addition to the Report on the Accounts and the Annual Financial Report, the auditors of each local government be required to submit a further report on any issues that have been identified as needing to be addressed – “Management Report”.,*
7. *The Department of Local Government makes resources available to the LGFMAC to allow the Committee to assess ways of introducing an internal audit capacity for all local governments,*
8. *An additional peer review process for auditors operating in the local government sector should not be established, and*
9. *The local government audit system be further examined in late 2002.”*

No changes have yet been made to the Local Government (Audit) Regulations 1996, however in a Department Circular 10/2001 a minimum standard audit specification was released and local governments were encouraged to adopt it. ***A copy of this specification is with the Attachments and marked SM21/09/01.1.***

### **Comments**

The Shire of Serpentine-Jarrahdale has adopted most of the recommendations from the LGFMAC. Whilst the Department of Local Government and Regional Development has not made any legislative changes based on these recommendations, they are encouraging local government to implement the required actions.

This Committee is currently tasked with the responsibility of managing the functions of an Audit Committee. Therefore it is this committee that recommends to Council the requirements of the audit. The minimum audit requirements forwarded by the Department provide a good benchmark for the next audit contract.

The Local Government (Audit) Regulations 1996 currently provide that an audit agreement between a local government and an auditor are to include:

1. The objectives of the audit,
2. The scope of the audit,
3. A plan for the audit,
4. Details of remuneration and expenses to be paid to an auditor, and
5. The method to be used by the local government to communicate with, and supply information to, the auditor.

It further provides that the performance of the audit is:

1. To be carried out in accordance with the “Auditing Standards” and “Auditing Guidance Statements” adopted from time to time by the Australian Society of Certified Practising Accountants and the Institute of Chartered Accountants in Australia.
2. An auditor is to carry out such work as is necessary to form an opinion as to whether
  - (i) the accounts are properly kept, and
  - (ii) the annual financial report is prepared in accordance with financial records and represents fairly the results of operations...in accordance with the Australian Accounting Standards and the Act.

***Attached and included with the Appendices and marked SM21/09/01.2 is the proposed audit specification for the period 30<sup>th</sup> June 2002 to 30<sup>th</sup> June 2006.*** This is a five year term, the length of time may reduce tender submission prices as there is a longer period of

time to spread costs. Generally price is determined by either rate revenue of general revenue depending on the organisation submitting the tender.

**Statutory Environment:** Local Government Act 1995 and Local Government (Audit) Regulations 1996.

**Policy Implications:** No policy implications

**Financial Implications:** A provision is included in the annual budget for the payment of auditors.

**Strategic Implications:** No strategic implications

**Community Consultation:** Not required

**Voting Requirements:** Normal

**CRSM21 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Kirkpatrick that Council adopt the Audit Contract Specification provided as Attachment SM21/09/01.2 for the calling of tenders to provide audit services to Council for the periods ending 30<sup>th</sup> June 2002 to 30<sup>th</sup> June 2006.  
CARRIED 8/0

SM22/09/01 INFORMATION REPORT			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	1/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

SM22.1/09/01 WAMA – SINGLE ASSOCIATION TASK FORCE (A0165-05)

***A copy of Bulletin No 11, 31<sup>st</sup> August, 2001 for the Single Association Task Force is with the attachments marked SM22.1/09/01.***

SM22.2/09/01 WA LOCAL GOVERNMENT ASSOCIATION – PEEL ZONE (A0027)

***A copy of the minutes of the WA Local Government Association – Peel Zone meeting held on Monday, 13<sup>th</sup> August 2001 is with the attachments marked SM22.2/09/01.***

SM22.3/09/01 PEEL ECONOMIC DEVELOPMENT UNIT – EXECUTIVE GROUP MINUTES (A0839-03)

**The minutes of the Peel Economic Development Unit Executive Group Meeting held on 23 August 2001 are included in the attachments marked SM22.3/09/01.**

SM22.4/09/01 PROPOSED RECREATION CENTRE (A0900-02)

**A letter from the owner of Whitby Falls Coach House, Mr Brian Kusel, regarding the proposed Recreation Centre has been received and is provided for Council information in the attachments marked SM22.4/09/01.**

Mr Kusel has requested that his letter be listed for discussion. Mr Kusel is suggesting that Council consider purchasing the Whitby Falls Coach House as an alternative to building the proposed Shire Recreation Facility in Byford.

Mr Kusel has been made aware he may attend the Strategic Management Committee to discuss his proposal.

### **Officer Recommended Resolution**

The Information Report to 7 September 2001 be received.

### **CRSM22 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Kirkpatrick that

1. The Information Report to 7 September 2001 be received.
2. Council thanks Mr Brian Kusel for his delegation.

CARRIED 8/0

## 7.5 Planning Development & Environment Meeting – 17<sup>th</sup> September, 2001

### **COUNCIL DECISION**

Moved Cr Simpson seconded Cr Needham  
The minutes of the Planning Development & Environment Committee Meeting held on 17<sup>th</sup> September, 2001 be received.  
CARRIED 8/0

### BUILDING

B05/09/01	PROPOSED WHOLESALE PLANT NURSERY: BOUNDARY FENCE APPLICATION – LOT 381 KARNUP ROAD, HOPELAND (P00150)		
Proponent	K Stevens		
Officer	W Chant - Principal Building Surveyor	Date of Report	04.09.01
Signatures	Author:	Senior Officer:	
Previously	B02/08/01, P149/06/01		
Disclosure of Interest			
Delegation	<b>Council</b>		

Owner:	Goldpeak Pty Limited
Applicant:	K & G Stevens
Lot Area:	19.5109ha
LA Zoning:	Rural
MRS Zoning:	Rural
Rural Strategy Policy Area:	Rural
Rural Strategy Overlay:	N/A
Bush Forever:	Conservation Category - Wetland
Date of Inspection:	8 August 2001

### **Preamble**

Council is requested to consider an application to erect a 1.8 metre high screen fence around the perimeter of Lot 381 Karnup Road, Hopeland. It is recommended the application be conditionally approved.

### **Background**

The owners of Lot 381 Karnup Road were granted development approval in June 2001 to establish a wholesale plant nursery on Lot 381. Following on from this approval, they have lodged a building licence application for some of the infrastructure including a screen fence around the perimeter of the property to restrict vermin and wind-borne contaminants from

entering the tree farm. Following consideration of the fence proposal in August, Council resolved as follows:

- 1 *This item be deferred to the next meeting due to concerns regarding the rural landscape and issues of wind protection on a large lot.*
- 2 *The applicant be invited to attend.*

The applicant was advised of this resolution by letter dated 3 September 2001 with a request that he attends the September meeting to discuss Council's concerns.

The information contained within report BS02/08/01 is repeated below.

### **Comments**

The proposed fence will consist of steel framework clad with colorbond (Mountain Blue) steel sheeting with an overall height of 1.8 metres above ground level. ***A site plan of Lot 381 and drawings of the proposed fence will be tabled.***

Council's Local Law Relating to Fences specifies a sufficient fence in rural areas as post and wire with a minimum above ground height of 1.2 metres. The Local Law does permit fences constructed of other materials subject to approval of the Shire with Council giving due consideration to the safety and amenity of the locality prior to granting the approval. The Shire's Town Planning Scheme N<sup>o</sup> 2 is silent on fences within rural areas.

The fence will be set back 20 metres inside the eastern boundary of Lot 381 to provide protection to the Bush Forever category wetland along the eastern boundary (Manning Road Reserve).

The applicant has provided a letter of no objection from the landowner of the adjoining property to the north. At the time of writing this report, no response has been received from the owner of the adjoining property to the west. It should be noted that the fence would be screened from the property to the west by a thick re-vegetation belt on this property, immediately west of the common boundary with Lot 381.

Of concern to this office is the fence adjoining Karnup Road Reserve. Council's Design Team has advised that Karnup Road is scheduled for an upgrade in 2003/2004 and they have requested the fence be located back from the boundary to accommodate any raising of the road in the upgrade. Moving the fence back off the boundary would also permit screening vegetation to be established within Lot 381. The applicant has verbally agreed to realign the front fence back two metres.

Council's Fencing Local Law also requires screen fences to be truncated at driveways to improve vision for vehicles leaving the property. This should be insisted on in this instance, given the amount of traffic using Karnup Road.

**Statutory Environment:** Local Government Act 1995 – Fencing Local Law

**Policy Implications:** Nil

**Financial Implications:** Nil

**Strategic Implications:** Nil

**Community Consultation:** Letter of no objection received from the owner of the adjoining property to the north, and attempts have been made to contact the owner of the adjoining property to the west.

**Voting Requirements:** Normal

### **Officer Recommended Resolution**

Council approves the construction of a 1.8 metre high colorbond steel screen fence around the perimeter of Lot 381 Karnup Road, Hopeland in accordance with the site plan dated June 2001 subject to :

- 1 The fence along the Karnup Road frontage being set back a minimum of two metres from the Karnup Road boundary and screening vegetation established within this setback according to Council's Info Note PS03 clause 1(a).
- 2 The provision of sight line truncations to the fence at all driveways into Lot 381 in accordance with the provisions of Council's Fencing Local Law.

### **Discussion**

The nursery needs to be quarantined from various diseases, including waterborne diseases, hence the need for a solid fence. Use as a windbreak is a secondary consideration. Fencing along the side boundary can be 1.2m in height. Vegetation will screen the fence.

### **CRB05 Committee Recommended Resolution**

That Council approves the construction of a 1.8 metre high colorbond steel screen fence around the perimeter of Lot 381 Karnup Road, Hopeland in accordance with the site plan dated June 2001 subject to:

- 1 The fence along the Karnup Road frontage being set back a minimum of two metres from the Karnup Road boundary and screening vegetation established within this setback according to Council's Info Note PS03 clause 1(a).
- 2 The provision of sight line truncations to the fence at all driveways into Lot 381 in accordance with the provisions of Council's Fencing Local Law.

### **CRB05 COUNCIL DECISION**

Moved Cr Needham seconded Cr Simpson that Council approves the construction of a 1.8 metre high unobtrusive green colorbond steel screen fence around the perimeter of Lot 381 Karnup Road, Hopeland in accordance with the site plan dated June 2001 subject to:

- 1 The fence along the Karnup Road frontage being set back a minimum of two metres from the Karnup Road boundary and screening vegetation established within this setback according to Council's Info Note PS03 clause 1(a).
- 2 The provision of sight line truncations to the fence at all driveways into Lot 381 in accordance with the provisions of Council's Fencing Local Law.

CARRIED 5/3

## HEALTH

H04/09/01 APPLICATION TO SELL PRODUCE FROM ROADSIDE CORNER SOUTH WESTERN HIGHWAY AND PRUDEN ROAD, WHITBY (A0950)			
Proponent	Kenneth Walter Court		
Officer	J Abbiss – Manager Assessments	Date of Report	16.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	<b>Council</b>		

### **Preamble**

In accordance with the Shire of Serpentine-Jarrahdale local laws relating to trading in public places, an application has been received from Mr Kenneth Court to sell live marron and passion fruit from the roadside on the corner of Pruden Road and South Western Highway.

### **Background**

The applicant proposes that his assistant, Mr Ross Williams, will sell live marron and passion fruit from cooled containers in a white van, covered with a blue 6m x 6m tarpaulin. Trading is to be conducted on Friday, Saturday and Sunday between 9am and 5pm during the winter months.

The proponent has provided:

- 1 A site plan indicating the proposed location;
- 2 A digital photograph of the van and associated items;
- 3 A copy of their aquaculture licence which is valid until 9 December 2001; and
- 4 Evidence of \$10,000,000 public liability insurance valid until 28 February 2002.

It should be noted that the application is for the winter months and the aquaculture licence and insurance are due to expire before that time. It is, however, assumed in assessing the proposal that the applicant would ensure both licence and insurance are current.

### **Comments**

The local law states that in considering an application for a licence, the Council should have regard to:

- 1 Any relevant policies

Council does have a policy (C34) regarding street trading, the content of which does not affect this proposal.

- 2 The desirability of the trading activity

Main Roads does not support street trading in any of their road reserves and have adopted a policy of *“not approving the establishment of businesses, including road side stalls, within the Department’s road reserves”*. The policy, although adopted principally in the interests of road safety, also considered *“health issues associated with the lack of water, toilet and rubbish facilities....illegal advertising signs, conflict between competing mobile vendors and local shop keepers and from complaints received by local residents”*.

The proponent is currently placing signs along the Main Road reserve and although the stall itself is setback on Pruden Road and would not fall within the Main Road reserve, Council should consider the rationale for the Main Road policy when assessing the desirability of this application.

There is only one other current trading licence and that is for the sale of flowers from the roadside on Nicholson Road for two specific days in any one year, namely the Saturday and Sunday of Mother's Day weekend.

3 The location of the proposed trading activity

The proposed location of the trading activity is extremely prominent if entering the district along the South Western Highway, providing tourists and residents alike with a mass of signs and vehicles as their greeting to the district. Council needs to consider if this is in keeping with the Shire's vision for all to "experience the beauty".

4 The circumstances of the case

This proponent is currently operating without approval and is obviously seeking to legitimise this activity. There have been no complaints regarding this use.

Council shall refuse to issue a licence if:

- (a) *the applicant has committed a breach of clauses 3, 9, 10 or 11 of the local laws*  
As the applicant is currently conducting this activity without a valid licence, this constitutes a breach of clause 3 of the local law. However, Council has not taken any action against the applicant.
- (b) *the proposed activity or place of trading is, in the opinion of Council, undesirable*  
The proposed location is on the crest of a hill on a major highway. Council's Design Engineer advises, however, that the proposed location would not, in his opinion, cause an unacceptable level of risk in regard to road safety. The intended activity would be considered a food premises and the proposed location lacks essential water, toilet and rubbish facilities.
- (c) *the proposed stand, table structure or vehicle from which trading is to take place is, in the opinion of Council, unsuitable in any respect to the location for which the licence is sought*  
**A digital photograph which demonstrates the current appearance of the vehicle and associated items is with the attachments marked H04/09/01.** Although not mentioned as part of the application it has been observed that the proponent also utilises:
- a vintage truck with a large sign to advertise at the site
  - a large sign suspended from the Yarrabah sign; and
  - a series of smaller signs extending along the Main Road reserve.  
In the opinion of the Officer, this collection of vehicles, tarpaulins and signs does not conform well to the amenity of the area.
- (d) *the needs of the district or the portion thereof for which the licence is sought are, in the opinion of Council, adequately catered for.*  
There are no other live marron traders in the immediate vicinity and it could, therefore, be argued that the relevant portion of the district is not being adequately catered for. Alternatively, the Serpentine Marron Farm Restaurant does provide for the sale of marron to the public through their restaurant, the obvious difference being that the marron are cooked.
- (e) *The Council shall refuse to issue a licence if the proposed trading use is to be established on land zoned under any Town Planning Scheme then in force within the district and such use cannot be permitted under the Scheme.*  
The land is technically not zoned as it part of a road reserve. The Town Planning Scheme N<sup>o</sup> 2 states that where an application for planning consent is made with respect to land within a local reserve, the Council shall have regard to the ultimate purpose intended for the reserve. Although this is not a planning application per se it

should be considered that the ultimate purpose of the reserve is for use as a local road and it may be suggested that street trading is not a compatible use.

- (f) *The Council shall refuse to issue a licence to trade on any land under the control of Main Roads WA.*

Council cannot approve street trading within a Main Road reserve. Council's Assets Services Directorate has advised that, provided the trading location on Pruden Road is greater than 30m from the crest of the South Western Highway, it would not be within the Main Road reserve.

This application is for the trading activity and separate approval by the Shire's Health Department would need to be sought for the vehicle and appurtenances used for the sale of food to the public.

If Council were to refuse this licence, then the applicant could seek planning approval to sell the marron from their farm. "Rural Use" is a permitted activity in a Rural Zone and allows for the use of buildings associated with the sale of produce grown solely on the lot.

Should Council refuse to issue a licence, the applicant must be advised of the reasons for refusal in writing.

**Statutory Environment:** Shire of Serpentine-Jarrahdale Local Laws Relating to Trading in Public Places; Town Planning Scheme N<sup>o</sup> 2; Australian New Zealand Food Standards Code

**Policy Implications:** Nil

**Financial Implications:** Nil

**Strategic Implications:** 3.3 Develop the potential of agricultural diversity and value adding

**Community Consultation:** Nil

**Voting Requirements:** Normal

### **Officer Recommended Resolution**

- 1 Council refuses the application for street trading on the corner of Pruden Road and South Western Highway for the following reasons:
  - (a) The proposed location is undesirable due to the lack of water, toilet and rubbish facilities;
  - (b) The proposed vehicle, appurtenances and signs detract from the visual amenity of the location; and
  - (c) The primary purpose of the reserve is for use as a local road.
- 2 Council would be prepared to consider an alternate location where the applicant would have access to water, toilet and rubbish facilities.
- 3 Council would be prepared to consider a development application for the sale of marron from the proponent's Yarrabah property subject to an application to establish a food premises being approved by Council's Health Department.

**CRH04 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Scott

- 1 Council consents to the application for street trading on the corner of Pruden Road and South Western Highway subject to:
  - (a) compliance with Health Regulations; and
  - (b) signs being approved by Main Roads.
- 2 Council would be prepared to consider an alternate location where the applicant would have access to water, toilet and rubbish facilities.
- 3 Council would be prepared to consider a development application for the sale of marron from the proponent's Yarrabah property subject to an application to establish a food premises being approved by Council's Health Department.

CARRIED 8/0

The reason for changing the Officer Recommended Resolution is that the existing operation has been operating satisfactorily for a year and fulfills a local economic need, which Council supports.

E006/09/01 TONKIN HIGHWAY PROJECT PUBLIC ENVIRONMENTAL REVIEW (A0471-02)						
Proponent	Main Roads WA					
Officer	Andrew Del Marco	-	Date of Report	7/9/01		
Signatures	Author:		Senior Officer:			
Previously						
Disclosure of Interest						
<b><u>Delegation</u></b>	<b>Council</b>					

**Preamble**

Provide comments on the Public Environmental Review for Council's consideration and endorsement. The Public Environmental Review is used by the Department of Environmental Protection and EPA to recommend Ministerial conditions to be imposed on the Tonkin Highway project.

**Background**

A Public Environmental Review (PER) has been prepared by consultants BSD to Main Roads WA to cover all environmental aspects of the Tonkin Highway proposal.

The PER describes the proposal as follows:

*"The proposal will ultimately be a Controlled Access Highway with six lanes from Mills Road West (Gosnells) to Mundijong Rd and four lanes from Mundijong Road to South West Highway, and all associated infrastructure. Detailed design of the proposal has not occurred, and will be handled via a Design and Construct contract. The PER has been prepared assuming that the area of impact includes the entire road reserve, although in reality this is unlikely to be the case. This approach has been adopted to illustrate a worst case and to provide flexibility during design and construction process and thereby avoid the need to carry out any 'change to environmental conditions and procedures', pursuant to Section 46 of the Environmental protection Act."*

**The key characteristics of the proposal are with the attachments marked E006/09/01.1.**

The PER focuses on the following:

- Terrestrial flora – vegetation – especially the crossing of the Mundijong Road Flora Reserve
- Terrestrial flora – weeds and diseases
- Terrestrial Flora – significant Declared Rare and Priority Flora
- Terrestrial fauna
- Wetlands – basin and flat wetlands
- Wetlands – watercourses and rivers
- Air quality
- Surface water quality
- Noise and vibration
- Contaminated sites
- Public risk and safety
- Visual amenity
- Local traffic management
- Aboriginal culture and heritage
- European culture and heritage

***A figure showing the location of the crossing of Mundijong Road is with the attachments marked E006/09/01.2.***

The outcome of the draft PER is a table of commitments by the proponent. ***This table is with the attachments marked E006/09/01.3.***

### **Comments**

Two major issues which are considered to be inadequately addressed in the PER are:

1. The impact of the Mundijong Road – Tonkin Highway intersection on the Mundijong Road Flora Reserve.
2. The need for ongoing consultation with the affected local authorities, given the lack of detail in the PER on design issues and environmental plans; and particularly as the project enters a design and construct phase.

### **The Mundijong Road – Tonkin Highway intersection and highway crossover**

The Mundijong Road Flora Reserve is one of only two remaining strips of native vegetation from hills to coast in the Gingin to Busselton area (the other is near Busselton). Two of the plant communities in the reserve are classified as ‘Threatened Ecological Communities’ (TECs) and now protected under the Federal Environmental Protection and Biodiversity Act. The reserve is included in Perth’s Bush Forever.

With each new cut across the reserve, it could be argued that the value of the reserve is being diminished – the wider the cut, the more significant the impact.

Weed control and revegetation has been carried out in the reserve by the Roadside Care Volunteers since 1998. The reserve is to be vested in CALM following preparation of a management plan.

The current proposal has the intersection located on the Flora Reserve and the highway passing diagonally over the reserve. The design does not allow for the probable extension of the highway in a southerly direction sometime in the future.

It is considered reasonable to request the proponents to design a number of alternative designs which minimise the direct impact of the proposal on the Flora Reserve. In this regard, the treatment of the connection of the highway to Mundijong town should be carried out with the Local Government’s participation and endorsement.

### **Ongoing consultation with local authorities and key agencies**

This proposal is significant and complex and will be a major trigger for land use change in the Shire. Following the PER and imposition of Ministerial environmental conditions, Main Roads WA will develop and issue a design and construct contract. The proposal will then be constructed.

At this stage it is not clear what involvement Local Governments will have in the preparation of the design specifications and the plans to be prepared as part of the Ministerial Environmental conditions. Unfortunately, the PER does not provide the detail required to thoroughly assess all impacts of the proposal. This detail will be developed in the design and construct contract and the strategies and plans to be prepared as part of the Ministerial environmental conditions.

It is imperative that all Local Government's are involved in the ongoing development of the design specifications, including the plans and strategies referred to in the Public Environmental Review.

To ensure full consultation occurs, it is recommended that Main Roads WA be requested to form a consultative working group to provide all affected Local Government's with the opportunity to input to the design and construct specifications, the implementation of the project and all environmental conditions imposed on the project. This group should also have representation from key agencies such as the Department of Environment, Water and Catchment Protection and the Department of Conservation. Currently there is a working group with local government whose brief is limited and has no opportunity to input to detailed design and construction documentation.

Other comments on the PER are recommended as follows:

#### Section 5.1.5.1 Mundijong Road Vegetation Mitigation Strategy

The PER proposes to mitigate the loss of Mundijong Road Flora Reserve vegetation by restoring vegetation between Paterson Street and the Tonkin Highway. As mentioned in the report, this would be subject to whatever work is already being carried out in the reserve by the Roadside Care Volunteers. It is suggested that commitment six be amended to require that Main Roads WA consult with the Department of Conservation, Roadside Care Volunteers and other key stakeholders when determining works to be carried out.

Section 5.1.5.2 Preparation of a Landscape and Revegetation Strategy Plan – The PER does not provide detail on the revegetation treatment for the project given that detailed design has not been carried out – nor does it set out performance standards. It is recommended that all revegetation carried out for the project meet the following criteria:

1. Local provenance local species to be used for all stock (tubestock and direct seeding). This would necessitate seed collecting to commence as soon as possible given the limited availability of local seed sources.
2. Areas of revegetation within road reserve are to be designed as future seed orchards, for which authorised groups may be permitted to collect future seed stock.
3. Revegetation design shall be based on local plant communities according to soil type. This will help rebuild local character and provide variety in landscaping treatments.

Section 5.5.4 Fauna – environmental impacts. It should be acknowledged that in addition to clearing of habitat and road fauna deaths, that the proposal will diminish value of adjacent habitat by reducing movement and restricting home ranges and fragmenting habitat. Fauna crossings are to be constructed at Cardup Brook, Manjedal Brook, Wright Road, Medulla Brook and Mundijong Road. Design of fauna crossings should be in consultation with the Local Authority.

Section 5.6.5.1 Wetland Mitigation Strategy - Whilst the Strategy will aim to replace wetlands lost because of the project by protecting threatened wetlands elsewhere in the south east corridor there is no guarantee that the protected wetlands will be within the Shire. It is recommended that the shire insist that the wetlands protected are within the Shire. In total, an estimated 2.5 ha of Conservation category wetlands will be lost in the Shire, not including the Mundijong Road Flora Reserve dampland vegetation. A further 80 hectares of cleared palusplain (seasonally waterlogged flat land) will be lost (under highway).

Section 5.6.5.1.4 – Wetland Creation – 29 drainage basins will be created for the project, of which 19 are in Serpentine-Jarrahdale. Apart from basins at Rowley Road and Mundijong Road all will be long, thin basins within the current highway reservation. It is recommended that Council objects strongly to the current drainage basin design strategy and suggests that for the ‘artificial wetland’ objective to be met, more land and better designs are required. In the first instance, basins should be formed from shapes which do not appear ‘man-made’. Constraining drainage basins into the highway reserve is also likely to result in steep sided basins. Design of the drainage plan should be carried out closely with the Local Authority. Many of the basins are likely to be located adjacent to those to be constructed for the development of Byford and Mundijong townsites and surrounding Rural Living subdivisions.

Section 5.7 – Wetlands – watercourses and rivers – The PER does not address how the proposal will impact on flood flows, or how any impact will be mitigated. The highway will form a barrier to natural flood flows (which are westward and southwards) in the Shire.

### Section 6.3 Non-Chemical Emissions – Noise and Vibration

The construction and use of the proposed Tonkin Highway extension is going to have considerable impact on the noise environment of current and future residents located along its length. It is predicted that existing day time noise levels will increase by over 20dBA and night time levels by over 15dBA.

Calculations of noise levels in the years 2006 and 2021 were carried out to show the expected change in noise level with the results shown below

The following is a table of predicted noise levels at various residences located in close proximity to the proposed highway.

Location	Distance (m)	Year 2006			Year 2021		
		LA10 (18hour)	LAeq, Day	LAeq, Night	LA10 (18hour)	LAeq, Day	LAeq, Night
Rowley Road to Thomas Road	90	68	66	60	69	67	61
Thomas Road to Orton Road	55	69	67	61	70	68	62
Orton Road to Bishop Road	115	65	63	57	65	63	57
Bishop Road to Mundijong Road	310	60	58	52	60	58	52
Mundijong Road to Wright Road	335	59	57	51	61	59	53
Wright Road to South West Highway	105	66	64	58	64	62	56

The PER does not discuss what specific noise control measures will be used as they state *“the proposal will be constructed via a Design and Construction contract and therefore without detailed road design, road heights, bridge structures and information regarding land availability it is difficult and problematic to provide prescriptive noise management measures.”* In addition the PER does not mention how construction noise will be addressed.

Pathways and public movement – The PER does not address how the fragmentation of communities and amenities will be addressed via bridges or trails. The proposal indicates that a dual use path will be constructed on one side of the highway only. The Shire's Trails Master Plan maps should be attached to Council's submission.

**Statutory Environment:** The environmental assessment (PER) of the proposal occurs under Section 38 of the Environmental Protection Act. Following public consultation and subject to the EPA's report and recommendations, conditions are placed by Minister for the Environment which are legally binding on Main Roads WA.

**Policy Implications:** The timing, staging, alignment of the highway project has significant ramifications for the development within the Shire.

**Financial Implications:** No direct implications.

**Strategic Implications:** The timing, staging, alignment of the highway project as significant ramifications for the development within the Shire.

**Community Consultation:** Being carried out by Main Roads WA.

**Voting Requirements:** Normal

### **Officer Recommended Resolution**

Council's comment on the Tonkin Highway Public Environmental Review be based on the officer's report above, in addition to the following:

1. Council request the treatment of the Mundijong Road/Tonkin Highway intersection and the highway crossover be revised to reduce the direct area of impact on Mundijong Road Flora Reserve, given that the current design places the intersection on the reserve, and does not allow for the probable future extension of the highway in a southerly direction.
2. Main Roads WA be requested to form a consultative working group to provide all affected Local Government's with the opportunity to input to the design and construct specifications, the implementation of the project and all environmental conditions imposed on the project.
3. The Webb Road to Mundijong Road connection be added to Figure 5.12 in the report, as no connection of the two roads is currently shown.

### **Delegation**

Adrian Vlok - Director, BSD Consultants and Leo Cocci - Project Director, Main Roads WA entered the committee meeting at 1.35pm.

Director Asset Services explained that Council has a substantial interest in this project with regard to environmental impacts and economic issues.

Mr Vlok advised the public environmental review is in the process of being assessed by the Department of Environmental Protection (DEP) and is out for public comment until 8 October 2001.

Key issues identified by the DEP that impact this Shire are the vegetation on Mundijong Road, impacts on wetlands and issues of noise management associated with the highway.

The main issue being Mundijong Road and the need to minimise the impact on the vegetation.

Environmental Officer pointed out that Council would like good manageable areas with a fauna habitat following the construction of the highway. He said Council would like more involvement in the detailed design of the highway.

Abernethy Road was established as a problem with regards to the need for east-west vehicle, pedestrian and horse movements. Pedestrian and horse crossings are also issues requiring addressing in proximity to Rowley Road and at Mundijong Road near Scott Road. A copy of Councils draft Trails Master Plan will be forwarded to Main Roads to identify the locations for a response.

**CRE006 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Scott that Council's comment on the Tonkin Highway Public Environmental Review be based on the officer's report above, in addition to the following:

1. Council request the treatment of the Mundijong Road/Tonkin Highway intersection and the highway crossover be revised to reduce the direct area of impact on Mundijong Road Flora Reserve, given that the current design places the intersection on the reserve, and does not allow for the probable future extension of the highway in a southerly direction.
2. Main Roads WA be requested to form a consultative working group to provide all affected Local Government's with the opportunity to input to the design and construct specifications, the implementation of the project and all environmental conditions imposed on the project.
3. The Webb Road to Mundijong Road connection be added to Figure 5.12 in the report, as no connection of the two roads is currently shown.
4. Council requests the vehicle overpass for the Tonkin Highway at Abernethy Road be constructed to provide an east-west link avoiding severance of the community on the west side.
5. Council requests horse and pedestrian under passes at the extension to Cunningham Drive and between Mundijong Road and Scott Road to provide east-west movements to meet community requirements.

CARRIED 8/0

E007/09/01 COUNCIL ELECTRICITY USE AND COST SAVINGS 2000/2001 (A0572)						
Proponent	Shire of Serpentine-Jarrahdale					
Officer	Andrew Del Marco – Environmental Officer	Date of Report	7/9/01			
Signatures	Author:		Senior Officer:			
Previously	E003/09/00					
Disclosure of Interest						
<b><u>Delegation</u></b>	<b><u>Council</u></b>					

**Preamble**

A progress report on savings on electricity usage and costs for Council's information.

**Background**

Council has purchased 100% Naturalpower from Western Power since 1 July 2000. Naturalpower is sold at a premium cost of 3 cents per unit, costing an estimated extra \$8 800 per annum to power Council's facilities.

When considering the option of purchasing Naturalpower, Council was encouraged by the measures that could be implemented to reduce the cost and usage of energy. It was

anticipated that these measures would significantly offset the premium charged for Naturalpower.

As a result, as part of Council's resolution to purchase 100% Naturalpower for all of the Shire's facilities (except street lighting) one of the resolutions was:

“3. That a report on savings be referred to the July 2001 meeting CRA 191/06/00 (OCM 26<sup>th</sup> June 2000).”

A report was not presented to Council's July meeting given that:

- (a) insufficient time had lapsed between implementing energy saving measures; and
- (b) changes being made to the accounting system to track cost savings.

Staff efforts have been focused on two cost saving areas:

1. Converting six metered sites, mostly irrigated reserves to off-peak tariffs (smartmeters);
2. Administration Centre Energy Efficiency program.

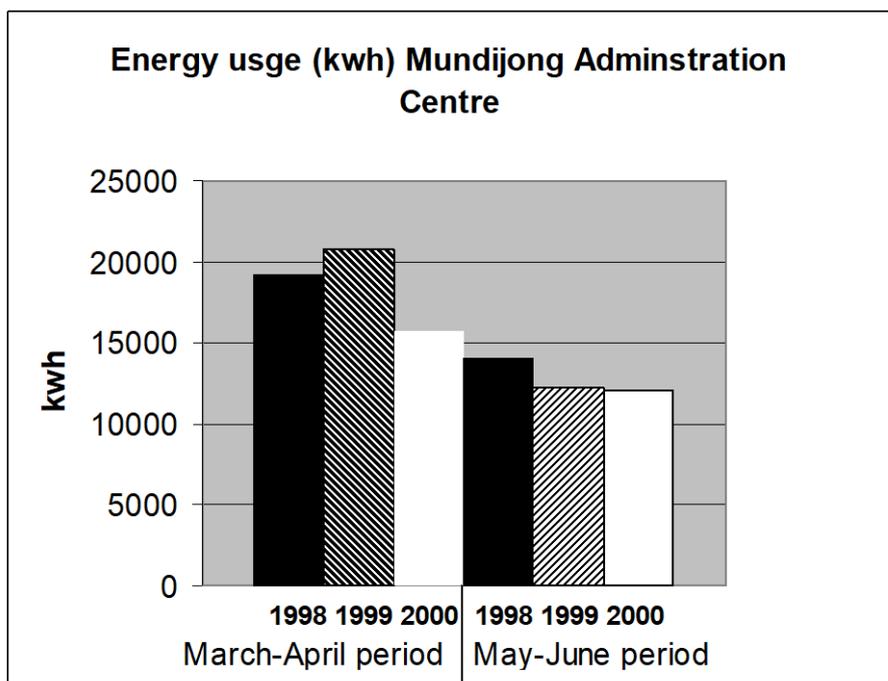
1. Off-peak tariffs

Off-peak tariff meters were installed in each of the Shire's five major reserves in early December 2000. Electricity costs for 1999/2000 and 2000/2001 are also shown. The cost of installing off-peak meters for these sites was \$3 610.

Reserve	Account	1998/99	1999/00	2000/01	2000/01 minus smartmeter cost
Briggs Park Reserve	BPR730		1626.95	2962	2240
	BPT730		1448.01	0	0
Mundijong Reserve	MUP625		3918.96	5668.17	5076
	MUR730		1763.54	1314.9	1185
	MFC628		2445.08	0	0
	MNB730		726.25	0	0
	MNC628		943.57	0	0
Serpentine Sports Reserve	SSR730		10069.7	10902.26	10180
Clem Kentish Reserve	CKH628		4028.3	4886.1	4164
Jarrahdale Oval	JAR730		903.65	1546.5	824
			0	0	0
<b>TOTAL</b>		0	27874.01	29279.93	25669
Note: 2000/01 costs include installation of smartmeters					

2. Administration Centre Energy Efficiency Program

Monitoring of electricity usage has shown that electricity usage has fallen since March 2001.



Date	Apr-99	Apr-00	Apr-01	Jun-99	Jun-00	Jun-01
Kwh	19180	20749	15747	14025	12232	12028
Cost	\$3,080.00	\$3,330.50	\$2,956.27	\$2,256.50	\$1,991.15	\$2,260.13

**Comments**

Over the summer period of 2000/2001, the installation of smartmeters has saved an estimated \$2 200, on the cost to run the same pieces of equipment in 1999/2000, and allowing for cost of smartmeter installation.

The saving may not have been as great as anticipated because of the seasonal variations and the extra irrigation required at the Serpentine Sports Reserve. In summer 2000/2001:

- The Serpentine Golf Club started to irrigate the second nine holes (10 to 18) from the Serpentine Sport Reserve bore
- The Golf Club increased the quantity of water to double to improve the quality of turf for all 18 holes
- The stage one grass area of the Pony Club grounds requires twice the water volume as previously when it was on clay (ie it was watered once per week, now it is watered twice per week and the second watering is required to be done during the day)

Tracking electricity costs over a period of years is proving to be a challenge, and further work is required to ensure real changes in electricity usage and costs can be measured.

Measures to reduce energy use in the Mundijong Administration Centre have started to take effect, although the savings in electricity usage over the previous four months have only been 16%. Due to the higher cost of Naturalpower, the cost saving has been small (\$200 over past four months).

One noticeable feature of electricity charges for Council's facilities is the high variability from year to year. This should be investigated when working with facility users.

Therefore, the total saving over the past four months has been at least \$2 400.

***Further savings can be achieved over the next 9 months by implementing further actions from the Administration Centre Energy Efficiency Plan, included in the attachments marked E007/09/01.1.***

**Further savings may result by implementing actions the Cities for Climate Protection Corporate Action Plan, included in the attachments marked E007/09/01.2.**

**Statutory Environment:** Nil

**Policy Implications:** Nil

**Financial Implications:** Cost of Natural purchase premium in 2000/2001 is estimated at \$5 600 (maximum), and between \$4000 to \$5000 in 2001/2002.

**Strategic Implications:** Reduction of greenhouse gas emissions is a Strategic Plan objective.

**Community Consultation:** Opportunities for consultation should be taken when implementing the Cities for Climate protection Regional Community Action Plan.

**Voting Requirements:** Normal

**CRE007 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Scott that the report on Council Electricity Use and Cost Savings 2000/2001 be received and noted.  
CARRIED 8/0

E008/09/01 INFORMATION REPORT			
Proponent	Environmental Officer		
Officer	Andrew Del Marco	-	Date of Report 1/9/01
	Environmental Officer		
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b><u>Delegation</u></b>	<b><u>Council</u></b>		

E008.1/09/01 CITIES FOR CLIMATE PROTECTION CONFERENCE: LOCAL LEADERS LOCAL SOLUTIONS (1-3 August, Charles Stuart Council, Adelaide) (A0236-03)

The main learnings from the conference were:

1. THE ENHANCED GREENHOUSE EFFECT HAS STARTED TO IMPACT ON GLOBAL CLIMATE - CSIRO presenters showed that over the last century average global temperatures have increased by 0.6 degrees celsius. The warming trend is predicted to continue over the next century. Increases in average temperatures can lead to large changes in the occurrence of extremely hot or cold days. The CSIRO prediction is that the number of hot days in Perth over 35 degrees celsius would rise from 15 now to 16-22 by 2030 and to 18-39 by 2070.
2. THE AMOUNT AND PACE OF GREENHOUSE GAS REDUCTION WILL NOT AVOID THE NEED TO ADAPT TO THE ENHANCED GREENHOUSE EFFECT - The international agreement (the Kyoto Agreement) sets a target for a 5% reduction on 1990 emission levels for the period 2008-2012. General scientific opinion is that a 50% reduction in emissions by 2008-2012 would be required to stabilise global climate. Therefore adaptation to the climate change will be a major issue. The enhanced greenhouse effect has implications for low-lying areas (eg whole South Pacific Islands), increased storms and droughts (insurance cover), agriculture (eg

suitable growing conditions for crops, and rates of growth of these crops) and biodiversity (species extinctions are predicted).

3. GREENHOUSE GAS REDUCTION IS A MAINSTREAM OBJECTIVE OF AUSTRALIAN LOCAL GOVERNMENT - Energy efficiency and greenhouse gas reduction programmes are being undertaken by over 130 Councils Australia-wide representing over half of Australia's population. Councils should be confident that the community wants all levels of government to allocate resources to this issue. (Concern was raised at the conference that it was difficult for Local Government to quality for Federal funding programmes.
4. LOCAL GOVERNMENTS ARE MAKING SIGNIFICANT REDUCTIONS IN GREENHOUSE GAS EMISSIONS - Many examples were provided at the conference where Councils were working to use energy more efficiently or generate their own electricity. The City of Burnside has installed a major solar photovoltaic energy system – 9 kilowatts. This powers one third of all lighting to its civic centre and library. The redevelopment of their library and civic centre also incorporates many sustainable development ideas – eg swale drains in carparks, saw-tooth roof for southerly lighting, cross-ventilation system for air conditioning linked to a computerised power management system. The total Greenhouse gas saving of the civic centre redevelopment is 68 tonnes per year.
5. RULES FOR CARBON ACCOUNTING ARE BEING DEVELOPED. AND THERE ARE PROMISING SIGNS FOR MEDIUM SCALE REVEGETATION PROJECTS - As part of the Kyoto Protocol negotiations, Australia and other countries have successfully negotiated to have carbon sequestration included. This means those new plantations and revegetation planted since 1990 may qualify for carbon credits. These carbon credits will be a marketable commodity, attractive to companies wanting to reduce their carbon emissions. (Carbon is locked up in the vegetation). The criteria for eligibility of plantations and revegetation has not yet been finalised under the agreement, but the current criteria are:
  - a) Area must be a forest of trees with a potential height of at least two metres and crown cover of at least 20%
  - b) In patches greater than one hectare in size
  - c) Established since 1990
  - d) Established by direct human induced methods (planting or direct seeding)

These criteria are under negotiation. However, the initial signs are encouraging in that no commercial plantations may have a chance of 'selling' the carbon rights. The significant issues will be legal costs and measurement costs. Groups to broker and manage deals between the owners of the land and the owners of the carbon rights will be required.

A MAJOR PRESENTATION WAS MADE ON LEADERSHIP - WHAT MAKES A GOOD LEADER - This theme was important given the need for strong leadership on the greenhouse issue. In summary the role of a leader is to:

- a) Create and maintain safe space in which the group can make decisions and function;
- b) Make decisions if the group is unable to reach a consensus.

The other major point of this presentation was describing the need for the right amount of clear direction for a group to function. Examples were given to show the difference between democracy, autocracy and 'free for all'. Rather than being a loose system of rules, democratic processes are tightly controlled to create the right environment for decision making.

E008.2/09/01 TRANSFERABLE (TRADEABLE) WATER ENTITLEMENTS FOR WA  
(A0463)

A draft statewide policy has been released by the Water and Rivers Commission on transferable water entitlements (TWEs). TWE's allow a water licence holder to trade all or part of the licenced entitlement, to another water user. Trading markets are effective only where allocation limits have been reached. The policy defines the term Water Resource Management Unit (WRMU) as the defined area containing an aquifer or stream basin. WRMU are the base units of allocation planning and will usually define the area within which a trade may occur.

***A copy of the draft policy is with the attachments marked E008.2/09/01.***

E008.3/09/01 VISIT BY CARL BINNING, CSIRO AND PAUL BATESON,  
ENVIRONS AUSTRALIA RE SHIRES BUSHCARE PROGRAM  
(A0812)

Environmental Officers from Environment Australia, CSIRO and WAMA visited the Shire and Landcare Centre on 14 August to view first hand the Shire's Landcare/Bushcare/Rivercare Program.

The group provided comment on how the Shire wide Vegetation Strategy (draft) could be used by the Shire and the Landcare Centre. It was suggested that the Strategy should include a wildlife or ecological corridors plan with a 15-20 year implementation horizon.

The Shire has various planning documents which make recommendations on corridors (eg Trails Master Plan, Byford Structure Plan, draft Water Sensitive Design Policy). The ecological corridors issue warrants consideration as part of Council's consideration of the Shire wide Vegetation Strategy draft once finalised. The Shire wide Vegetation Strategy draft is planned for completion in October.

E008.4/09/01 LANDCARE CENTRE MANAGEMENT COMMITTEE (A0847)

***A copy of the minutes of the meeting of 31 July 2001 are with the attachments marked E008.4/09/01.***

E008.5/09/01 PEEL-HARVEY CATCHMENT COUNCIL (A0309)

***A copy of the draft minutes of the meeting of 9 August 2001 are with the attachments marked E008.5/09/01.***

E008.6/09/01 MUNDIJONG ROAD FLORA RESERVE MANAGEMENT PLANNING  
(RS0116)

A meeting was held on Thursday 6 September between representatives of the Department of Conservation, Shire and Land Conservation District Committee to discuss the management plan for the reserve. The issue of a management plan for the reserve needs to be resolved prior to vesting of the reserve in the Department of Conservation (DOC). DOC officers will prepare a draft management plan for a workshop to be held in mid November to develop the management plan. All stakeholders, including utility providers and fire bridges, will be invited to the workshop.

E008.7/09/01 MINING AND MANAGEMENT PROGRAM LIAISON GROUP –  
ALCOA BAUXITE REHABILITATION (A0011)

The Shire has provided comment to the committee on draft criteria for the rehabilitation of ALCOA's lease area, mined prior to 1988.

***A copy of the response from Council dated 31 August 2001 is included in the attachments marked E008.7/09/01.***

Council will have a further opportunity to comment formally when the draft is released for public comment.

E008.8/09/01           REQUEST FOR FOREST MANAGEMENT COMMUNITY WORKSHOP IN PEEL REGION (A0026)

The shire's request to the Department of Conservation to hold an extra workshop within the Peel Region has been refused due to lack of resources.

Council were provided with a timetable of alternative meeting dates and locations at the previous Environment, Planning and Development Committee meeting.

E008.9/09/01           COOL COMMUNITIES EXPRESSION OF INTEREST (A0236-02)

The Environmental Officer will be placing an Expression of Interest on behalf of the Shire and Greenpower Primary Schools. The Cool Communities program is primarily an awareness raising activity to spread the message of energy conservation and greenhouse gas reduction in the wider community.

Principals from Marri Grove, Jarrahdale and Mundijong have been briefed on the program and are interested to learn more about the program.

E008.10/09/01         PUBLIC CONSULTATION FOR TIMBER HARVESTING PLANS (A0026)

In June 2001, Council wrote to the Minister for the Environment and Heritage, Dr Judy Edwards in regard to logging in the Lang Forest Block and the lack of public consultation prior to logging.

***A response from the Minister dated 28 August 2001 is with the attachments marked E008.10/09/01.***

The response is self-explanatory.

### **Officer Recommended Resolution**

The Information Report to 7 September 2001 be received.

### **CRE008 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Scott

1. The Information Report to 7 September 2001 be received.
2. Environmental Officer to co-ordinate a workshop with interested councillors to formulate a policy on the forest management plan.

CARRIED 8/0

P027/09/01 EXTRACTIVE INDUSTRY LICENCE FEES (A0405)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	22/8/01
Signatures	Author:	Senior Officer:	
Previously	P148/02/00		
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

### **Preamble**

The purpose of this report is to review fees and charges as they relate to extractive industry licences.

### **Background**

As part of the 2001-2002 budget process fees and charges were adopted for extractive industry licences. No increase from 2000-2001 fees occurred. During Committee and working group discussions, however, Councillors specifically requested that extractive industry licence fees be reviewed prior to the expiration of the current licencing period (31<sup>st</sup> December).

Council's new Extractive Industries Local Law was gazetted on 7<sup>th</sup> January 2000 and came into operation on the 14<sup>th</sup> day after publication in the Gazette.

The Local Law allows Council to set fees and charges by resolution (clause 3.2).

### **Comments**

The Extractive Industry Model By-laws 1960 (as amended) adopted by Council and repealed by way of the new local law required fees to be set by way of amendment to the local law. The last amendment to the former local law was gazetted on 28<sup>th</sup> October 1994 wherein the following fee schedule was adopted:

	0 to 50,000 cubic metres per year	Over 50,000 cubic metres per year
New Licence Fees	\$500	\$2000
Renewal Fees	\$350	\$1500

Fees and charges incorporated in the 1999/2000 budget were not increased from the previous financial year when Technical Services had responsibility for extractive industry licences. Fees and charges in the 1999/2000 budget were:

	0 to 50,000 cubic metres per year	Over 50,000 cubic metres per year
New Licence Fees	\$525	\$2100
Renewal Fees	\$370	\$1600

Note: The cost of advertising associated with new licences are borne directly by the applicant.

The 1999/2000 budget figures are slightly higher than the gazetted 1994 fees indicating at some stage an increase has occurred without the benefit of an amendment to the local law.

When the new local law was introduced Council considered that the amount of money recovered from processing extractive industry licences was significantly less than the cost of administering the local law, the case of the extractive industry licence renewal for Lot 737

Firms Road notwithstanding. It was also considered that the difference in fees for licences less than 50 000 cubic metres was not reflected in a significant reduction in workload.

Smaller pits and quarries require follow up inspections more than the larger quarries and pits. Those extractive industries greater than 50 000 cubic metres are often working under the Department of Environmental Protection licensing system and are consequently better documented and often, but not always, better managed. It is also relevant that a number of licences are issued for exactly 50,000 cubic metres and there is no reliable method to confirm the amount of the extraction.

In order to more closely match extractive industry licence fees with workload the following fee was adopted by Council in February 2000 (P148/02/00):

	0 to 50,000 cubic metres per year	Over 50,000 cubic metres per year
New Licence Fees	\$1500	\$2500
Renewal Fees	\$1000	\$2000

The Assessments Team has revised its work procedures for dealing with extractive industries. Sixth monthly compliance checks are carried out. While the standard of extractive industries has dramatically improved in the last twelve months, it is still the case that the extractive industries less than 50 000 cubic metres are as or more demanding than the larger operations.

No change is recommended in respect of fees applying to extractive industry licences over 50,000 cubic metres per year. It is proposed that licence fees for extractive industries less than 50 000 cubic metres be increased by \$250 per year for the next four years for new licences and renewals to bring them into line with licence fees for operations over 50,000 cubic metres per year. Such increase would apply on top of any annual incremental increase proposed for licence fees during the four year transition. Licence fees apply in respect of each individual lot to which an application applies.

**Statutory Environment:** Extractive Industries Local Law was gazetted on 7<sup>th</sup> January 2000. Local Government Act 1995

**Policy Implications:** New fees and charges for extractive industry licences effective immediately on adoption

**Financial Implications:** Greater cost recovery

**Strategic Implications:** Nil

**Community Consultation:** Advertising of Fee changes required under the Local Government Act

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

**CRP027 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Murphy that Council adopts the following fees and charges for extractive industry licences effective on adoption:

	0 to 50,000 cubic metres per year	Over 50,000 cubic metres per year
New Licence Fees	\$1750* per lot	\$2500* per lot
Renewal Fees	\$1250 per lot	\$2000 per lot

\* The cost of advertising associated with new licences (clause 2.2, Extractive Industries Local Law 1999) to be borne directly by the applicant.

**CARRIED 8/0 ABSOLUTE MAJORITY**

P28/09/01 WRITE OFF OF DEVELOPMENT CONTRIBUTION - LOT 47 MUNDIJONG ROAD, MUNDIJONG (A0717)			
Proponent	Wilbury Holdings		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	4/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest	Cr Star		
<b>Delegation</b>	<b>Council</b>		

**Preamble**

The purpose of this report is to consider writing off an invoice for contributions towards the Webb Road training track.

**Background**

By way of a deed of agreement dated 31 August 1998, the developer of Lot 47 Mundijong Road agreed to make a contribution of \$1 000 per lot towards the Webb Road training track.

An invoice for \$2 000 was raised against account 2101.

**Comments**

The applicant has subsequently agreed to pay \$500 per lot following commencement of recovery proceedings. This offer was accepted. The first \$2 500 has been paid into reserve funds.

In short, money has been paid but not to the account against which the invoice was raised.

**Statutory Environment:** Local Government Act 1995

**Policy Implications:** Nil

**Financial Implications:** Write off of \$2 000.00

**Strategic Implications:** Nil

**Community Consultation:** Not applicable

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

**CRP28 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Kirkpatrick seconded Cr Richards that Council approves the write off of \$2 000.00 for developer contributions in respect of Lot 47 Mundijong Road.  
CARRIED 8/0 **ABSOLUTE MAJORITY**

P29/09/01 TIMBER CUTTING SAWS – JARRAHDAL MILL (P00509-03)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Greg Leuzzi – Senior Building Assessments and Compliance Officer	Date of Report	06/09/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

**Preamble**

The purpose of this report is to consider whether Council should sell two timber cutting saws located at the Jarrahdale Mill or donate the saws to the Jarrahdale Historical Society.

**Background**

Members from the Jarrahdale Historical Society have indicated that they would like to keep two saws at the Jarrahdale Mill. One of the saws is a twin saw which is the largest saw at the mill and the other is a smaller rip saw. There is also some ancillary items such as shelving, cupboards and a small steel bench.

On 30<sup>th</sup> July 2001 Council received approval from the WA Planning Commission for demolition of the former Bunnings timber mill at Jarrahdale. Condition (1) of the Form 2 requires:-

*“A heritage assessment of the moveable plant within the mill shall be undertaken by an appropriately qualified heritage professional prior to the removal of the plant to the satisfaction of the Heritage Council of WA.”*

Council has advice to the effect that it needs no approval to remove “moveable plant” from the subject land. Council has requested the WA Planning Commission reconsider the conditions of approval by deleting condition (1) referred to above. Council has also lodged an appeal with the Town Planning Appeal Tribunal.

The moveable plant that is the subject of the appeal would include those items identified by the Historical Society.

**Comments**

Most of the items left at the mill only have scrap metal value but there are two saws that the Jarrahdale Historical Society have expressed interest in. The two saws may also be of interest to the other saw mills in the district and there may be some potential sale value of the two saws.

The Jarrahdale Historical Society want to keep the saws although to date they have not identified a suitable location to house them. It was requested that the saws remain at the mill until a suitable location is found. Unless both saws are dismantled, a crane would be required to remove them from the shed. Dismantling the twin saw may require use of oxy acetylene, subsequently destroying the value of the item.

If Council resolves to grant the saws to the Historical Society, it is suggested that the saws be removed to a suitable location as matter of urgency so that no items remain after the clearance. The cost of removal and subsequent housing of the saws should be borne by the Historical Society.

The Historical Society has also identified a number of ancillary items they wish to keep. Included in the ancillary items are two cupboards located in the small workshop, some shelving in the store room, a steel bench in the workshop and a cupboard in the saw doctors area. These items would be able to be easily removed and stored.

It is recommended that until the outcome of the appeal is known, Council do not grant any items to the Jarrahdale Historical Society.

***Photographs of the saws and ancillary items are with the attachments marked P29/09/01.***

<b><u>Statutory Environment:</u></b>	Nil
<b><u>Policy Implications:</u></b>	Nil
<b><u>Financial Implications:</u></b>	Nil
<b><u>Strategic Implications:</u></b>	Nil
<b><u>Community Consultation:</u></b>	Not applicable
<b><u>Voting Requirements:</u></b>	Normal

#### **Officer Recommended Resolution**

Council resolves, pending a successful outcome of the appeal that:-

1. The Jarrahdale Historical Society be given until 26 October 2001 to provide details in writing of their plans to remove and store the two saws to the satisfaction of Council.
2. Should this information not be forthcoming by the due date the two saws are to be sold together with the other material on the site.
3. The Jarrahdale Historical Society be granted the ancillary items identified in this report. Removal of the ancillary items must occur prior to 26 October 2001. Removal and storage costs for the ancillary items is to be borne by the Jarrahdale Historical Society.

#### **CRP29 COUNCIL DECISION/Committee Recommended Resolution**

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

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

CARRIED 8/0

P30/09/01 PROPOSED METAL AND TIMBER CUT OFFS BUSINESS – LOT 222 MARDJA LOOP, MARDELLA (P01099)			
Proponent	M Oliver		
Officer	David Lodwick – Senior Planner	Date of Report	10/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

Owner: Bill Fry - Director  
Applicant: M Oliver  
Lot Area: 3 049m<sup>2</sup>  
L.A. Zoning: Special Use  
MRS Zoning: Rural  
Rural Strategy Policy Area: Not applicable  
Bush Forever: Nil  
Date of Inspection: 10 August 2001

### **Preamble**

Council to consider a proposal to establish a metal and timber cut offs business from the subject land. It is recommended that the application be conditionally approved.

### **Background**

Letter from applicant states:

*“I Malcolm Oliver wish to apply for approval to run a home handyman business on lot number 222 Mardja Loop in Darling Views estate. On the twenty fifth day of July 2001 my wife Dr Janette Oliver and myself had our offer and acceptance accepted by the vendors for the estate. These terms are valid only if the shire approves and allows my business to be run from lot 222, Mardja Loop Darling Views.*

*My business will not create any toxic waste, only light industrial that is metal and timber cut-offs. This waste would be disposed of in the appropriate and responsible manner, the scrap metal will go to scrap metal merchants and the timber cut-offs will be taken to wood chip mills. Any other miscellaneous waste would be disposed of in the local Mundijong rubbish tip.*

*My business will be mostly done on peoples house’s sheds and on their property, though I’ll be building and repairing and cutting timber and metal in my shed. I will also be constructing small shed frames as well.*

*Tools used in my shed would be standard arc and mig welders metal and wood cutting saws. Thanking you for the time to consider our application.”*

### **Comments**

The subject land is zoned Special Use under Amendment 72 to Council’s Town Planning Scheme and is subject to special scheme provisions and “Development and Building Guidelines” for the Darling Views Estate.

Under the zoning table, “Light Industry” use is deemed classified “AA” for the subject estate requiring the approval of Council.

The applicant advises that the equipment to be used would be a welder, metal cutoff saw, wood saw, electric plane. No employees. Self employed only. Operating hours are proposed to be 8.00am to 5.30pm.

The proposed working shed for the business is 12m x 15m. The proposal complies with the minimum 30m front setback requirement. The minimum side setback of 2.1m or the height of the wall whichever is the greater is also achieved. Existing treed buffer along side boundaries is evident.

***A copy of the plan is with the attachments marked P30/09/01.***

The Scheme requires that the development be serviced by an alternative on site effluent disposal system.

The applicant is also to submit to Council, in accordance with scheme provisions, a report containing details of the waste generation and its management for approval by Council's Health Services section.

In summary, the proposal is considered to fall within the range of businesses envisaged for establishment in the estate.

The Assessments Team therefore suggests to Council that the application be approved in line with the recommendation presented hereunder.

<b><u>Statutory Environment:</u></b>	Town Planning and Development Act 1928
<b><u>Policy Implications:</u></b>	Nil
<b><u>Financial Implications:</u></b>	Nil
<b><u>Strategic Implications:</u></b>	Diversification of home business use in preferred zoned areas
<b><u>Community Consultation:</u></b>	Not applicable
<b><u>Voting Requirements:</u></b>	Normal

### **CRP30 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that Council approves the proposed metal and timber cut offs business (Light Industry) at Lot 222 Mardja Loop, Mardella in accordance with application dated 5 August 2001 and subject to the following conditions:

1. Building Licence to be obtained for development infrastructure;
2. Compliance with Darling Views Estate "Building and Development" Guidelines;
3. Construction of a single residence on the property prior to commencement of business operations;
4. Development to comply at all time with the Environmental Protection (Noise) Regulations 1997;
5. Hours of operation to be limited to 8.00am to 5.30pm, six days a week – Monday to Saturday inclusive;
6. Signage and development to comply in all respects with the Scheme requirements for the subject estate under Town Planning Scheme No.2;
7. An alternative on-site disposal system is required to service the development;
8. In accordance with the scheme provisions for the estate, the applicant is to submit to Council a report containing details of the waste generation and its management for approval by Council's Health Services section prior to issue of a building licence;
9. All materials to be stored in the confines of the shed

Advice Note:

Applicant to dispose of waste at either Cardup or Hopkinson Road landfill sites.

CARRIED 8/0

P31/09/01 PROPOSED SPRING WATER BOTTLING BUSINESS – LOT 27 FEAST ROAD, SERPENTINE (P00477)			
Proponent	K Larsen		
Officer	David Lodwick – Senior Planner	Date of Report	29/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

Owner: K & S Larsen  
Applicant: As above  
Lot Area: 6.8041ha  
L.A. Zoning: Special Rural  
MRS Zoning: Rural  
Rural Strategy Policy Area: Rural Living B  
Rural Strategy Overlay: Landscape Protection Policy Area  
Bush Forever: Nil  
Date of Inspection: 29 August 2001

### **Preamble**

Council to consider a development application to establish a spring water bottling business on the subject land. It is recommended that the application be conditionally approved.

### **Background**

Under Amendment 110 to Town Planning Scheme No.2 the subject land was added to Appendix 6 (Additional Uses) of the Scheme Text as follows:

- “3 (a) Lot 27 of Serpentine Agriculture Area Lot 67 corner South Western Highway and Feast Road, Serpentine  
(b) Spring Water Bottling”

### **Comments**

The subject land has an area of 6.8 hectares and is situated on corner of Feast Road and South Western Highway, Serpentine. The land is developed by way of a residence towards the property's frontage to Feast Road. Access to the site is obtained from a crossover near the intersection of Feast Road with the South Western Highway.

Lot 27 is a relatively large lot within the Special Rural Estate within which it is situated. The lot exists as a large lot “buffer” between the main body of the Special Rural Estate and South Western Highway.

During the approximate 11 years of occupancy, the landowners became aware of the high quality of water in a spring emanating from the property. The proposal is to supply the spring water to the Perth market.

Council previously supported the proponent's business venture by facilitating the gazettal of the required text amendment (Am 110) to allow “Spring Water Bottling” to be a permitted ('P') use on the subject land.

Under Council's Town Planning Scheme:

**'P' means that the use is permitted provided it complies with the relevant standards and requirements laid down in the Scheme and all conditions (if any) imposed by the Council in granting planning consent**

***The purpose of the development application is to enable Council to set the appropriate parameters on the operational aspects of the proposal.***

The applicant has previously advised that the marketing of spring water in the Perth Metropolitan Region is already highly developed with the result that the subject supply is to meet a niche market rather than become a bulk provider. With this in mind, the applicant considers that it is not anticipated that there will be large numbers of truck movements involved in transporting the spring water to the Perth area. Indeed, only one truck movement in and out of the property is anticipated per week.

Notwithstanding the low numbers of trucks proposed to be generated by the land use, access to the property would be by way of an existing crossover at Feast Road near the junction of South Western Highway.

The business is to be carried out in an existing shed (117m<sup>2</sup>) located approximately 13 metres from the western boundary of the subject land (behind the single residence) and some 40 metres from the nearest house on adjacent special rural lots. The shed is well setback back from Feast Road frontage, being a significant distance from both the front and rear boundaries of the subject land.

The submitted plan also identifies a future building for the business, centrally located on the property, to allow for incremental expansion over time should the business prove successful.

***A copy of the plans is with the attachments marked P31/09/01.1.***

The applicant has advised that the spring water is to be placed into plastic rather than glass bottles with the result that noise emissions will be minimised. It is considered that this should be a condition of development approval. Restrictions on hours of operation and signage are also appropriate.

Bore licensing for the development/land use is subject to requirements of the Water and Rivers Commission. During the text amendment process, the Water and Rivers Commission determined to issue a bore license for the proposal as appropriate.

***A copy of the correspondence from the Water and Rivers Commission dated 12 June 2000 is with the attachments marked P31/09/01.2.***

It is now appropriate that Council issue planning approval for the proposed development/land use.

<b><u>Statutory Environment:</u></b>	Town Planning and Development Act 1928
<b><u>Policy Implications:</u></b>	Nil
<b><u>Financial Implications:</u></b>	Nil
<b><u>Strategic Implications:</u></b>	Diversification/increase in range of business ventures in the Shire accords with Council's adopted Economic Development Strategy
<b><u>Community Consultation:</u></b>	Previous objectors to Amendment 110 were notified in writing that Council would be considering operational parameters (conditions of approval) for the development application at its September meeting
<b><u>Voting Requirements:</u></b>	Normal

**CRP31 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that Council approves the proposal to establish a spring water bottling business at Lot 27 Feast Road, Serpentine in accordance with application dated 10 July 2001 subject to the following conditions:

1. Compliance with the Environmental Protection Noise Regulations (1997);
2. Business hours to be 7 days a week and limited to 7:30am to 5.30pm;
3. Plastic bottles only so as to minimise noise emissions during bottling process;
4. No retail sales from the subject land;
5. Approval is specific to applicant only;
6. Business sign posting to be limited to completely within the property and shall not exceed 0.5m<sup>2</sup> (i.e 1.0m x 0.5m) on the property frontage. The height of the sign from ground level shall not exceed 1.5m;
7. Bore licensing subject to requirements of the Water and Rivers Commission;
8. Prior to the commencement of any construction or production, an application to establish a food premises must be submitted to Council's Health Department and their written approval received

CARRIED 8/0

P32/09/01 PROPOSED AVIARIES – LOT 319 FIELDER ROAD, SERPENTINE (P01845)			
Proponent	John Hopkins		
Officer	David Lodwick – Senior Planner	Date of Report	20/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

Owner: D Hopkins  
 Applicant: M Hopkins  
 Lot Area: 4 000m<sup>2</sup>  
 L.A. Zoning: Rural Living A  
 MRS Zoning: Rural  
 Rural Strategy Policy Area: Rural Living A&B  
 Rural Strategy Overlay: Nor applicable  
 Bush Forever: Nil  
 Date of Inspection: 20 August 2001

**Preamble**

Council to consider an application to establish aviaries on the subject land. It is recommended that the proposal be conditionally approved.

**Background**

Letter accompanying application states:

*“Materials: Frame: 40mm x 1.6m black steel pipe, painted, joints flattened.  
 Pipe fixed to round pipe with teck screws – wire mesh tied over pipe.  
 Roof: Colourbond custom orb fixed w/- 16 x 12 teck screws.  
 Rear and Sides: Trimdeck painted colourbond mountain blue fixed w/- 16 x 12 teck screws.  
 Uprights: Anchored 600mm in ground w/- concrete.  
 Mesh: a) 25 x 12mm for native pigeons, pheasants, Indian Ring Necks.  
 b) 50mm cyclone mesh for Cockatoos.*

- c) 20mm x 1.3m round mesh for large flight r/hand side for Scrub Turkeys and Bower birds.
- Water:** Scheme water supplied to each pen w/- 300mm x 50mm terracotta dish mounted on house bricks.
- Pheasant Pens:** Separated w/- 600mm custom orb to prevent fighting.  
*Note: All external walls sunk 450mm into ground to prevent rates and mice. Every 3.0m of aviary in walkways a mouse/rat bait box provided. Bait maintained weekly. Type of bait changed monthly.*
- Referees:** Dr Tim Oldfield, Wattle Grove Vets, Stuart Chamberlain, Bird N Fish Place, Neil Hamilton, Curator of Birds, Perth Zoo. Kingsley Miller, Department of Conservation and Land Management. Brenden Cant, President United Bird Society of WA.
- Birds:** Kept not on CALM List.  
3x Black Throated Golden Pheasants.  
3x Golden Pheasants.  
3x Amhurst Pheasants  
2x Siamese Fire Back Pheasants.  
2x Kalij Pheasants.  
2x Silver Pheasants  
2x Reeves Pheasants
- Cockatoos:** Of which 4 Red Tails and 2 White Tails are the only birds kept which could be considered to create noise. They are native endemic to the area of which there are approx 20-30 mixed Red and White Tails feeding on the trees in the area and create far more noise than my birds.

*I am an active member of the Avicultural Society of WA. The Avicultural Society of Australia, The Native Pigeons and Softbill of Australia, The Pheasant and Waterfowl Society of Australia.*

*I represent the WA Branch of the Pheasant and Waterfowl Society of Australia on the United Bird Society of WA which represent all Bird Societies in WA and reports to the Department of Conservation and Land Management.”*

### **Comments**

As a “Use Not Listed” under the Scheme, approval of the application in the Rural Living A zone is at the discretionary determination of Council after advertising.

The proposal was advertised from 3 August to 24 August 2001 to nearest 11 surrounding landowners. No submissions were received.

Stage 1 for 23 birds was recently approved under delegated authority but is not yet constructed.

This proposal is for stage 2. The proposed 5 metre side boundary setback and 12 metre rear setback complies with Council’s development setback guidelines for the Rural Living A zone. The aviaries are to be located within the building envelope.

The aviaries would be positioned behind the main residence towards the rear of the property and would not easily be visible from Fielder Road.

***A copy of the plan is with the attachments marked P32/09/01.***

The development/land use is considered by the Assessments Team to be a low impact rural land use which should not detract from existing amenity to surrounding landowners.

Approval of the application does not obviate the landowner from the requirement and need to comply with all other relevant Acts and Regulations applicable to the land use including the Environmental Protection (Noise) Regulations 1997.

- Statutory Environment:** Town Planning and Development Act 1928
- Policy Implications:** Nil
- Financial Implications:** Nil
- Strategic Implications:** Increase in range of rural oriented land uses in Rural Living A zone
- Community Consultation:** Advertised by way of Council letter inviting comment from surrounding landowners
- Voting Requirements:** Normal

**CRP32 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that Council approves the proposal to establish aviaries at Lot 319 Fielder Road, Serpentine in accordance with application received 31 July 2001 subject to the following conditions:

1. Building Licence be obtained
2. Implementation of screening landscaping between the aviaries and rear and side boundaries in accordance with submitted site plan to the satisfaction of the Environmental Officer. Due provision to be made for firebreak requirements.

Footnote:

Applicant is advised that approval of this application does not obviate the requirement and/or need to comply with all other relevant Acts and Regulations applicable to the land use including the Department of Environmental Protection (Noise) Regulations 1997.  
 CARRIED 8/0

P33/09/01 PROPOSED NURSERY PRODUCTION AREA AT LOT 25 HOLMES ROAD, OAKFORD AS EXTENSION TO EXISTING WHOLESALE PLANT NURSERY ON ADJOINING LAND (P01408)			
Proponent	V Hall		
Officer	David Lodwick – Senior Planner	Date of Report	6/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b><u>Delegation</u></b>	<b><u>Council</u></b>		

- Owner: R Harington  
 Applicant: V Hall  
 Lot Area: 4.6058  
 L.A. Zoning: Rural  
 MRS Zoning: Rural  
 Rural Strategy Policy Area: Rural Policy Area  
 Rural Strategy Overlay: Not applicable  
 Bush Forever: Conservation Category Wetland  
 Date of Inspection: 3 September 2001

## **Preamble**

Council to consider a proposal to establish a nursery production area at Lot 25 Holmes Road, Oakford as an extension to existing wholesale nursery on adjoining land. It is recommended that the application be conditionally approved.

## **Background**

Extract of letter accompanying application addressed to Senior Planner states:

*“We currently operate a wholesale production nursery on Lot 26 Holmes Road, Oakford. Council granted approval for this development on 26 April 1995. Copy attached.*

*The development of this property will merely be for an additional pot growing area. There will be no additional buildings, car parking or additional staff on this particular block.*

*Mr and Mrs Harrington currently produce cut foliage and flowers for sale on the entire area which we intend to utilise for pot production.*

*Our consultant has obtained an aerial photograph of both lots 25 and 26, and has indicated on this the position of the proposed production area of 2.5ha, in relation to the overall block size of 4.6ha. A copy of this plan is attached for your information.*

*The plan covers several items that you requested me to address in your letter. I can elaborate on these as follows:*

- 1. Nutrient runoff. The proposed development area is for potted plants only. Plant holding areas are on a 30mm bluemetal base. Slow release fertilisers are used at planting time. Limited fertigation is also used. We have an efficiently monitored pumping system, and the use of pulsed irrigation via high uniformity sprinklers minimises runoff. There is a Surface Water Run Off Intercept Channel which is planted with nutrient stripping vegetation along the northern boundary. The southern and south eastern boundaries are planted with a very dense area of native vegetation which will remain in situ.*
- 2. Drainage. All excessive run off is directing either into the heavy planting of native vegetation or into the Intercept Channel. This channel is planted with nutrient stripping vegetation and finishes well short of the Birrega Drain.*
- 3. Landscaping. The property is at the end of a cul de sac. The driveway is planted with trees. It is very obscure from the road.*
- 4. Building and proposed building setbacks. There are no buildings proposed for this property.*
- 5. Car parking areas. There will be no vehicular traffic or visitors to this nursery. It is merely an overflow growing area for the established nursery.*
- 6. Wetland/low lying features. The Birrega drain skirts the property. There is however, a very large area of native vegetation between the proposed development and the drain. This dense vegetation is perfectly sited for the uptake of any excess runoff.*
- 7. Hours of operation. Staff will have access to the property from 7.30 to 5pm Monday to Friday. Watering activities will occur as normal on weekends.*
- 8. Staff numbers – There are no additional staff planned for this nursery. We currently employ 10 full time staff, with some casual at peak times”*

## **Comments**

The proposal is categorised as a “Rural Use” under Council’s Town Planning Scheme. A “Rural Use” is a permitted use in the Rural zone and as such, advertising is not required.

Notwithstanding the above, in accordance with the Assessment’s Team’s protocol in processing applications deemed to have substantial land use impact, the nearest four (4) surrounding landowners were notified of the application and invited to provide comment.

The application was also referred to the Water and Rivers Commission and Agriculture Western Australia for comment.

#### Government Agency Responses:

##### Agriculture Western Australia

*“Under the Statement of Planning Policy No.2 the Department of Agriculture is required to comment on land suitability for the above proposal. From a desktop study, it is apparent that the property is situated on B2 Bassendean Sands. These soils have poor fertility and nutrient retention characteristics and therefore nutrient leaching and ground water recharge are significant management issues.*

*Under the ‘Draft Partnership Agreement between the Dept of Agriculture, Dept of Environmental Protection, Shire of Serpentine – Jarrahdale and Water and Rivers Commission, the risk for phosphorous pollution from nurseries on B2 soil units is low.*

*The proponent states that excess runoff will be directed to the native vegetation on the southern boundary or the intercept channel on the northern boundary. The proponent does not however demonstrate how the runoff will be directed to these areas. The Department of Agriculture is concerned that due to the poor water holding characteristics of Bassendean soils, water and nutrients will leach into the groundwater rather than runoff. The Department also questions the ability of the native vegetation to take up excess nutrients and whether the native vegetation will be adversely affected by these excess nutrients. The Department of Conservation and Land Management should be consulted on these matters.*

*The Department of Agriculture would support the above proposal if a more detailed nutrient and irrigation management plan were developed. The plan should include details of nutrient type and application rate, and more information on management practices to control any excess nutrients and drainage leaving the property in the form of surface water run-off or ground water leaching. Examples include wastewater collection or recycling, use of impermeable plastic membrane layers or irrigation runoff control measures. Relying on the native vegetation to strip nutrients is not appropriate management practice. The species may be inappropriate and the condition of the vegetation cannot be guaranteed in the long term.”*

##### Water and Rivers Commission

The Water and Rivers Commission do not support the proposed development in its current form due to the following:

*“The south eastern part of the property is covered by a seasonally waterlogged dampland that has been classified as a Conservation Category Wetland (CCW). The Commission regards these as the highest priority wetlands. The management objective is preservation of wetland attributes and functions. These are the most valuable wetlands and the Commission will oppose any activity that may lead to further loss or degradation, which means we do not support any development within a 200m buffer of the wetland dependant vegetation.*

*However, if the proponent can provide assurance that there will be no significant nutrient input into the wetland and that the abstraction of water will not cause significant drawdown resulting in any vegetation death, the Commission may reconsider the width of the buffer.”*

##### Public Submissions

One submission was received from the public, that being from the owner of Lot 24 (No. 42) Holmes Road which states:

*“I have no objection to this application but would like to know what effect the nutrient runoff has on the land, as we have numerous horses on our adjoining property that rely on underground water supply. Since the expansion of this nursery it is safe to say that we have been plagued with a virus to our horses that testing shows is due to dust and effects of excessive pollens from trees etc. Water testing is costly and difficult unless you know what you are testing for. Since our removal of racing stock to stables in Byford our winning ratio has gone through the roof which begs some questions to be asked.”*

### **Rural Strategy**

The subject land is included in the Rural Policy Area of the Shire’s Rural Strategy. The proposal is consistent with existing similar rural land uses in the locality.

### **Site Design Aspects**

The submitted site plan identifies the proposed production nursery area as 2.5ha. The plan indicates that existing native vegetation along the south eastern portion of the site will not be disturbed by the proposal. There is an existing non native vegetation buffer along the Holmes Road frontage of the property.

***A copy of the site plan and Bush Forever Plan is with the attachments marked P33/09/01.1.***

The Development Control Unit has no objection in principle to the proposal.

It is recommended that the applicant submit a nutrient and irrigation management plan for approval of Council as recommended by Agriculture Western Australia.

The 200 metre advocated buffer to wetland (native vegetation area) suggested by the Water and Rivers Commission is considered excessive and would significantly limit development of the site.

The width of the buffer to the conservation category wetland area should be determined by Council’s Environmental Officer in consultation with the Senior Planner. The Water and Rivers Commission have indicated that they are prepared to revisit the buffer issue if it is demonstrated that there will be no significant nutrient input into the wetland and existing wetland vegetation is protected.

Subsequent to receipt of government agency comments the Senior Planner and Environmental Officer met the proponents on site to discuss outstanding issues in respect of nutrient and buffer requirements.

As an outcome of the meeting further details were provided by the applicants. In response, the Environmental Officer has provided the following comments.

### **Environmental Officer Comments**

*“I have attached Ms Hall’s Nutrient and Drainage Management Plan. I accept the plan, with the following alterations:*

- 1. That the drain on boundary of Lot 25 and 26 be doubled in size to 6 metres, and planted with a minimum of 500 local species trees and shrubs in accordance with Council’s Landscaping and Revegetation and Developments Policy (PS03).*
- 2. That a buffer of at least 50m of local trees and shrubs be planted on Lot 25 between the proposed production area and the Birrega Main Drain. The native vegetation to remain in this area should form part of this requirement. This condition shall require the planting of at least 500 local trees and shrubs in this buffer area in the north eastern portion of Lot 25.*

3. *That the buffer area in 2) above shall not be stocked with grazing animals where such stocking is destroying any natural or planted vegetation.*

Conclusion

*The application is now recommended for conditional approval. The suggested conditions below are considered to satisfactorily address the technical aspects of the proposal and issues raised during the public advertising and government agency referral period.”*

***A copy of applicant’s correspondence dated 5 September 2001 detailing the nutrient and management plan details is with the attachments marked P33/09/01.2.***

<b><u>Statutory Environment:</u></b>	Town Planning and Development Act 1928
<b><u>Policy Implications:</u></b>	Nil
<b><u>Financial Implications:</u></b>	Nil
<b><u>Strategic Implications:</u></b>	Expansion of local business accords with Council’s adopted Economic Development Strategy
<b><u>Community Consultation:</u></b>	Nearest four surrounding landowners invited to provide comment
<b><u>Voting Requirements:</u></b>	Normal

**CRP33 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that Council approves the proposal to establish a Nursery Production Area at Lot 25 Holmes Road, Oakford (as extension to existing wholesale plant nursery on adjoining land) in accordance with the application dated 12 July 2001 and associated plans subject to the following conditions:

1. All drainage shall be contained on site to Council’s satisfaction;
2. The development/use to comply with the Environmental Protection Noise Regulations (1997);
3. A bore licence to be obtained from the Water and Rivers Commission;
4. A building licence to be obtained for any development infrastructure;
5. Any clearing of trees is to be in accordance with Council’s Town Planning Scheme provisions;
6. Provision of static water supply to Council’s satisfaction;
7. That the drain on boundary of Lot 25 and 26 be doubled in size to 6 metres, and planted with a minimum of 500 local species trees and shrubs in accordance with Council’s Landscaping and Revegetation and Developments Policy (PS03);
8. That a buffer of at least 50m of local trees and shrubs be planted on Lot 25 between the proposed production area and the Birrega Main Drain. The native vegetation to remain in this area should form part of this requirement. This condition shall require the planting of at least 500 local trees and shrubs in this buffer area in the north eastern portion of Lot 25;
9. That the buffer area referred to above shall not be stocked with grazing animals where such stocking is destroying any natural or planted vegetation.

CARRIED 8/0

P34/09/01 SECOND DRAFT OF CONSERVATION PLAN FOR THE JARRAHDAL HERITAGE PARK (A0945-02)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Special Projects & Policy Officer	Date of Report	7/8/01
Signatures	Author:	Senior Officer:	
Previously	P093/01/01; P157.27/06/01; P025.20/08/01		
Disclosure of Interest			
Delegation	<b>Council</b>		

### Preamble

Council is to consider the second draft of the Conservation Plan for advertising.

### Background

At its meeting on the 20<sup>th</sup> August 2001, Council considered an information report on the first draft Conservation Plan. The first draft was received and payment has been made. The following is a breakdown of the project:

Type of report	Date due	Report to contain	Completed
First Draft	7/5/01	1. Executive Summary 2. Introduction 3. Evidence 4. Analysis of documentary and physical evidence 5. Assessment of significance 6. Statement of cultural heritage significance 7. Graded zones and elements of significance	On the date of writing this report Council had not received a full first draft report covering the issues requested in the Consultants Brief. See comments below.
Second and final draft	30/7/01	All of the above plus: 1. Conservation policy 2. Policy implementation 3. References 4. Foot/endnotes 5. Bibliography 6. Appendices	<b><i>A copy of the second draft of the Conservation Plan is with the attachments marked P</i></b>
Final report	3/10/01	Three copies of final project	All comments/changes from the first and second draft will be incorporated into the Final report

### Comments

The second draft report was received on 10 September 2001. Now that the draft has been received, the Special Projects & Policy Officer will review and comment to the Planning Development and Environment Committee.

**A copy of the Conservation Plan, second draft, is with the attachments marked P34/09/01.**

The time lines for the Plan have been changed extensively over the project life. The Conservation Plan is very much a part of the whole concept of the Heritage Park and will be incorporated into the Management Plan. It is therefore essential that the Conservation Plan be completed before the Management Plan be let for tender.

The second draft of the Conservation Plan will be advertised for community consultation for a period of two weeks if Council accepts the second draft. The advertising period will be from the 18<sup>th</sup> September to the 1<sup>st</sup> October. The document will also be considered by the National Trust and the Heritage Council of WA. The shortened time period for community consultation is a result of the need to have the document finalised so that the advertising of the tenders for the Management Plan. All comments from the consultation process will then be considered by Palassis Architects and incorporated into the final report.

As Council is aware a grant from the Lotteries Commission has been received for the Management Plan. This funding requires that the monies be drawn down upon by March 2002. The Management Plan project is envisaged will take at least six months to complete and involves an extensive community consultation and workshop process. The length and the importance of this project along with the requirements set down by the Lotteries Commission to draw down on funding are the reasons for the community consultation on the Conservation Plan being reduced. The Strategic Planning Team is currently negotiating with the Lotteries Commission to have the March 2002 timeframe extended.

A final report on the project will be presented to Council at its October Council meeting.

**Statutory Environment:** Not applicable

**Policy Implications:** Preparation of a Conservation Plan for the Jarrahdale Heritage Park will allow for the future development of the Park.

**Financial Implications:** Project included in 2001/2002 budget

**Strategic Implications:** Future development of the Jarrahdale Heritage Park and the promotion of Jarrahdale.

**Community Consultation:** Two weeks community consultation. This will include advertising in the local paper and a letter drop to all residents in Jarrahdale. The National Trust of WA and the Heritage Council of WA will also consider the second draft.

**Voting Requirements:** Normal

### **Officer Recommended Resolution**

Council accepts the second draft of the Jarrahdale Heritage Park Conservation Plan and allows the document to be advertised for a period of two weeks.

### **CRP34 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that

1. Council refers the second draft back to the consultants to address deficiencies identified prior to resubmission.
2. The Chief Executive Officer be given delegated authority to advertise the revised document subject to consultation with Councils heritage park representatives.

CARRIED 8/0

NOTE: The recommendation was changed on the advice of the officer project managing this.

P35/09/01 DRAFT BRIEF FOR MANAGEMENT PLAN FOR THE JARRAHDAL HERITAGE PARK (A0961)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Special Projects & Policy Officer	Date of Report	10/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

### **Preamble**

Council to consider the draft brief for a Management Plan to be carried out for the Jarrahdale Heritage Park.

### **Background**

As Councillors are aware Council received a grant from the Lotteries Commission to carry out a Management Plan for the Jarrahdale Heritage Park. This Management Plan will be recognised as the primary guiding document for the development and future use of the Park. The project will include the following:

- the completion of a management plan detailing the extent of works required of the existing fabric;
- the completion of an interpretation plan including details of interpretive signage, shelters, interpretation centre within the Park;
- development of concept plans and budgets for the subdivision area;
- review of town planning requirements and applications for approval of development concepts;
- liaison with and preliminary submissions to, the Water and Rivers Commission, Water Corporation, Telstra, Main Roads, Environmental Protection Authority and the like detailing the proposed development;
- the facilitation of public forums outlining the proposal and allowing an opportunity for comment or objection on proposal aspects;
- a marketing analysis providing information on the structure of and proposed residential subdivision and financial viability.

### **Comments**

Councillors, the National Trust and the Peel Development Commission were provided with a copy of the draft brief for consideration.

### **The draft Management Plan Brief is with the attachments marked P35/09/01.**

The Peel Development Commission commented that they believe that the draft brief covers all that is required, however there was a need for an inclusion of CALM as an organisation that required discussion with over the management plan and there was also a need for a stronger emphasis on the need for an implementation budget into the brief. Both these requests have been included into the draft brief.

The National Trust provided verbal comments and believe that all the aspects required to be covered by the brief have been met. The only points that the National Trust would like noted are as follows:

- the Conservation Plan will cover a management plan detailing the extent of works required on the existing fabric. There is no need to carry this objective and deliverable into the Management Plan brief;
- the National Trust can assist with tax incentives for properties listed on the State Heritage Register.

This information is noted and the brief has been changed appropriately.  
Council also needs to consider who they would like to sit on the steering committee.  
The Strategic Planning Team suggests that the following organisations be on the Steering Committee:

1. Shire of Serpentine-Jarrahdale
2. Peel Development Commission
3. National Trust of WA

The Steering Committee would effectively be the Jarrahdale Heritage Park Management Committee.

In conclusion the Strategic Planning Team recommends that Council accepts the draft Management Plan brief and allows the document to be advertised for tender once the Conservation Plan has been finalised.

**Statutory Environment:** Not applicable

**Policy Implications:** Development of a management plan to further the development of the Jarrahdale Heritage Park

**Financial Implications:** Council has \$40,000 grant funding from the Lotteries Commission to assist with this project. The Peel development Commission are providing \$15,000 and the National Trust \$10,000 towards the project. Council has budgeted \$15,000 for the project.

**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:** Will be included in the Management Plan process

**Voting Requirements:** Normal

### **Officer Recommended Resolution**

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

### **Committee Recommended Resolution**

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

### **CRP35 COUNCIL DECISION**

Moved Cr Simpson seconded Cr Murphy

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

CARRIED 8/0

P36/09/01 PROPOSED SUBDIVISION AND VARIATION TO SUBDIVISION GUIDE PLAN – PT LOT 183 KARGOTICH ROAD, OAKFORD (S117162)			
Proponent	BSD Consultants		
Officer	David Lodwick – Senior Planner	Date of Report	13/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b><u>Council</u></b>		

Owner: Maradu Ptd Ltd  
 Applicant: BSD Consultants  
 Site Area: Approx 12.9182ha  
 L.A. Zoning: Rural Living B  
 MRS Zoning: Rural  
 Bush Forever: Nil  
 Date of Inspection: 13 August 2001

### **Preamble**

Council to consider a subdivision referral and accompanying applicant proposed revised subdivision guide plan over the subject land.

It is considered that the revised guide plan not be endorsed by Council and the subdivision application be recommended for refusal accordingly.

### **Background**

Correspondence accompanying proposal states:

*“Please find attached a revised Subdivision Guide Plan for the above land.*

***A copy of proposed revised Subdivision Guide Plan is with the attachments marked P36/09/01.1.***

*Concurrent with lodging the revised plan we have also lodged a subdivision application with the MFP. The application is to create the final 4 lots within the estate and the revised Guide Plan reflects this.*

*In essence, the Subdivision Guide Plan has been converted from a manual to an electronic drawing and revised to show the road names that now exist within the estate and to delete the former “Lot 20” Cunningham Drive by showing instead the proposed 4 additional lots. The revised Plan now also includes the indicative location of areas of revegetation for these new lots aimed at providing a screening vegetation buffer to the highway and tip.*

*Whilst we now refer to the land the subject of the final 4 lots as Lot 20 Cunningham Drive, the Subdivision Guide Plan still refers to Lot 183 Kargotich Road. As this Guide Plan still applies to the subdivision of the whole of Lot 183 prior to its initial subdivision, it is appropriate that we refer to it in this manner.*

*I have attached for your information a copy of the subdivision application that has been lodged with the Ministry including the covering letter in support of the subdivision application. This letter similarly provides the justification for amending the endorsed Guide Plan and in this regard the following extract of our letter to Paul Sewell has been reproduced below in support of the subdivision:*

*“You will recall that the subject land was retained as a balance title at the time of the subdivision of the balance of the land (WAPC Reference 102956). At the time, whilst the subject land was zoned for special rural subdivision, it was not given Shire or MFP support for subdivision due to two factors affecting the land, namely:*

- 1. The alignment of the Tonkin Highway had not been finalised and the extent of affectation in terms of the land was not known; and*
- 2. The land was within 500 metres of the Armadale Tip.*

*The subject land was referred to in various plans as proposed Lot 20 serviced by a new subdivision road, which is today named Cunningham Drive. However, the Title shows that the land remains today as balance of the original Lot 183 Kargotich Road. At the time of subdivision of the balance of Lot 10t 183, and on the basis of a Ministerial appeal decision, the extension of Cunningham Drive was deferred pending the final stage of subdivision. A drainage reserve was also created to service this final stage when it proceeded.*

*The basis of lodging the subdivision application is now as follows:*

- 1. The new State Government has brought forward the timing of the Tonkin Highway extension and Main Roads WA are in the process of acquiring that portion of Lot 20 required for the highway;*
- 2. The design for the Tonkin Highway is such that, once constructed, the highway is anticipated to be in the order of 3-5m above the subject land. It will therefore form both a perpetual and actual buffer to the tip removing the necessity for a 500m buffer to be maintained.”*

*Our letter then goes on to justify the reduction in the tip buffer and requests that the subdivision application be referred to the various authorities in order to obtain their feedback on the buffer reduction.*

*However, we see no reason for the Shire not to endorse the revised Guide Plan as it shows the intended long term subdivision of the land, irrespective of when that subdivision may be approved or occur.*

*You will note in our letter on the subdivision application our advice that, upon receipt of approval to the revised Guide Plan form the Shire, it will be forwarded to the Ministry for endorsement. In the interim, we have forwarded a copy to assist them in their assessment of the subdivision proposal relative to the overall Guide Plan for the estate.”*

### **Comments**

The subject land was rezoned to Rural Living B under Amendment 63 to Town Planning Scheme No.2.

**A copy of the existing Subdivision Guide Plan is with the attachments marked P36/09/01.2.**

The subdivision application if approved, would see the development of four two hectare sized lots and associated drainage basin in the unimproved portion of Lot 183 at the end of constructed Cunningham Drive and located between the Tonkin Highway Reservation.

Linkage of Cunningham Drive to connect with the subdivision directly to the north (as shown along the frontage of proposed Lot 1) would require construction if the application were to be conditionally supported by Council.

***A copy of the plan of subdivision is with the attachments marked P36/09/01.3.***

The Assessments Team and Development Control Unit consider that the subdivision application should not be supported by Council as it would result in the creation of lots within the 500m buffer to a gazetted landfill site for such subdivision type as specified under Department of Environmental Protection Policy.

Such approval would lead to adverse amenity impacts in respect of dust, litter, noise and reduced aesthetic value for future lot owners and consequently likely complaints to Council's Health Services section.

<b><u>Statutory Environment:</u></b>	Town Planning and Development Act 1928
<b><u>Policy Implications:</u></b>	Nil
<b><u>Financial Implications:</u></b>	Nil
<b><u>Strategic Implications:</u></b>	Proposed additional 2ha sized lots within a buffer zone to a landfill site
<b><u>Community Consultation:</u></b>	Not applicable
<b><u>Voting Requirements:</u></b>	Normal

**Officer Recommended Resolution**

- A. Council not endorse the proposed revised subdivision guide plan for Lot 183 Kargotich Road, Oakford.
- B. Council recommends to the WA Planning Commission that the proposed subdivision of portion of Lot 183 Kargotich Road, Oakford be refused for the following reason:
  - 1. Future development on proposed lots advocated by the subject application would encroach within the 500 metre buffer requirement to a gazetted landfill site for such subdivision type as set down under EPA Policy which would result in the loss of amenity through odours, noise, dust, litter or reduced aesthetic value

Without prejudice in the event the subdivision is approved the requested conditions are as follows:

- 1. Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost. As an alternative, the WA Planning Commission is prepared to accept the subdivider paying to the Local Government the cost of such works as estimated by the Local Government subject to the Local Government giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission

2. Street corners within the subdivision being truncated to the standard truncation of 8.5 metres.
3. Any battleaxe access legs to be constructed and drained to the satisfaction and specification of the Local Authority.
4. The subdivider shall provide for the subdivisional portion of the land (subject of application WAPC 117162) to be incorporated as part of the implementation of the endorsed Fire Management Plan for the estate for the ongoing protection of the subdivision that identifies and provides for the construction of requirements relative to strategic firebreaks, water supplies and equipment and any other fire management requirements that may be deemed necessary, to the specification and satisfaction of the Local Authority and the Bush Fires Board of WA.
5. Subdivider making emergency services contribution in accordance with Council Policy.
6. The land being filled and/or drained at the subdivider's cost to the satisfaction of the WA Planning Commission and local authority, and any easements and/or reserves necessary for the implementation thereof, being provided free of cost.
7. The land being graded and stabilised at the subdivider's cost to the satisfaction of the WA Planning Commission and local authority.
8. The detailed design, construction and landscaping of the drainage reserve(s) to be undertaken by the subdivider being to the satisfaction of the local authority;
9. The applicant to consult with the local authority regarding the application to the land of *Planning Guidelines for Nutrient Management* as prescribed in the Shire's Local Rural Strategy and in particular nutrient stripping for drainage basins and artificial wetlands.
10. The subdivider making suitable arrangements satisfactory to the WA Planning Commission to ensure that prospective purchasers of the lots created will be advised of those provisions of the Local Authority's Town Planning Scheme which relate to the use and management of the land.
11. Measures being taken to the satisfaction of the WA Planning Commission to ensure identification and protection of any vegetation on the site worthy of retention prior to commencement of site works
12. Uniform boundary fencing to be provided to all lots to the satisfaction/specification of the local authority
13. Building envelopes and effluent disposal sites for each lot to be identified by survey to the satisfaction of the local authority.
14. The subdivider shall prepare a Revegetation Plan to the satisfaction of the Local Authority prior to the commencement of on-the-ground works. The plan must include the planting of local native trees and shrubs of species and at a density and location to be determined by the Local Authority in accordance with the Shire of Serpentine-Jarrahdale *Planning Guidelines for Nutrient Management* and which may include planting of lots, public reserves and road reserves within or adjacent to the subdivision.
15. All lots shall be provided with underground power to the satisfaction of Western Power
16. The subdivider is required to place memorials on the Land Titles of each parcel of land affected by the 500 metre buffer at the time of subdivision, advising that "the land lies within an existing Landfill Buffer zone and may be subject to some loss of amenity through odour, noise, dust, litter or reduced aesthetic value"
17. All buildings and effluent disposal systems shall have necessary setbacks from new boundaries to the satisfaction of the WA Planning Commission.
18. No site works shall be commenced prior to the subdivision construction drawings being approved by the Local Authority.
19. Cunningham Drive to be constructed by the developer to complete continuity with the northern adjoining section of Cunningham Drive.

20. No dwelling shall be approved by Council unless it is connected to an alternative domestic wastewater treatment system as approved by the Health Department of WA with an adequate phosphorus retention capacity as determined by the Department of Environmental Protection, and with the base of the system or the modified irrigation area being the required distance above the highest known water table.
21. Provision of a ten metre wide bridle trail along the Tonkin Highway remaining eastern border which is to be vested in Council

**CRP36 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that

- A. Council not endorse the proposed revised subdivision guide plan for Lot 183 Kargotich Road, Oakford.
- B. Council recommends to the WA Planning Commission that the proposed subdivision of portion of Lot 183 Kargotich Road, Oakford be refused for the following reason:
  1. Future development on proposed lots advocated by the subject application would encroach within the 500 metre buffer requirement to a gazetted landfill site for such subdivision type as set down under EPA Policy which would result in the loss of amenity through odours, noise, dust, litter or reduced aesthetic value

Without prejudice in the event the subdivision is approved the requested conditions are as follows:

1. Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost. As an alternative, the WA Planning Commission is prepared to accept the subdivider paying to the Local Government the cost of such works as estimated by the Local Government subject to the Local Government giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission
2. Street corners within the subdivision being truncated to the standard truncation of 8.5 metres.
3. Any battleaxe access legs to be constructed and drained to the satisfaction and specification of the Local Authority.
4. The subdivider shall provide for the subdivisional portion of the land (subject of application WAPC 117162) to be incorporated as part of the implementation of the endorsed Fire Management Plan for the estate for the ongoing protection of the subdivision that identifies and provides for the construction of requirements relative to strategic firebreaks, water supplies and equipment and any other fire management requirements that may be deemed necessary, to the specification and satisfaction of the Local Authority and the Bush Fires Board of WA.
5. Subdivider making emergency services contribution in accordance with Council Policy.
6. The land being filled and/or drained at the subdivider's cost to the satisfaction of the WA Planning Commission and local authority, and any easements and/or reserves necessary for the implementation thereof, being provided free of cost.
7. The land being graded and stabilised at the subdivider's cost to the satisfaction of the WA Planning Commission and local authority.
8. The detailed design, construction and landscaping of the drainage reserve(s) to be undertaken by the subdivider being to the satisfaction of the local authority;

9. The applicant to consult with the local authority regarding the application to the land of *Planning Guidelines for Nutrient Management* as prescribed in the Shire's Local Rural Strategy and in particular nutrient stripping for drainage basins and artificial wetlands.
10. The subdivider making suitable arrangements satisfactory to the WA Planning Commission to ensure that prospective purchasers of the lots created will be advised of those provisions of the Local Authority's Town Planning Scheme which relate to the use and management of the land.
11. Measures being taken to the satisfaction of the WA Planning Commission to ensure identification and protection of any vegetation on the site worthy of retention prior to commencement of site works
12. Uniform boundary fencing to be provided to all lots to the satisfaction/specification of the local authority
13. Building envelopes and effluent disposal sites for each lot to be identified by survey to the satisfaction of the local authority.
14. The subdivider shall prepare a Revegetation Plan to the satisfaction of the Local Authority prior to the commencement of on-the-ground works. The plan must include the planting of local native trees and shrubs of species and at a density and location to be determined by the Local Authority in accordance with the Shire of Serpentine-Jarrahdale *Planning Guidelines for Nutrient Management* and which may include planting of lots, public reserves and road reserves within or adjacent to the subdivision.
15. All lots shall be provided with underground power to the satisfaction of Western Power
16. The subdivider is required to place memorials on the Land Titles of each parcel of land affected by the 500 metre buffer at the time of subdivision, advising that "the land lies within an existing Landfill Buffer zone and may be subject to some loss of amenity through odour, noise, dust, litter or reduced aesthetic value"
17. All buildings and effluent disposal systems shall have necessary setbacks from new boundaries to the satisfaction of the WA Planning Commission.
18. No site works shall be commenced prior to the subdivision construction drawings being approved by the Local Authority.
19. Cunningham Drive to be constructed by the developer to complete continuity with the northern adjoining section of Cunningham Drive.
20. No dwelling shall be approved by Council unless it is connected to an alternative domestic wastewater treatment system as approved by the Health Department of WA with an adequate phosphorus retention capacity as determined by the Department of Environmental Protection, and with the base of the system or the modified irrigation area being the required distance above the highest known water table.
21. Provision of a ten metre wide bridle trail reserve along the northern border of Lot 20 which is to be vested in Council and Lots 20-23 boundaries adjusted to conform to the two hectare minimum.
22. A trail continue to the west of Cunningham Drive adjoining the drainage reserve to provide an underpass under the Tonkin Highway subject to negotiations with Main Roads WA.

CARRIED 8/0

P37/09/01 INFORMATION REPORT			
Proponent	Director Sustainable Development		
Officer	Lisa Fletcher – Support Officer Sustainable Development	Date of Report	1/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

P37.1/09/01 PLANNING SCHEME AMENDMENTS

***A copy of the Scheme Amendment Table is with the attachments marked P37.1/09/01.***

P37.2/09/01 DELEGATED AUTHORITY DETERMINATIONS

8/8/01	Second Residence – Lot 6 Butcher Road, Darling Downs
13/8/01	Stables – lot 107 Racy Prince Court
23/8/01	Shed – Lot 264 Linton Street, Byford
30/8/01	Granny Flat – Lot 23 John Crescent, Byford
31/8/01	Stables – Lot 321 Fieldview Chase

P37.3/09/01 RESPONSE TO QUESTIONS FROM THE GALLERY AT ORDINARY COUNCIL MEETING – 20 AUGUST 2001 (A0429)

**Mrs Christine Nield**

**Question** - According to Council guidelines for extraction industry adopted by the Council on 28/3/1994 thereabouts it was claimed that an extraction industry license shall be subject to planning permission been obtained prior to either commencement or continuation of such activities. Has such an extraction industry license since been granted to Lots 188/189 Thomas Road ever been granted. If so, please provide details, dates etc.

**Response** - Council resolved to make new extractive industry local laws on 20th December 1999. These local laws repealed earlier by-laws, including those published in the Government Gazette of 28th October 1994.

Council's property files in respect of Lots 188 and 189 Thomas Road do not indicate extractive industry licences or planning approval for extractive industries have been sought or issued in respect of these properties.

P37.4/09/01 METROPOLITAN REGION SCHEME – DEVELOPMENT CONTROL (CALL-IN) CLAUSE 32 RESOLUTION FOR DEVELOPMENT OF METROPOLITAN CENTRES (A0797)

***A copy of the correspondence from the WA Planning Commission dated 1 May 2001 is with the attachments marked P37.4/09/01.***

P37.5/09/01 PROPOSED TOILET FACILITIES – JARRAHDAL PRIMARY SCHOOL, WANLISS STREET, JARRAHDAL (RS0139)

Council is in receipt of an approval to commence development dated 21 August 2001 from the WA Planning Commission.

The approval is granted subject to the following condition:-

1. The use, management and development of the proposed facilities shall comply with the Building Code of Australia, the Public Health Act, the Environmental Protection Act and Regulations and all other relevant Acts, By-laws and Regulations.

P37.6/09/01 PROPOSED NEW TEACHING BLOCK, 5 CLASSROOMS AND ALTERATIONS OT EXISTING COVERED ASSEMBLY/CANTEEN – MARRI GROVE PRIMARY SCHOOL, LARSEN ROAD, BYFORD (P00925)

Council is in receipt of an approval to commence development dated 30 August 2001 from the WA Planing Commission.

The approval is granted subject to the following conditions:-

1. The use, management and development of the proposed facilities shall comply with the Building Code of Australia, the Public Health Act, the Environmental Protection Act and Regulations and all other relevant Acts, By-laws and Regulations.
2. Stormwater shall be contained and disposed of on site.
3. Dust control measures shall be implemented for the duration of the site works in accordance with the Environmental Protection Authority Guidelines.

P37.7/09/01 TRAILS WORKING GROUP (A0494)

***A copy of the minutes of the Trails Working Group meetings of 21 August 2001 are with the attachments marked P37.7/09/01.***

#### **CRP37 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that the Information Report to 7 September 2001 be received.  
CARRIED 8/0

P38/09/01 BYFORD TOWN SQUARE PLANS – FINAL ENDORSEMENT			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Special Projects & Policy Officer	Date of Report	13/9/01
Signatures	Author:	Senior Officer:	
Previously	P217/04/99, P056/09/99, P092/10/99, P249/07/00, P038/09/00, P079/12/00, P006/07/01		
Disclosure of Interest			
<b><u>Delegation</u></b>	<b><u>Council</u></b>		

#### **Preamble**

The purpose of this report is for Council to consider the Byford Square Plans. It is recommended that Council adopts the plans and endorses the works proceeding in accordance with the plans excluding the carpark area which is to be subject to further consideration and Council approval.

#### **Background**

At its meeting on the 23<sup>rd</sup> July 2001, Council received a deputation from Mr David Kaesehagen of Ecoscape. Plans of the landscape design for the South Western Highway, landscape design for the Byford Town Square and the design for the war memorial were all considered at this meeting and Council resolved the following:

- “1. Council accepts in principle the landscape design for the South West Highway, subject to relevant approvals being granted by Main Roads WA and Council approving the final plan.
2. Council accepts in principle the landscape design for the Byford Town Square.
3. Council accepts in principle the design for the war memorial, subject to external funding being sourced.
4. Council confirms 11 November 2001 (10.30am start) as the date for the Byford Centenary of Foundation Celebrations at which the relocated war memorial would be rededicated and Town Square opened.

Note: Council wishes to sight the final plans prior to providing final approval.”

### **Comments**

The plans of the Byford Town Square are now presented to Council for final endorsement. The Assessments Team has indicated that most of the landscaping east of the hall, the granite path, memorial and associated works will be completed by the 11/11/01. The play area indicated on the plans has been completed.

It is therefore recommended by the Strategic Planning Team that Council endorses the plans and works on the Square begin immediately.

The car park area works are not intended to proceed at this stage and are to be subject to further assessment of traffic requirements.

<b><u>Statutory Environment:</u></b>	Local Government Act 1995
<b><u>Policy Implications:</u></b>	Detailed documentation of the Byford Townscape Plan
<b><u>Financial Implications:</u></b>	2001/2002 budget allocation of \$50,000
<b><u>Strategic Implications:</u></b>	Improvement of the Byford commercial precinct and establishment of the Town Square as a focal point for the town. Will set the standard for future development of Byford.
<b><u>Community Consultation:</u></b>	The Byford Townscape Plan has been advertised in accordance with Council’s Community Consultation framework.
<b><u>Voting Requirements:</u></b>	Normal

### **CRP38 COUNCIL DECISION/Committee/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy that Council endorses the plans of the Byford Town Square and approves works proceeding in accordance with the plans excluding the car park area which is to be subject to further consideration and Council approval.  
CARRIED 8/0

P39/09/01 EXPLORATION LICENCE WITHIN THE SHIRE OF SERPENTINE-JARRAHDAL (A0548)			
Proponent	Olympia Resources NL		
Officer	Jocelyn Cockbain – Special Projects & Policy Officer	Date of Report	14/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

### **Preamble**

The purpose of this report is to update Council on the exploration licence within the Shire of Serpentine-Jarrahdale.

### **Background**

At its meeting on the 20<sup>th</sup> August 2001 Councillor Hoyer raised the matter of the exploration licence application no.70/2461 sought by Olympia Resources NL over West Serpentine.

Specifically, Councillor Hoyer asked whether an objection had been lodged “in accordance with Council Policy”.

Councils Policy Register does not include a policy requiring blanket opposition to exploration/mining lease applications. It should also be noted that no decision to deal with this matter was resolved by Council at the August Meeting

In terms of the specific application to which Councillor Hoyer referred, Council did not in fact receive notice of the application until Tuesday, 21<sup>st</sup> August (day after the Committee meeting). Comments on the application were due to the Mining Register by the 17<sup>th</sup> August 2001.

Exploration licence no.70/2461 covers an area in the south western corner of the Shire.

Attached is a plan of the area the exploration licence covers.

### **Comments**

Following the comments made by Cr Hoyer at the Committee meeting of 20th August 2001, the Director Sustainable Development wrote to the Office of Mining Registrar on the 22<sup>nd</sup> August 2001 stating that “*Council objects to the application and seeks an extension of time in which to do so*”.

On the 6<sup>th</sup> September 2001, Council received a letter from the Department of Minerals and Energy – Mineral Titles Office stating the following:

*‘The Mining Act provides for the period in which to lodge objections to be extended by the Warden for such further period as the Warden considers reasonable and where he is satisfied of the grounds for extension.*

*If you wish to apply to the Warden to extend the period within to lodge your objection the following procedure is to be completed within fourteen days of the date on this letter:*

1. *Application for an extension of the period is to be made on the attached form.*

2. *The objector or other person having knowledge of the circumstances and reasons why the objection was not lodged within the prescribed period should set out these circumstances and reasons in the form of an affidavit.*
3. *A copy of the objection, the extension application and the affidavit is to be served upon the tenement applicant.*
4. *Proof of service, the original extension application and affidavit is to be forward to this office.*

*Should the tenement applicant oppose the granting of an extension of time, your extension application will be heard by the Warden on a date to be advised.”*

As the letter indicates, the objection must be lodged within fourteen days of the date of the letter. This means that the objection must be lodged by the 18<sup>th</sup> September 2001 with the Department of Minerals and Energy.

The Department of Minerals and Energy process requires that a form outlining the reasons for objection and an affidavit are to accompany the request for an extension to the period in which to lodge an application. The Warden will then consider both the request for the extension of time and the objection in one sitting.

As Council has not formally resolved to object to this exploration licence, it is recommended by the Strategic Planning Team that the Council seeks clarification from the Serpentine Jarrahdale Ratepayers Association (the Association), who have been representing Council's interests in this matter, to determine if an objection has already been lodged on behalf of the community by the Association.

If the Serpentine Jarrahdale Ratepayers Association has not yet raised an objection to exploration licence no.70/2461, then it may be appropriate for Council to express support for any objection that the Association may be considering lodging.

**Statutory Environment:** Mining Act 1978 (as amended)

**Policy Implications:** Not applicable

**Financial Implications:** Unknown

**Strategic Implications:** Community expectation to object against any form of sand mining within the Shire.

**Community Consultation:** Not applicable

**Voting Requirements:** Normal

#### **Officer Recommended Resolution**

1. Council seeks clarification from the Serpentine Jarrahdale Ratepayers Association, who have been representing Councils interests in this matter, if in fact an objection has already been lodged on behalf of the community by the Association.
2. If the Serpentine Jarrahdale Ratepayers Association has not yet raised an objection to exploration licence no.70/2461, then Council to express its support to any objection that the Association may be considering lodging, or have lodged.

**CRP39 COUNCIL DECISION/Committee Recommended Resolution**

Moved Cr Simpson seconded Cr Murphy

1. Council endorses the actions of the Director Sustainable Development in his correspondence of 22 August 2001.
  2. Council applies for an extension of time to object to Exploration Licence Application No 70/2461 with an indication of Councils grounds of objection and advises that the formal objection must be endorsed by Council at its meeting of 24 September 2001.
  3. A policy be formed so that objections may be dealt with under delegation.
  4. Shire President and Chief Executive Officer be authorised to sign an affidavit for an extension of time.
  5. Council lodge a formal objection to Exploration Licence Application No 70/2461.
- CARRIED 8/0

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

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

**9.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS**

**COUNCIL DECISION**

Moved Cr Needham seconded Cr Simpson that Item CRD15/09/01 be dealt with as an item of new business of an urgent nature.  
CARRIED 8/0

CRD15/09/01 SOCIAL HISTORY BOOK ' HARNESSEING VOICES' ( AO170)			
Proponent	Social History Book Board		
Officer	David Henderson – Community Development Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously	CRD13/05/00, 9.1/08/99		
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

**Preamble**

Council is requested to revoke part two of the Council decision CRD13/05/00 on 13 May 2000 with regards to the selling price of ‘Harnessing Voices” and give its approval for a new charge of between \$18 and \$25 including GST for the sale of this book.

The part of this motion Council is being asked to revoke reads:-

- 2 *That Council sets a charge of \$25.00 plus GST per copy for the sale of the books based on a net figure of around \$6,650 being recouped per thousand copies sold. This figure is based on 100 promotional copies, 150 being sold directly through the Shire office and events and 750 being sold through community organisations/schools and general stores as a fundraiser at 20% (\$5.00) commission per copy.*

CARRIED 10/0

## **Background**

On receipt of the printed book and confirmation of the final cost, advice from booksellers indicates a selling price of \$20+ for a publication of this nature if we are to sell it over a short period.

The alternative is that if the price is too high Council will be left with these books for many years. Therefore this publication needs to be priced right to sell.

## **Comments**

Attached at Appendix "A" is a breakdown of the actual costs versus the budgeted costs and income for this book. These costs have been calculated on the understanding that the Council decision CRD13/05/00 to contribute \$12,800 toward the cost of the book was done so with no intention that this money be recovered through the sale of the book.

If this is in fact the case, then it can be demonstrated that the final production cost of the book worked out at \$16 per copy, based on 1500 copies.

If Council still intends community organisations to be able to sell this book as a fundraiser, then a 20% commission on each copy is still feasible, provided Council does not view this project as a money making venture or is happy to break even on costs

Given the previous desire of Council to offer a 20% commission, which would have been \$5 based on a sale price of \$25, it is reasonable to offer the book for sale based on the following at a minimum price of \$22.00 inc GST, which reduces the commission to \$4.00. The reduced commission has been suggested and would be acceptable based on a sale price of \$22 GST inc by the committee associated with the writing and publishing of the book.

Cost Price	\$16.00
Commission on Cost	<u>\$ 4.00</u>
	\$20.00
Add GST	<u>\$ 2.00</u>
Recommended retail	\$22.00

## **Statutory Environment:**

Part two (2) of Council decision CRD13/05/00 is able to be revoked in accordance with Council Standing Orders 16.19 – "Revoking or changing decisions made at Council or Committee Meetings".

### **16.19 Revoking or Changing Decisions Made at Council or Committee Meetings - When This Can Occur**

16.19.1 A substantive motion may be revoked at any time provided that no action in relation to the resolution being rescinded has already occurred;

16.19.2 If a decision has been made at a Council or a committee meeting then any motion to revoke or change the decision must be supported-

- (a) in the case where an attempt to revoke or change the decision has been made within the previous three months but had failed, by an absolute majority; or
- (b) in any other case, by at least one third of the number of offices (whether vacant or not) of councillors of the Council or committee

inclusive of the mover.

16.19.3 If a decision has been made at a Council or a committee meeting then any decision to revoke or change the first-mentioned decision must be made

(a) in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority; or

(b) in any other case, by an absolute majority.

16.19.4 This clause does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.

**Policy Implications:**

Council fees and charges will need to be updated to reflect the new charge for the Social History Book.

**Financial Implications:**

See budget attached as Appendix “A”

**Strategic Implications:**

Council’s goal “to improve the quality of life and encourage the social commitment of people who live in the Shire” will be enhanced by raising awareness of the history/culture of the Shire.

**Voting Requirements:**

**ABSOLUTE MAJORITY.**

**Committee/Officer Recommended Resolution**

Moved:- Cr Needham seconded Cr Simpson  
Supported by two other Councillors – Cr Murphy and Cr Kirkpatrick  
To receive a rescinded motion in relation to part 2 of item CRD13/05/00  
CARRIED 8/0

Moved:- Cr Kirkpatrick seconded Cr Richards  
1. That motion 2 of CRD13/05/00 be revoked in accordance with 16.19 of Council Standing Orders :-

*Part 2 That Council sets a charge of \$25.00 plus GST per copy for the sale of the books based on a net figure of around \$6,650 being recouped per thousand copies sold. This figure is based on 100 promotional copies, 150 being sold directly through the Shire office and events and 750 being sold through community organisations/schools and general stores as a fundraiser at 20% (\$5.00) commission per copy.*

CARRIED 10/0  
CARRIED 8/0

**COUNCIL DECISION**

Moved:- Cr Needham Seconded:- Cr Simpson

“That a charge for the sale of ‘Harnessing Voices’ be set at \$22.00 inclusive of GST. A \$4.00 commission to be available to local organisations and commercial outlets to retail this publication on behalf of the Council.”  
CARRIED 8/0 **ABSOLUTE MAJORITY**

## **COUNCIL DECISION**

Moved Cr Murphy seconded Cr Needham that Item CRE009/09/01 be dealt with as an item of new business of an urgent nature.  
CARRIED 7/0

Cr Kirkpatrick declared an interest as an employee of Brambles and left the meeting at 7.26pm

E009/09/01 BROOKDALE LIQUID WASTE FACILITY- PROPOSED CHANGES TO WASTE ACCEPTANCE CRITERIA (A0003)			
Proponent	WASTE MANAGEMENT (WA)		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	24/9/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest	Cr J Kirkpatrick		
Delegation	Council		

### **Preamble**

Provide draft comment on a proposal to treat hazardous liquid waste at the Brookdale Waste Facility in the City of Armadale. The comments would be made to the Environmental Protection Authority in response to a Consultative Environmental Review on the proposal.

### **Background**

Waste Management WA are proposing to expand the types of liquid wastes that can be processed at the Brookdale Liquid Waste Treatment Facility located at Waterworks Road Brookdale.

The facility currently receives:

- Biodegradable liquid waste (such as effluent for septic tanks, grease traps and biological waste) for treatment and final disposal to sewer and approved landfill (not on site); and
- Industrial liquid waste such as spent acids and alkalis, oily wastes, sludge and liquors containing metals and other non-biodegradable chemical wastes. The wastes are either converted to saleable products or treated to allow for safe disposal to sewer or approved landfill.

The proposal would allow the facility to receive and treat all liquid wastes except for:

- Radioactive wastes
- Explosive wastes
- Solid wastes

Examples of substances accepted by the facility are included in the attachments marked attachment “**E009.1/09/01**”.

No wastes are to be disposed on site. They are either sent off site after being re-packaged, or treated and once meeting acceptance criteria are disposed into the public sewer system.

To address impacts of the proposal, Waste Management (WA) has made various commitments which would become legally binding if approved by the Minister for the Environment.

There is substantial public concern over the expansion of the facility. Much of this may be based on the commitments made by previous State Governments and state agencies that the facility was been downgraded rather than expanded.

The proposal is also being opposed by the City of Armadale. A copy of the Executive Summary of the City of Armadale's submission to the CER is included in the attachments marked attachment "**E009.2/09/01**".

It should be noted that approved facilities do not exist elsewhere in Perth for some of the waste types to be received at the proposed expanded facility. This begs the question: where and how are the wastes currently being treated and disposed? Should the facility not be pursued at the Brookdale facility then it is likely that an alternative site will have to be located.

### **Comments**

It is recommended that Council provide the following comment as a submission to the Consultative Environmental Review for the proposed expansion of the Brookdale Liquid Waste Facility:

- 1) The Shire of Serpentine-Jarrahdale draws attention to the numerous commitments of the operators of the current treatment facility which have not been met in the past, including the elimination of odours from the facility, the acceptance of unauthorised wastes, and the commitment that no PCB's or flammable liquids would be accepted on site.
- 2) The Shire of Serpentine-Jarrahdale opposes any expansion of the activities at the Brookdale Waste Facility due to the landuse being an inappropriate land use for an area which will be surrounded by urban areas, and where commercial and recreational zones have already been created within 1000 m of the facility.
- 3) That such a facility is only appropriately located:
  - a) within land zoned for heavy industry,
  - b) surrounded by an adequate buffer zone to manage odour, public safety impacts, in amongst other hazardous industries; and
  - c) serviced by rail or other adequate transport corridors.
- 4) That the facility should be relocated to the Kwinana Industrial Zone, or similar site, and that the Shire would vigorously oppose any proposal to relocate such a facility into Serpentine-Jarrahdale.

**Statutory Environment:** Consultative Environment Review, under Environmental Protection Act, submissions close 2 October 2001

**Policy Implications:** Nil

**Financial Implications:** Nil

**Strategic Implications:** Nil

**Community Consultation:** CER provided opportunity for public to comment on the environmental aspects of proposal

**Voting Requirements:** Normal

**CRE009 COUNCIL DECISION/Officer Recommended Resolution**

Moved Cr Murphy seconded Cr Simpson

That Council's formal submission to the Consultative Environmental reviews for the Proposal to Change Plant Processes and Waste Acceptance Criteria at the Brookdale Liquid Waste Treatment Facility be as follows:

- 1) The Shire of Serpentine-Jarrahdale draws attention to the numerous commitments of the operators of the current treatment facility which have not been met in the past, including the elimination of odours from the facility, the acceptance of unauthorised wastes, and the commitment that no PCB's or flammable liquids would be accepted on site.
- 2) The Shire of Serpentine-Jarrahdale opposes any expansion of the activities at the Brookdale Waste Facility due to the land use being an inappropriate land use for an area which will be surrounded by urban areas, and where commercial and recreational zones have already been created within 1000 m of the facility.
- 3) That such a facility is only appropriately located:
  - d) within land zoned for heavy industry,
  - e) surrounded by an adequate buffer zone to manage odour, public safety impacts, in amongst other hazardous industries; and
  - f) serviced by rail or other adequate transport corridors.
- 4) That the facility should be relocated to the Kwinana Industrial Zone.

CARRIED 7/0

Cr Kirkpatrick returned to the meeting at 7.32pm

**9.2 COUNCILLORS QUESTIONS**

**10. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY**

10.1 Corporate Services – 10<sup>th</sup> September, 2001

Nil

10.2 Asset Services – 10<sup>th</sup> September, 2001

AS027/09/01 WESTERN AUSTRALIAN MUNICIPAL ASSOCIATION – STATE EMERGENCY SERVICE CONSULTATIVE COMMITTEE (A0163-05)			
Proponent	Western Australian Municipal Association		
Officer	Dave Gossage Fire and Emergency Services Officer	Date of Report	10.08.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Committee – In accordance with Resolution SM049/05/01</b>		

**CRAS/027 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Richards seconded Cr Simpson that Councillor Kirkpatrick be nominated to the State Emergency Service Consultative Committee as the Western Australian Municipal Association representative.

CARRIED 4/0

AS031/09/01 INFORMATION REPORT			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Various	Date of Report	30.08.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

**CRAS031 COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Richards  
That the information report be received.  
CARRIED 4/0

10.3 Community & Recreation Development – 10<sup>th</sup> September, 2001

CRD14/09/01 INFORMATION REPORT			
Proponent	N/A		
Officer	D Henderson – Relief Community Development Officer	Date of Report	31.09.01
Signatures	Author: Senior Officer:		
Previously	N/A		
Disclosure of Interest			
Delegation	<b>Committee – in accordance with resolution SM049/05/01</b>		

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Simpson seconded Cr Needham that Council accepts the July 2001 information report.  
CARRIED 4/0

10.4 Building Services – 17<sup>th</sup> September, 2001

B06/09/01 PROPOSED SERPENTINE SPORTS RESERVE ABLUTION FACILITY (A0369, RS0115-04)			
Proponent	Principal Building Surveyor		
Officer	W Chant - Principal Building Surveyor	Date of Report	04.09.01
Signatures	Author: Senior Officer:		
Previously	B36/06/01, B24/02/01, B19/12/00, B14/11/00		
Disclosure of Interest			
Delegation	<b>Committee – in accordance with resolution SM049/05/01</b>		

**Officer Recommended Resolution**

Council accepts the information provided.

**COMMITTEE DECISION**

Moved Cr Star seconded Cr Murphy

- 1 Council accepts the information provided.
- 2 Estimated total cost of project from revised budget should read \$134,947.35 instead of \$123,967 as reported in the Background.

CARRIED 4/0

<b>B07/09/01 INFORMATION REPORT</b>			
Proponent	N/A		
Officer	S Searle – Assessments Support Officer	Date of Report	06.09.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	<b>Committee – in accordance with resolution SM049/05/01</b>		

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Star seconded Cr Murphy that Council accepts the August 2001 Information Report.  
CARRIED 4/0

10.5 Health Services – 17<sup>th</sup> September, 2001

<b>H05/09/01 INFORMATION REPORT</b>			
Proponent	N/A		
Officer	J Abbiss – Manager Assessments	Date of Report	06.09.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	<b>Committee – in accordance with resolution SM049/05/01</b>		

**COMMITTEE DECISION/Officer Recommended Resolution**

Moved Cr Star seconded Cr Richards that Council accepts the August 2001 Information Report.  
CARRIED 4/0

10.6 Planning Development & Environment – 17<sup>th</sup> September, 2001

Nil

**11. CLOSE**

The meeting closed at 7.34pm.

I certify that these minutes were confirmed at the Ordinary Council Meeting held on 22<sup>nd</sup> October, 2001

.....  
Presiding Member

.....  
Date