

## TABLE OF CONTENTS

<b>1. ATTENDANCES &amp; APOLOGIES (including Leave of Absence) :</b>	<b>1</b>
<b>2. PUBLIC QUESTION TIME:</b>	<b>1</b>
<b>2.1 Response To Previous Public Questions Taken On Notice</b>	<b>1</b>
<b>3. PUBLIC STATEMENT TIME:</b>	<b>2</b>
<b>4. PETITIONS &amp; DEPUTATIONS:</b>	<b>2</b>
<b>5. PRESIDENT’S REPORT:</b>	<b>2</b>
<b>6. DECLARATION OF COUNCILLORS AND OFFICERS INTEREST:</b>	<b>3</b>
<b>7. RECEIPT OF MINUTES OR REPORTS AND CONSIDERATION OF ADOPTION OF RECOMMENDATIONS FROM COMMITTEE MEETINGS HELD SINCE THE PREVIOUS COUNCIL MEETINGS:</b>	<b>3</b>
<b>7.1 Ordinary Council Meeting – 28<sup>th</sup> June, 2004</b>	<b>3</b>
<b>C006/07/04 BUDGET 2004/2005 (A1239)</b>	<b>3</b>
<b>AS002/07/04 NETTLETON ROAD – SPEED LIMIT CHANGES (R0006)</b>	<b>20</b>
<b>AS003/07/04 SOUTH WESTERN HIGHWAY SPEED ZONING (R0001)</b>	<b>23</b>
<b>P001/07/04 PROPOSED COMMERCIAL VEHICLE PARKING - LOT 702 (3) WALLACE STREET, MUNDIJONG (P01043/01)</b>	<b>25</b>
<b>P002/07/04 TELECOMMUNICATIONS TOWER – LOT 1 SHANLEY ROAD, MARDELLA (P01178/01)</b>	<b>32</b>
<b>P005/07/04 SHIRE ENTRY STATEMENTS (A0476-02)</b>	<b>44</b>
<b>P006/07/04 NAMING OF RESERVES (RS0181)</b>	<b>47</b>
<b>P007/07/04 LOCAL PLANNING STRATEGY AND TOWN PLANNING SCHEME N° 3 (A0784-02)</b>	<b>52</b>
<b>C001/07/04 CONFIDENTIAL ITEM - REQUEST FOR BACK DATING OF FARMLAND CONCESSION (P01916, P03077, P03719)</b>	<b>60</b>
<b>8. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN</b>	<b>61</b>
<b>SM001/07/04 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION 2004 ANNUAL GENERAL MEETING (A1164)</b>	<b>61</b>
<b>SM002/07/04 PEEL DEVELOPMENT COMMISSION BOARD VACANCY (a0109-02)</b>	<b>63</b>

<b>P008/07/04</b>	<b>SUBMISSION SOUTH WEST REGIONAL STRATEGY FOR NATURAL RESOURCE MANAGEMENT (A0842)</b> .....	<b>65</b>
<b>9.</b>	<b>CHIEF EXECUTIVE OFFICER'S REPORT</b> .....	<b>68</b>
<b>SM003/07/04</b>	<b>INFORMATION REPORT</b> .....	<b>68</b>
<b>SM003.1/07/04</b>	<b>COMMON SEAL REGISTER REPORT – JUNE 2004 (A1128)</b> .....	<b>68</b>
<b>SM003.2/07/04</b>	<b>ECONOMIC &amp; TOURISM DEVELOPMENT OFFICER REPORT – JULY 2004 (A0436-05)</b> .....	<b>68</b>
<b>SM003.3/07/04</b>	<b>PROPOSED 2002-2005 PEOPLE PLAN REVIEW (A0106-05)</b> .....	<b>68</b>
<b>10.</b>	<b>URGENT BUSINESS:</b> .....	<b>69</b>
<b>11.</b>	<b>COUNCILLOR QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:</b> .....	<b>69</b>
<b>12.</b>	<b>CLOSURE:</b> .....	<b>69</b>
<b>13.</b>	<b>INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY:</b> .....	<b>70</b>
<b>C002/07/04</b>	<b>CONFIDENTIAL ITEM – WORKERS COMPENSATION ISSUE UPDATE (H0054/01)</b> .....	<b>70</b>
<b>C003/07/04</b>	<b>RIDING FOR DISABLED ASSOCIATION – USE OF RESERVE 46398 (RS0177)</b> ....	<b>70</b>
<b>C004/07/04</b>	<b>PROPOSED AMENDMENTS TO THE WALGA CONSTITUTION (A0163-06)</b> .....	<b>71</b>
<b>C007/07/04</b>	<b>CONFIRMATION OF PAYMENT OF CREDITORS (A0917)</b> .....	<b>71</b>
<b>C008/07/04</b>	<b>DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)</b> .....	<b>72</b>
<b>C009/07/04</b>	<b>SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)</b> .....	<b>72</b>
<b>C010/07/04</b>	<b>RATE DEBTORS REPORT (A0917)</b> .....	<b>73</b>
<b>C011/07/04</b>	<b>INFORMATION REPORT</b> .....	<b>73</b>
<b>C005/07/04</b>	<b>REVIEW OF COUNCILLOR REPRESENTATION (A0162)</b> .....	<b>74</b>
<b>AS004/07/04</b>	<b>INFORMATION REPORT</b> .....	<b>74</b>
<b>CRD01/07/04</b>	<b>INFORMATION REPORT</b> .....	<b>75</b>
<b>E001/07/04</b>	<b>INFORMATION REPORT</b> .....	<b>75</b>
<b>P003/07/04</b>	<b>PRIVATE RECREATION – TWO DAY MOTORCYCLE TRACK EVENT – LOT 2 (NO. 1475) SOUTH WESTERN HIGHWAY, WHITBY (P00435/03)</b> .....	<b>76</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 THE COUNCIL CHAMBERS, 6 PATERSON STREET MUNDIJONG ON MONDAY 26<sup>th</sup> JULY, 2004. THE PRESIDING MEMBER DECLARED THE MEETING OPEN AT 7.03PM AND WELCOMED MEMBERS OF THE PUBLIC PRESENT IN THE GALLERY, COUNCILLORS AND STAFF.

## 1. ATTENDANCES & APOLOGIES

**PRESENT:** Crs DL Needham ..... Presiding Member  
KR Murphy  
AW Wigg  
JA Scott  
WJ Kirkpatrick  
THJ Hoyer  
JE Price  
JC Star

**APOLOGIES:** Crs AJ Simpson ..... Leave of Absence  
IJ Richards ..... Leave of Absence

**IN ATTENDANCE:** Mr D Price ..... Chief Executive Officer  
Mr G Dougall ..... Director Corporate Services  
Ms J Abbiss ..... Director Sustainable Development  
Mr M Beaverstock ..... Director Asset Services  
Mrs S Langmair ..... Minute Secretary

**GALLERY:** 5

## 2. PUBLIC QUESTION TIME:

### 2.1 Response To Previous Public Questions Taken On Notice

Peter Hodgson, 496 Soldiers Road, Cardup

Q In January 2003 the WA Planning Commission requested Council to remove a number of properties from the rural strategy review (including L40 Soldiers Road). The Department of Planning and Infrastructure (DPI) sent a letter to Council to get advice on this. DPI have advised Mr Hodgson they have never received a reply. Can Council confirm that they provided advice to the DPI.

A. The Western Australian Planning Commission (WAPC) advised Council in November 2003 that they had reviewed the rural strategy and required a number of modifications. The Shire's submission to change Lot 30 Soldiers Road, Cardup to Farmlot zoning was not supported by the WAPC.

There is no record of a letter being sent to the Shire in January 2003 from the Department of Planning and Infrastructure (DPI) requesting further advice on this property.

Council in January 2003 resolved to advise the WAPC that it agreed to the variations to the Rural Strategy as required by the WAPC. Council also resolved to advise the WAPC that it wished to make a further submission in respect of the use of the Farmlot Policy Area in order to obtain orderly planning (as instanced in the case of Submission 4 – recommendations 39 and 39a, in respect to Lot 30 Soldiers Road Cardup). The WAPC was advised that Council firmly believes that this particular property should be included in the Farmlot Policy Area to strengthen and complete the buffer between Byford and Mundijong.

The landowner has recently requested the Shire to consider including Lot 30 Soldiers Road, Cardup in the Farmlot zoning in the rural strategy. This proposal is currently

being assessed by the Manager Planning and Regulatory Services and will be the subject of meeting with the DPI to discuss a variation to the current rural strategy.

## 2.2 Public Question Time

Public Question time commenced at 7.04pm

Ross Lay, 33 Westcott Road, Serpentine

Q1 On 5.3.04, 28.4.04 and 31.5.04 correspondence to the Shire without a written response until prompted by a Councillor on 19.7.04. On 22.7.04 received a written reply to the letter dated 28.4.04 – as a member of the public and ratepayer of the Shire, why is it that I do not deserve a response?

Q2 In the letter dated 20.4.04 an extract from councils Town Planning Scheme No 2 clearly states “in the rural zone only two dwelling units per lot for lots having an area greater than four hectares and less than fifty hectares” (My Lay’s property is 36 hectares). The letter states “however the shire is required to ensure that if the land is sold that a future purchaser is not under the misapprehension that the property can have two houses permanently located on the lot” – can someone please explain this to me?

Q3 If a second residence is definitely not allowed and the shire requires a legal agreement with a caveat to ensure the demolition of that residence, could I please have a dated copy of the by-laws which suggest these are the requirements.

A The Chief Executive Office advised with regard to Q1 that a response to his correspondence had been provided and apologised for the perceived delay.

The Presiding Member advised that Q2 and Q3 would be taken on notice and relevant meetings arranged between the Director Sustainable Development and Mr Lay in the near future to address each question.

Vic Grigg, Byford

Q Approximately one month ago, contacted Brian Hunt from Statewest Survey enquiring about progress of detailed area plan for East Byford. Apparently a report was sent to the shire one week prior to this, if this is correct, can an update be provided on the detailed area plan progress as according to the methodology timetable it appears to be somewhat behind, given its expected completion date of September.

A The Director Sustainable Development advised that the report from Statewest Survey had some gaps in it which were being addressed, however looking at approval to Council by November timeline.

The Presiding Member highlighted that Statewest Surveys have a hotline for people with concerns/comments.

Public question time concluded at 7.10pm

**3. PUBLIC STATEMENT TIME:**

**4. PETITIONS & DEPUTATIONS:**

**5. PRESIDENT’S REPORT:**

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

Cr Price declared an interest of impartiality in item P002/07/04 – Telecommunications Tower – as he is mobile telephone customer with Optus.

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

7.1 Ordinary Council Meeting – 28<sup>th</sup> June, 2004

**COUNCIL DECISION**

**Moved Cr Star seconded Cr Price  
That the minutes of the Ordinary Council Meeting held on 28<sup>th</sup> June, 2004 be confirmed.  
CARRIED 8/0**

C006/07/04 BUDGET 2004/2005 (A1239)		
Proponent:	Local Government Act 1995	In Brief  To recommend to Council to adopt the proposed 2004/2005 statutory budget.
Officer:	G.R. Dougall – Director Corporate Services	
Signatures Author:		
Senior Officer:		
Date of Report	07/07/04	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act 1995	
<b>Delegation</b>	<b>Council</b>	

**Background**

Section 6.2 of the Local Government Act 1995 requires local governments to prepare an annual budget not later than 31<sup>st</sup> August in each financial year. Each local government is to prepare and adopt the budget in the form and manner prescribed and by absolute majority.

In the preparation of the budget the local government is to have regard to the contents of the plan of principal activities accepted under section 5.58 and is to prepare a detailed estimate for the current year of;

1. The expenditure by the local government,
2. The revenue and income, independent of general rates, and
3. The amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue.

The budget is to incorporate;

1. Particulars of the estimated expenditure to be incurred by the local government;
2. Detailed information relating to the rate and service charges which will apply to land within the district, including the estimated amount to be yielded by the rate and the rate of interest to be charged by the local government on unpaid rates and service charges;
3. The fees and charges proposed to be imposed;

4. The particulars of borrowings and other financial accommodation proposed;
5. Details of the amounts to be set aside in, or used from, reserve accounts and the purpose for which they are to be used;
6. Particulars of proposed land transactions and trading undertakings; and
7. Such other matters as prescribed.

### **Sustainability Statement**

This budget provides a balance of services and improvement projects for the community. It demonstrates the allocation of scarce resources in an efficient and effective manner to provide the outcomes expected by the community and considers the forward financial plan 2004 – 2014 adopted by Council in April 2004.

### **Statutory Environment:**

Section 6.2 of the Local Government Act 1995 requires local governments to adopt a budget prior to 30 August each financial year.

### **Policy/Work Procedure Implications:**

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

### **Financial Implications:**

The proposed budget is presented as a balanced budget at the end of the year. The rates increase provides the minimum requirement from the community to fund all of the services provided within the document.

### **Strategic Implications:**

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

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

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

##### Strategies:

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

*Objective 3: High level of social commitment*

##### Strategies:

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

#### **2. Environment**

*Objective 1: Protect and repair natural resources and processes throughout the Shire*

##### Strategies:

1. Increase awareness of the value of environmental requirements towards sustainability.

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

##### Strategies:

1. Implement known best practice sustainable natural resource management.
3. Reduce waste and improve recycling processes

#### **3. Economic**

*Objective 1: A vibrant local community*

##### Strategies:

1. Attract and facilitate appropriate industries, commercial activities and employment.
3. Develop tourism potential.

*Objective 2: Well developed and maintained infrastructure to support economic growth*

Strategies:

1. Improved freight, private and public transport networks.
2. Consider specific sites appropriate for industry /commercial development.

**4. Governance**

*Objective 1: An effective continuous improvement program*

Strategies:

1. Identify and implement best practice in all areas of operation.
2. Promote best practice through demonstration and innovation.
3. Regularly update information services and IT capacity to support programs and projects.
4. Balance resource allocation to support sustainable outcomes.

*Objective 3: Compliance to necessary legislation*

Strategies:

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

**Community Consultation:**

Required: Yes  
Differential Rate Submissions

The intention to undertake differential rating was advertised in accordance with the working group meeting held on Monday 14 June, 2004. Public comment period closes on Monday 12 July. At the time of writing this report six submissions had been received, all commenting on the increase in the Commercial differential rate in the dollar.

Affected Property	Summary of Submission	Support/ Object	Officer's Comment	Action (Condition/ Support/ Dismiss)
<b>A301400</b>	Leases part of the Byford Village as a souvenir shop. Believes there is no way of increasing turnover to pay for additional commercial rates. Believes this increase will act as a disincentive for new business in the area.	Object	The Byford Village shopping complex will increase from \$10,300 last year to \$17,656 with the proposed rate. The proposed rate in the dollar is lower than provided for the City of Armadale and above the Town Centre rate provided by Shire of Murray. Shire of Murray 03/04 rates for the hardware store, café, newsagency, supa valu combined was \$13,639.	Dismiss. Whilst the rate is a significant increase in one financial year there are 37 of 76 properties still on minimum rate of \$609 under

			<p>Council has a couple of options with this issue. It can adopt the proposed rate as a reasonable rate expectation for a commercial business, adopt the rate and provide concessions for those properties it believes are unfairly effected by the increase, or adopt a lower rate in the dollar and stage the increase over a couple of years.</p>	<p>commercial rate code. 23 properties will pay between the min and \$1800. 8 properties will pay between \$2000 and \$3000. 4 properties will pay between \$3000 and \$4000. 3 properties will pay around \$7000 and 1 will pay \$17500.</p>
<b>A301400</b>	Leases part of the Byford Village as a cafe. Believes the proposed commercial rate increase may force the business to close.	Object	As above.	Dismiss as above.
<b>A301400</b>	Leases part of Byford Village as a hardware store. Small business finds it difficult to absorb any cost increase. There appears to be no tangible benefit to them for the increase.	Object	As above.	Dismiss as above.
<b>A398328</b>	Operates a child care facility in Byford. Opposes the proposed commercial rate increase when low inflation environment exists. No benefit to local business from anticipated development around the Byford area yet so businesses cannot expand.	Object	As above. Rates for this property would increase from \$1,440 to \$2,469 under the proposed rate.	Dismiss as above.
<b>A211100</b>	Leases building to operate a liquor store in Byford. Understands costs increase but is opposed to doubling of the commercial rate. Rate increases should be linked to CPI. This may impact on the businesses ability to complete with larger businesses. Believes the valuation increases will already increase rates without a change to the rate charge.	Object	As above. The rates on this property would increase from \$720 to \$1234 per year under the proposal. Valuation changes are adjusted for in the rate calculation to ensure that the valuation increase does not effect the rate.	Dismiss as above.
<b>A211100 A211101 &amp; A211102</b>	Owner of commercial units in Byford. All businesses are experiencing extreme difficulty in maintaining their viability. This proposal may close some businesses. Please take into consideration the current economic climate in Byford particularly and hold off with such extreme increases until the	Object	As above. This objection relates to three units which currently pay \$720, \$662 and \$881 per year in rates. The proposed commercial rate would increase these rates to \$1234, \$1136, and \$1510.	Dismiss as above.

	population expands.			
--	---------------------	--	--	--

**Comment:**

The budget has been developed in accordance with the Forward Financial Plan adopted by Council in April, 2004 (SM040/04/04). The proposed budget presented this year has been based on a 5.85% general rate increase and is based on a small deficit of \$2,871.

***A hard copy of the Draft 2004/2005 Budget and Schedule of Fees and Charges are included with the attachments and marked C006/07/04.***

The following is a summary of the more relevant points in relation to this document;

**Rates**

A general 5.85% increase has been applied in accordance with the workshop and differential rate advertisement. This figure is below the 6.06% increase highlighted in the Forward Financial Plan. Several submissions have been received in relation to the proposed changes in the Commercial rate, these have been discussed above.

Advice has been received from the Valuer General's office detailing that the Water Corporation intend to withdraw their contribution to the valuation costs in 2004/2005. Previously the State Government withdrew their subsidy of 50% of the cost. This meant that local government changed from paying 25% of the cost to paying 50% of the cost. The Water Corporation decision will mean local government will now be paying the full \$160 per valuation cost for gross rental valuations where residential sewerage or commercial drainage does not apply. The Western Australian Local Government Association is currently negotiating for FESA to contribute to these costs as this service uses the valuations to generate the Emergency Services Levy. No decision has been made in respect to this matter at this time. It is currently recommended by WALGA that FESA contribute on a tiered basis over time, contributing more each year.

**WA Local Government Grants Commission Grant**

Advice was received on 30 June from the Commission detailing the notional grant to be provided for 2004/2005. This General Financial Assistance grant remained unchanged, however as advised to the Corporate Services Committee in June there was a general overpayment made to local government last year that will be adjusted this year. As a consequence the general grant has been decreased by \$8,195 from the notional figure to \$1,019,261. Last year the figure provided was \$1,028,056. The untied Road Grant provided is \$563,208 a decrease of approximately \$4,000 on last year actuals.

**Interest on Investments**

This allocation includes provision to earn interest on the Recreation Centre Loan until fully expended. The first payment for the centre is due on 28 July. To enable payment to occur the loan will need to be drawn by this time. Therefore the loan funds will be invested in between payment dates to generate some revenue to assist in offsetting costs.

**Members of Council**

Additional funds have been included in this area for the purchase of new fax/printers as per the forward financial plan.

### Governance

The People Plan review for \$15,000, the new digital photocopier for \$12,000 and the Information Plan review have been included as provided in the forward financial plan. Provision of \$20,000 has also been included for a GIS system.

Funding will be sought from Government to progress a community indicator pilot program in the community development area for \$105,000. This will be offset by provision for grant funding for this to the value of \$100,000.

### Emergency Services

The emergency services levy will be providing \$295,000 towards brigade operations and \$48,800 for state emergency services operations. A capital grant of \$75,000 has also been provided to change the light tanker for the Oakford brigade.

Provision has also been made for FESA to contribute to a joint Emergency Services Manager subject to negotiations and agreement in the second half of 2004/2005.

### Community Amenities

The waste budget includes the 100% waste strategy requirements. The actual road works required have been included in Transport under Infrastructure improvements. The rubbish charge will be \$182.00 per service. A second service including GST will be \$200.20 per additional service.

As per the forward financial plan an allocation of \$85,000 has been provided in this area for Serpentine Jarrahdale Landcare, located in the Protection of the Environment section. Provision has also been included in this area for the retainer to develop water sensitive design guidelines.

Planning projects for the year are the Byford Detailed Area Plan \$58,100, Town Planning Scheme Review \$150,000 (as provided in the forward financial plan), Developer Contribution Plan \$48,000 and the Mundijong Structure Plan (as provided in the forward financial plan).

### Recreation and Culture

Provision has been included to re-roof the Mundijong Hall. This inclusion is subject to sufficient monies being available after the financial statements for 2003/2004 have been finalised.

The remaining work for the Serpentine Pavilion has been included. This includes the balance of loan funds raised by Council last year, the loan being sponsored by the Serpentine Pony Club and the in-kind works being provided by the Serpentine Sports Ground committee. Provision has been made for the CSRFF grant of \$60,000 to be received this financial year. The grant has been allocated to the 2005/2006 year by the state government, however a request for early payment is to be made. If this early payment is not granted it is intended to draw a short term loan for these funds to be repaid when the grant is received. A grant of \$37,000 has been included for the medical equipment to be provided for the serpentine facility to make provision for consulting rooms for a doctor in Serpentine.

The capital and operating provision for the Serpentine Jarrahdale Recreation Centre has been made. This includes loan funds of up to \$3,400,000 depending on any provisional monies required, the CSRFF grant of \$1,000,000 and the Commonwealth Regional Solutions Grant of \$310,000 (\$100,000 of this grant has already been forwarded to Council in 2003/2004). Reserve funds from the Community Facilities Reserve are also being used to assist in the funding of gym equipment as per the forward financial plan. An operating budget has been included for a six month period.

A \$10,000 allocation is included in the maintenance of Mundijong Reserve to resurface tennis courts to enable the skate park facilities from Byford to be relocated, as per the forward financial plan. Also included in the Serpentine Sports Reserve budget is \$25,000 to commence installation of reticulation for the oval as per the plan.

Townscape funding includes the design and construction entry statements to the north and south of the shire along the South West Highway as provided in the forward financial plan, Jarrahdale skate park drinking fountain, diamond crossing for Mundijong, and for the Byford Peace memorial.

A new public toilet facility located at the Mundijong Linear Park has also been included as provided in the forward financial plan.

### Transport

All construction works provided under the forward financial plan have been included. The Blackspot funding of \$545,000 and Roads to Recovery allocation of \$303,683 assist in the provision of these works. A carryover item for works on Jarrahdale and Kargotich Roads have been included and the road works for the 100% waste strategy are provided for in this area. Bridle Trail construction has also been moved from recreation and allocated under this area for the first time.

Road maintenance items have been included as provided within the forward financial plan. \$30,000 was received last year from the WA Grants Commission to undertake bridge repairs in the district. These works are undertaken by Main Roads WA and invoiced to the local government. To date the invoice has not been received from Main Roads and therefore provision has been made to carry these funds forward.

### Other Property and Services

The Jarrahdale Heritage Park expenditure is included in this section under Town planning Schemes. The Local Government (Financial management) Regulations 1996 provides for land development to be placed under this section. Approximately \$2.5 million is included in this area. This includes the subdivision of Staff street and salaries and operating costs.

### Reserve Transfers

The following Reserve Fund transfers are proposed with the budget presented for adoption;

*Light Fleet and Plant Acquisition Reserve* - This reserve will be used for the replacement of plant. An amount of \$25,800 will be drawn for the purchase of plant, \$376,126 will be drawn for light vehicles and \$182,454 will be drawn for depot light vehicles. Depreciation for plant operating in the amount of \$100,530 will be transferred into reserve as well as \$470,465 for light vehicle trade ins and \$3,500 for the trade in of plant. Lease costs allocated for light vehicles will also be transferred to this reserve. An allocation of \$65,500 has been included in the budget for this.

*Gravel Pit Reserve* – An amount of \$10,000 has been placed in the budget for rehabilitation works, this money will be offset by a transfer from this reserve.

*Tourism Reserve* – The income from the lease of the sale yards and Serpentine Dam tearooms will be transferred into this reserve, an amount of approximately \$5,700. \$8,000 will be drawn from this reserve to finance tourism signage as per the tourism strategy.

*Community Facilities Reserve* – This reserve will be closed at the end of this financial year. \$61,000 will be used for the supervision fee for the construction of the Recreation Centre. \$169,000 will be used to fund gym and other equipment as per the forward financial plan 2004 - 2014. \$80,000 will be used to fund the purchase of the Jarrahdale Anglican Church.

*Administration Building Reserve* – The budget includes an allocation for the sale of lot 0 Karbro Drive. This is the location of the Ray Baker Hall. Any profit made on the sale of this land, estimated at \$123,970 will be transferred into this reserve.

*Emergency Services Reserve* – Funds were transferred into this reserve last year to assist the funding of the Millbrook static water supply this year. Those funds will now be transferred back for this to occur.

*Waste Reserve* – This reserve will also have a nil balance at the end of the year and be closed. The remaining funds in this reserve will be used to assist in the 100% waste strategy.

*Renewable Energy Reserve* – With the letting of the Recreation Centre Contract this renewable energy project will now also be completed. The remaining amount of \$18,000 in this reserve will be used to assist in the funding of this project.

*Road Reseals Reserve* - An amount of \$48,000 was transferred into this reserve at the end of last year. It is the balance of funds required for the second coat seal on Kargotich Road. The second coat seal will not occur until later this year.

### New Loans

The budget has included a new loan of up to \$3,400,000 for the construction of the Serpentine Jarrahdale Recreation Centre as per the forward financial plan. The loan will be drawn over a fifteen year period. An interest only loan of \$1,017,000 has also been included for the Jarrahdale Heritage Park project as per the forward financial plan 2004 - 2014. The Jarrahdale Heritage Park Business Plan provides for this loan to be repaid in 2007/2008.

### Salaries and Staff

1.5 additional positions have been included in the budget. Extra allocation has been provided for the health services area for the part time position to become full time. An extra planning officer position has also been included as per the forward financial plan. A safety net increase for all employees except senior employees was approved in June has also been included.

### Forward Financial Plan Items

Many of the Plan items have already been mentioned in this report. The table below indicates where plan items may be located in the budget;

<u>ITEM</u>	<u>LOCATION</u>	<u>PLAN AMOUNT</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>
Millbrook Static water Supply	Fire Prevention	42,000	42,000	
Emergency Services	Law and Order	1,048,750	885,615	Funding request for light tanker and Fire tanker not approved by FESA
Waste Management	Community Amenities	664,259	730,000	100% Waste Strategy works.
Environment	Community Amenities	155,040	200,230	Manager Sustainability salaries now included in this area
Contribution to Landcare	Protection of Environment	85,000	85,000	
Mundijong Structure Plan	Town Planning	26,000	26,000	

Town Planning Scheme Review	Town Planning	75,000	75,000	
Jarrahdale Heritage Park	Other Property and Services	1,228,000	2,795,610	Projects brought forward due to external funding allocations being approved.
Councillor Fax/printers	Members of Council	3,000	3,000	
People Plan Review	Chief Executive	15,000	15,000	
Photocopier	Administration	12,000	12,000	
Future Staffing	Town Planning	50,000	57,000	
Serpentine Community Facility	Other Recreation and Sport	330,000	210,883	Project commenced 2003/2004
Reticulation Serpentine Sports Reserve	Other Recreation and Sport	25,000	25,000	
Mundijong Skate Park	Other Recreation and Sport	10,000	10,000	
Trails Maintenance	Public Parks	19,000	19,000	
Trails Construction	Transport	50,000	50,000	
Reserves Maintenance	Parks and Gardens	18,000	12,500	
Townscape Planning	Parks and Gardens	25,000	10,000	These funds included in Detailed Area Plan funding
Mundijong Linear Toilet	Buildings on Reserves	25,000	25,000	
Shire Entry Statements	Public Parks	30,000	30,000	
Recreation Centre	Other Recreation and Sport	4,460,000	4,580,000	Provision sum included in budget
Peel region Marketing Strategy	Tourism and Area Promotion	11,000	11,000	
Road Construction	Transport	1,190,000	1,190,000	
Road maintenance		1,492,000	1,495,500	

### Items Carried Forward

The following items have been brought forward from the previous year;

- PDC grant for high school feasibility study \$9,000,
- Community Health Plan development \$3,500,
- Cultural awareness grant \$2,700,
- Water sensitive design guidelines retainer \$10,000,
- Perth Biodiversity grant \$30,300,
- Town planning Projects – Detailed Area Plan \$58,100, Town Planning Scheme \$75,000, Developer contribution Plan \$15,000,
- Mundijong pavilion Changerooms design \$5,000,
- Jarrahdale Road improvements \$50,000,
- Grants Commission funding for bridgeworks \$30,000,
- Chestnuts drainage specified area rate unspent monies \$6,500,
- PDC grant for interpretive pole \$5,000,
- PDC Grant for Jarrahdale Heritage Park amphitheatre \$21,000,
- Commonwealth Regional Solutions Grant for Recreation Centre \$100,000,
- Townscape funds for Linear Park toilet \$15,000,
- Remaining Council loan funds for Serpentine Pavilion \$56,857,
- Townscape funds for Byford Peace Memorial \$10,000,

- Townscape funds for diamond crossing, Jarrahdale fountain and Heritage Group funding \$8,000,
- Renewable energy project funds \$16,000,
- Mundijong re-roof (if available) \$35,000,
- PDC grant for Jarrahdale Heritage Park Management \$5,000.

These carryovers total \$566,957.

**Voting Requirements:                      ABSOLUTE MAJORITY**

**Officer Recommended Resolution:**

In accordance with Section 6.36 of the Local Government Act 1995, and subject to Ministerial approval being granted, the following differential rates be imposed in the 2004/2005 statutory budget:

DIFFERENTIAL RATE	PROPOSED 2004/2005		
	GRV RATE IN \$	UV RATE IN \$	MIN RATE
Rural Living - Special Rural Rural Living AB Farmlet		0.006245	655
Rural		0.005398	655
Residential	0.09104		531
Residential Vacant	0.1604		609
Commercial	0.09495		609
Public Purposes		0.0067	655
Special Use	0.09495		1050
Special Residential	0.09104		609
Special Residential Vacant	0.2243		609
Light Industrial	0.1466		609
Units- Rowley Rd	0.09104		444
Caravan Parks	0.07996		5650
Intensive Farming Rural		0.006235	655
Mining Tenement		0.0179	655
Light Industry/Residential Comp	0.1466	0.006245	609
Specified Area Rate - Chstnuts Estate		0	0

The recommended response to the submissions received in relation to the differential rate public consultation be adopted and provided to each submission with an acknowledgement of thanks for their submission.

2. Rate Concessions

Rate Concession of 31% be applied to rural rate category properties satisfying the Farmland Concession criteria.

Rate Concession of 50% be applied to rural rate category properties satisfying the Conservation Concession Criteria under the 1994 Rural Strategy.

3. Discount on Rates

Council grants a 3% discount on rate payments fully paid before the 21<sup>st</sup> day from date of issue (issue date being 9<sup>th</sup> August, 2004) for the 2004/2005 financial year.

4. Service Charge

A Bushfire Levy Service Charge not be imposed in the 2004/2005 statutory budget in accordance with section 6.38 of the Local Government Act 1995.

5. Fees and Charges

The fees and charges provided within the 2004/2005 statutory budget be adopted.

6. Due dates for rate instalment payments

The due dates for rate instalment payments for the 2004/2005 statutory budget be:

Full Payment discount	30 <sup>th</sup> August 2004
1 <sup>st</sup> Instalment	13 <sup>th</sup> September 2004
2 <sup>nd</sup> Instalment	15 <sup>th</sup> November 2004
3 <sup>rd</sup> Instalment	12 <sup>th</sup> January 2005
4 <sup>th</sup> Instalment	15 <sup>th</sup> March 2005

7. Interest rates and administration charge for instalment payments

An administration charge of \$5.00 be applied to instalment payments and an interest charge of 5.5% be applied in the 2004/2005 statutory budget.

8. Accrual of interest on overdue rates

Penalty interest of 11% per annum be applied to overdue rates in the 2004/2005 statutory budget.

9. Accrual of interest on outstanding debtors

Interest of 11% per annum be applied to overdue debtors in the 2004/2005 statutory budget.

10. Fees, expenses and allowances for Council members

The fees, expenses and annual allowances to be paid to members of Council in the 2004/2005 statutory budget be as follows:

Presidents Annual Sitting Fee	\$12,000
Councillor Annual Sitting Fee (per councillor)	\$ 6,000
Reimbursement of Telecommunications	\$ 5,500
Reimbursement of Travel Allowance (Total)	\$12,000

11. 2004/2005 Budget

The 2004/2005 Municipal Budget, as presented, be adopted.

12. Ministerial Approval for Differential Rate

The Chief Executive Officer seeks Ministerial approval for the adopted differential rates subject to any public submissions received during the advertising period.

13. Authority to call tenders

- (a) The Chief Executive Officer be delegated authority to invite tenders for works and services in the statutory 2004/2005 budget, where required in accordance with the provisions of the Local Government Act 1995 and Council's Purchasing Policy CSP2.
- (b) The Chief Executive Officer be delegated authority to specify selection criteria for all tenders called in accordance with 13a above.

**Committee Recommended Resolution:**

In accordance with Section 6.36 of the Local Government Act 1995, and subject to Ministerial approval being granted, the following differential rates be imposed in the 2004/2005 statutory budget:

DIFFERENTIAL RATE	PROPOSED 2004/2005		
	GRV RATE IN \$	UV RATE IN \$	MIN RATE
Rural Living - Special Rural Rural Living AB Farmlet		0.006245	655
Rural		0.005398	655
Residential	0.09104		531
Residential Vacant	0.1604		609
Commercial	0.09495		609
Public Purposes		0.0067	655
Special Use	0.09495		1050
Special Residential	0.09104		609
Special Residential Vacant	0.2243		609
Light Industrial	0.1466		609
Rowley Rd - Residential Use	0.09104		444
Caravan Park Use	0.07996		5650
Intensive Farming Rural		0.006235	655
Mining Use		0.0179	655
Light Industry/Residential Comp	0.1466	0.006245	609
Specified Area Rate - Chstnuts Estate		0	0

The recommended response to the submissions received in relation to the differential rate public consultation be adopted and provided to each submission with an acknowledgement of thanks for their submission.

2. Rate Concessions

Rate Concession of 31% be applied to rural rate category properties satisfying the Farmland Concession criteria.

Rate Concession of 50% be applied to rural rate category properties satisfying the Conservation Concession Criteria under the 1994 Rural Strategy.

Council offer rate concessions of up to 23.5% for commercial rate category properties paying over \$2,000 rates to provide a maximum increase this year of 50% on the previous year rate.

3. Discount on Rates

Council grants a 3% discount on rate payments fully paid before the 21<sup>st</sup> day from date of issue (issue date being 9<sup>th</sup> August, 2004) for the 2004/2005 financial year.

4. Service Charge

A Bushfire Levy Service Charge not be imposed in the 2004/2005 statutory budget in accordance with section 6.38 of the Local Government Act 1995.

5. Fees and Charges

The fees and charges provided within the 2004/2005 statutory budget be adopted.

6. Due dates for rate instalment payments

The due dates for rate instalment payments for the 2004/2005 statutory budget be:

Full Payment discount	30 <sup>th</sup> August 2004
1 <sup>st</sup> Instalment	13 <sup>th</sup> September 2004
2 <sup>nd</sup> Instalment	15 <sup>th</sup> November 2004
3 <sup>rd</sup> Instalment	12 <sup>th</sup> January 2005
4 <sup>th</sup> Instalment	15 <sup>th</sup> March 2005

7. Interest rates and administration charge for instalment payments

An administration charge of \$5.00 be applied to instalment payments and an interest charge of 5.5% be applied in the 2004/2005 statutory budget.

8. Accrual of interest on overdue rates

Penalty interest of 11% per annum be applied to overdue rates in the 2004/2005 statutory budget.

9. Accrual of interest on outstanding debtors

Interest of 11% per annum be applied to overdue debtors in the 2004/2005 statutory budget.

10. Fees, expenses and allowances for Council members

The fees, expenses and annual allowances to be paid to members of Council in the 2004/2005 statutory budget be as follows:

Presidents Annual Sitting Fee	\$12,000
Councillor Annual Sitting Fee (per councillor)	\$ 6,000
Reimbursement of Telecommunications	\$ 5,500
Reimbursement of Travel Allowance (Total)	\$12,000

11. 2004/2005 Budget

The 2004/2005 Municipal Budget, as presented, be adopted.

12. Ministerial Approval for Differential Rate

The Chief Executive Officer seeks Ministerial approval for the adopted differential rates subject to any public submissions received during the advertising period.

13. Authority to call tenders

- (a) The Chief Executive Officer be delegated authority to invite tenders for works and services in the statutory 2004/2005 budget, where required in accordance with the provisions of the Local Government Act 1995 and Council's Purchasing Policy CSP2.
- (b) The Chief Executive Officer be delegated authority to specify selection criteria for all tenders called in accordance with 13a above.

CARRIED 5/0

Committee Note: The Officers Recommendation was changed to ensure the adjustment of the commercial rate in the dollar be phased in over 2 years for those properties paying greater than \$2,000 in rates.

**C006/07/04 SUPPLEMENTARY INFORMATION:**

The budget has been modified to provide the concessions for the sixteen (16) commercial category properties that will be paying greater than \$2,000 in rates. The concession provides for these properties to have the rate change in this category phased in over a two (2) year period. The cost of this concession is \$17,500.

Carryovers have been increased to \$579,257 as a result of some private works income (\$12,300) being received last financial year and the works have not been undertaken as yet. As a consequence these works have now been included in this budget under the private works program.

The fees for extractive industries licensing have been doubled from the schedule of fees identified at the Corporate Services Committee Meeting. The result of this now provides an income of \$23,000. An additional fee has also been included to provide for leasing of sites on the Jarrahdale Communications Tower.

A new budget document has been copied for members keeping as the budget document. It remains in deficit to the value of \$9,596.

The Department for Local Government and Regional Development has been approached to approve Council's differential rate structure. The Director Corporate Services has had telephone contact with the Department. This approval has since been received. Six (6) additional comments have been submitted in relation to the increase in the commercial rate in the dollar charge this year. Three (3) of these submissions relate to property that will receive the concession being proposed. Notification of Council's decision will be forwarded to all submissions after this meeting.

Affected Property	Summary of Submission	Support/ Object	Officer's Comment	Action (Condition/ Support/ Dismiss)
<b>A306200</b>	Long standing employer in the area is extremely disappointed in the proposal. Would prefer a gradual increase over several years. Wishes Council to consider very carefully the hardship they may be placing not only on the owners of business but also those dependant on local employment.	Object	The rates on this business will be increasing from \$907 to \$1555. This business will not receive the concession being proposed.	Dismiss. Whilst the rate is a significant increase in one financial year there are 37 of 76 properties still on minimum rate of \$609 under commercial rate code. 23 properties will pay between the min and \$1800. 8 properties will pay between \$2000 and \$3000. 4 properties will pay between \$3000 and \$4000. 3 properties will pay around \$7000 and 1 will pay

				\$17500.
<b>A309500</b>	Owens 2 commercial properties with 6-7 tenants. Strongly opposes this increase. Is trying to improve health services in the shire and feels shire should be more competitive in rates if it wishes to attract future business growth.	Object	As above. This property will be increasing to \$1481 rates from \$1060.	Dismiss as above.
<b>A301400</b>	Leases part of Byford Village as Supa Valu. Business currently employ's 28 local people and this increase may cause undue hardship and possible cut back in staff.	Object	This business will benefit from the concession being proposed. Rates for this property under the proposal will increase from \$10300 to \$13500.	Dismiss as above.
<b>A301400</b>	Leases newsagency in the Byford Village. Believes the increase proposed rings of poor financial planning. This increase is unjust in one year and effects ability to compete against major shopping centres. Are commercial properties paying the price for Council procrastinating for years over land development in the shire ?  Our business provides sponsorship and support to many local organisations, this increase may effect this.	Object	As above.	Dismiss as above.
<b>A223700, A256500, A302600, A316705</b>	Understands the argument that the commercial rate is out of step with residential rates but believes the gradient of the increase would be detrimental to local business. Suggests the increase be phased in over time as follows; 2004/2005 0.049194 2005/2006 0.064446 2006/2007 0.079698 2007/2008 0.09495	Object	As above. Council has agreed to phase in over a two year period for the significantly effected properties.	Dismiss as above.
<b>A305301</b>	Strongly oppose almost 100% increase in rates for their property. Past increases should have kept up with spending increases. Increase should not be made over one year. Places an unfair burden on commercial ratepayers above other ratepayers.	Object	As above. The rates on this property will increase from \$3837 to \$7406 and will therefore receive the proposed concession .	Dismiss as above.

**CRC006/07/04 COUNCIL DECISION/Committee Recommended Resolution:**

**Moved Cr Price seconded Cr Hoyer**

In accordance with Section 6.36 of the Local Government Act 1995, and subject to Ministerial approval being granted, the following differential rates be imposed in the 2004/2005 statutory budget:

DIFFERENTIAL RATE	PROPOSED 2004/2005		
	GRV RATE IN \$	UV RATE IN \$	MIN RATE
Rural Living - Special Rural Rural Living AB Farmlet		0.006245	655
Rural		0.005398	655
Residential	0.09104		531
Residential Vacant	0.1604		609
Commercial	0.09495		609
Public Purposes		0.0067	655
Special Use	0.09495		1050
Special Residential	0.09104		609
Special Residential Vacant	0.2243		609
Light Industrial	0.1466		609
Rowley Rd - Residential Use	0.09104		444
Caravan Park Use	0.07996		5650
Intensive Farming Rural		0.006235	655
Mining Use		0.0179	655
Light Industry/Residential Comp	0.1466	0.006245	609
Specified Area Rate - Chstnuts Estate		0	0

The recommended response to the submissions received in relation to the differential rate public consultation be adopted and provided to each submission with an acknowledgement of thanks for their submission.

**2. Rate Concessions**

Rate Concession of 31% be applied to rural rate category properties satisfying the Farmland Concession criteria.

Rate Concession of 50% be applied to rural rate category properties satisfying the Conservation Concession Criteria under the 1994 Rural Strategy.

Council offer rate concessions of up to 23.5% for commercial rate category properties paying over \$2,000 rates to provide a maximum increase this year of 50% on the previous year rate.

**3. Discount on Rates**

Council grants a 3% discount on rate payments fully paid before the 21<sup>st</sup> day from date of issue (issue date being 9<sup>th</sup> August, 2004) for the 2004/2005 financial year.

**4. Service Charge**

A Bushfire Levy Service Charge not be imposed in the 2004/2005 statutory budget in accordance with section 6.38 of the Local Government Act 1995.

**5. Fees and Charges**

The fees and charges provided within the 2004/2005 statutory budget be adopted.

**6. Due dates for rate instalment payments**

The due dates for rate instalment payments for the 2004/2005 statutory budget be:

Full Payment discount	30 <sup>th</sup> August 2004
1 <sup>st</sup> Instalment	13 <sup>th</sup> September 2004
2 <sup>nd</sup> Instalment	15 <sup>th</sup> November 2004
3 <sup>rd</sup> Instalment	12 <sup>th</sup> January 2005
4 <sup>th</sup> Instalment	15 <sup>th</sup> March 2005

**7. Interest rates and administration charge for instalment payments**

An administration charge of \$5.00 be applied to instalment payments and an interest charge of 5.5% be applied in the 2004/2005 statutory budget.

**8. Accrual of interest on overdue rates**

Penalty interest of 11% per annum be applied to overdue rates in the 2004/2005 statutory budget.

**9. Accrual of interest on outstanding debtors**

Interest of 11% per annum be applied to overdue debtors in the 2004/2005 statutory budget.

**10. Fees, expenses and allowances for Council members**

The fees, expenses and annual allowances to be paid to members of Council in the 2004/2005 statutory budget be as follows:

Presidents Annual Sitting Fee	\$12,000
Councillor Annual Sitting Fee (per councillor)	\$ 6,000
Reimbursement of Telecommunications	\$ 5,500
Reimbursement of Travel Allowance (Total)	\$12,000

**11. 2004/2005 Budget**

The 2004/2005 Municipal Budget, as presented, be adopted.

**12. Ministerial Approval for Differential Rate**

The Chief Executive Officer seeks Ministerial approval for the adopted differential rates subject to any public submissions received during the advertising period.

**13. Authority to call tenders**

(a) The Chief Executive Officer be delegated authority to invite tenders for works and services in the statutory 2004/2005 budget, where required in accordance with the provisions of the Local Government Act 1995 and Council's Purchasing Policy CSP2.

(b) The Chief Executive Officer be delegated authority to specify selection criteria for all tenders called in accordance with 13a above.

**CARRIED 8/0 ABSOLUTE MAJORITY**

AS002/07/04 NETTLETON ROAD – SPEED LIMIT CHANGES (R0006)		
Proponent:	Main Roads Western Australia	In Brief  Council is requested to support speed limit changes on Nettleton Road as recommended by Main Roads WA.
Officer:	Mick Beaverstock Director Asset Services	
Signatures Author:		
Senior Officer:		
Date of Report	29 June 2004	
Previously	AS031/11/03 10 November 2003	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

### **Background**

At its meeting of 10 November 2003, Council resolved to request that Main Roads Western Australia (MRWA) reduce the speed limit on Nettleton Road between SLK 1.50 and SLK 5.32 to 80km/h. This resolution was recommended by officers due to concerns with the poor sight distance conditions on the section which encompasses Admiral Road, Philips Road and several private driveways and is currently speed zoned as State Limit.

MRWA have undertaken a review of the whole length of Nettleton Road and recommend the following speed zones be implemented:

- The existing 70km/h speed limit from South Western Highway to 450m east of Old Brickworks Road remain unchanged;
- The implementation of an 80km/h speed zone from 450m east of Old Brickworks Road to 115m south of Hella Kipper Drive;
- The implementation of a 100km/h speed zone from 115m south of Hella Kipper Drive to approximately 235m north of Lyster Road;
- The implementation of an 80km/h speed zone from approximately 235m north of Lyster Road to approximately 600m east of Jarrahdale Road; and
- The implementation of a 60km/h speed zone from 600m east of Jarrahdale Road to Jarrahdale Road

### **Sustainability Statement**

***Effect on Environment:*** The proposal will not result in any negative impact on the environment.

***Resource Implications:*** The proposal does not have any resource implications.

***Use of Local, renewable or recycled Resources:*** Not applicable

***Economic Viability:*** No cost will be borne by Council in the implementation of revised speed limits. There is a potential cost saving, both tangible and non-tangible, to the community through a reduction in the risk of traffic crashes.

***Economic Benefits:*** The reduction in speed limit may assist tourism as Nettleton Road is a recognized tourist route. Lower speeds may encourage greater use by tourists using vehicles and also encourage use by cyclists and pedestrians.

**Social – Quality of Life:** The proposal aims to improve the quality of life for the community through lowering the risk of traffic crashes and generally improving the level of safety on this section of the road network.

Due to the lower speed limit there will be a minor increase in travel time between Jarrahdale and Byford on this route however this is outweighed by the safety improvements which will be achieved.

**Social and Environmental Responsibility:** The proposal is designed to be socially responsible through improving safety of residents and other road users.

**Social Diversity:** The proposal does not disadvantage any social groups.

**Statutory Environment:** Nil applicable to Council however MRWA have the power to change speed zoning under the Road Traffic Code 2000: Part 3 – Speed Restrictions.

**Policy/Work Procedure Implications:** There are no work procedures/policy implications directly related to this application/issue.

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

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

**1. People and Community**

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

Strategies:

6. Ensure a safe and secure community.

**3. Economic**

*Objective 1: A vibrant local community*

Strategies:

3. Develop tourism potential.

*Objective 2: Well developed and maintained infrastructure to support economic growth*

Strategies:

1. Improved freight, private and public transport networks.

**4. Governance**

*Objective 1: An effective continuous improvement program*

Strategies:

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

*Objective 3: Compliance to necessary legislation*

Strategies:

2. Develop a risk management plan.
3. Comply with State and Federal policies and Legislation and the Local Government Act in the most cost-effective way.

**Community Consultation:**

Required: No

**Comment:**

While officers requested MRWA consider the request of Council to review the speed limit on the northern end of Nettleton Road this has been undertaken for the whole length of road. It is recommended that all changes to speed limits be supported.

**Voting Requirements:** Normal

**AS02/07/04 Officer Recommended Resolution:**

Moved Cr Star seconded Cr Scott that Council support the following speed limit changes on Nettleton Road proposed by Main Roads Western Australia:

- The implementation of an 80km/h speed zone from 450m east of Old Brickworks Road to 115m south of Hella Kipper Drive;
- The implementation of a 100km/h speed zone from 115m south of Hella Kipper Drive to approximately 235m north of Lyster Road;
- The implementation of an 80km/h speed zone from approximately 235m north of Lyster Road to approximately 600m east of Jarrahdale Road; and
- The implementation of a 60km/h speed zone from 600m east of Jarrahdale Road to Jarrahdale Road.

LOST 1/4

**CRAS02/07/04 COUNCIL DECISION/Committee Recommended Resolution:**

Moved Cr Hoyer seconded Cr Kirkpatrick that Council:-

1. Support the following speed limit changes on Nettleton Road proposed by Main Roads Western Australia:
  - The implementation of a 100km/h speed zone from 115m south of Hella Kipper Drive to approximately 235m north of Lyster Road;
  - The implementation of an 80km/h speed zone from approximately 235m north of Lyster Road to approximately 600m east of Jarrahdale Road; and
  - The implementation of a 60km/h speed zone from 600m east of Jarrahdale Road to Jarrahdale Road.
2. Council request Main Roads implement an 80km/h speed zone from 1000m east of Old Brickworks Road to 115m south of Hella Kipper Drive;

**CARRIED 8/0**

Committee note: The recommendation was changed to accommodate safety issues of traffic exiting properties onto Nettleton Road between Old Brickworks Road and Barge Drive where it is considered a 70 km/h speed zone is more appropriate.

AS003/07/04 SOUTH WESTERN HIGHWAY SPEED ZONING (R0001)		
Proponent:	Friends of Serpentine Cemetery Group	In Brief  Council are requested to support the request from Friends of Serpentine Cemetery Group to reduce the 80km/hr speed zone from south of Castle Road to south of Karnup Road on South Western Highway to 70km/hr
Owner:	Main Roads WA	
Officer:	Mick Beaverstock	
Signatures Author:		
Senior Officer:		
Date of Report	28 June 2004	
Previously	Not applicable	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

### **Background**

The Friends of Serpentine Cemetery have requested that the Shire apply to Main Roads Western Australia (MRWA) to reduce the speed zone for the section of South Western Highway between south of Castle Road and south of Karnup Road in Serpentine to 70km/h. This area includes the entrance to the Serpentine Cemetery.

This request is based on safety concerns with vehicle movements onto and off South Western Highway during funerals. Currently signage is installed during funerals to warn motorists of the activity ahead.

Currently the speed zone through this section of Serpentine is 80km/h. It would not be possible to change the speed limit from State limit (110km/h) to 70km/h as the maximum change in speed zones permissible is 30km/h. It is therefore necessary for the reduction to be undertaken in two segments being 80km/h then 70km/h.

### **Sustainability Statement**

Reducing the speed limit along this section of South Western Highway, will assist funeral processions, reduce the potential for incidents and enhance the safety of all road users. This will help to ensure a safe and secure community.

**Effect on Environment:** The proposal enhances the environment by enabling a lower traffic speed to be implemented thus decreasing risk associated with potential damage to built and natural environment.

**Resource Implications:** Not applicable.

**Use of Local, renewable or recycled Resources:** Not applicable.

**Economic Viability:** The reduction in speed has the potential to reduce the risk of accidents on this section of road. As a result the monetary costs associated with severity and number of crashes will also be reduced.

**Economic Benefits:** Not applicable.

**Social – Quality of Life:** Improved safety on our road network.

**Social and Environmental Responsibility:** The proposal is designed to be socially and environmentally responsible through providing a positive outcome to a community request.

**Social Diversity:** This proposal does not disadvantage any social groups in our community.

**Statutory Environment:** Local Government Act 1995, Road Traffic Act 1974, Road Traffic Code 2000.

**Policy/Work Procedure Implications:** There are no work procedures/policy implications directly related to this application/issue

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

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

**1. People and Community**

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

Strategies:

6. Ensure a safe and secure community.

*Objective 3: High level of social commitment*

Strategies:

1. Encourage social commitment and self determination by the SJ community.

2. Build key community partnerships.

**3. Economic**

*Objective 2: Well developed and maintained infrastructure to support economic growth*

Strategies:

1. Improved freight, private and public transport networks.

**Community Consultation:**

Required: No, the request comes directly from the community.

**Comment:**

Based on the overall safety benefits a further reduction in speed on this section of South Western Highway could provide, officers are supportive of this request to MRWA.

**Voting Requirements:** Normal

**CRAS03/07/04 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

Moved Cr Price seconded Cr Scott

Council request Main Roads Western Australia to consider a further reduction of the speed limit on South Western Highway from south of Castle Road to south of Karnup Road, Serpentine.

CARRIED 8/0

P001/07/04 PROPOSED COMMERCIAL VEHICLE PARKING - LOT 702 (3) WALLACE STREET, MUNDIJONG (P01043/01)		
Proponent:	S Van den Dongen	In Brief  Application to park a commercial vehicle on residential property within the Urban Development zone in Mundijong. Temporary approval is recommended.
Owner:	As Above	
Officer:	Meredith Kenny - Senior Planner	
Signatures Author:		
Senior Officer:		
Date of Report	5 July 2004	
Previously	Nil	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

Date of Receipt: 27 January 2004 (initial application). Additional information received 16 June 2004.

Advertised: Yes

Submissions: Two

Lot Area: 2000 square metres

L.A Zoning: Urban Development

MRS Zoning: Urban

Byford Structure Plan: N/A

Rural Strategy Policy Area: N/A

Rural Strategy Overlay: N/A

Municipal Inventory: N/A

Townscape/Heritage Precinct: N/A

Bush Forever: N/A

Date of Inspection: 14 October 2003, 20 November 2003 (previous application); 16 June 2004 and 5 July 2004 (current application).

### **Background**

28 April 2003 Complaint received from neighbour re excessive noise coming from Lot 702 as a result of truck, 4wd car, use of power tools in shed and riding of 2 and 4 wheel motor bikes on the property.

19 May 2003 Environmental Health Officer and Planning Officer inspect site - One truck and trailer noted on site.

23 July 2003 Letter to owner of Lot 702 advising of the complaint and advising that planning approval is required for commercial vehicle parking.

21 August 2003 Application for planning approval to park commercial vehicle on Lot 702 submitted by landowner.

22 September 2003 Letter to applicant requesting further information re truck and payment of planning application fee.

24 December 2003 Planning application refused for the following reasons:

1. It would not be appropriate in the interests of orderly and proper planning and preservation of the amenity of this

- residential area to grant approval for commercial vehicle parking.
2. The nature of the proposed use is incompatible with the existing and future character of the area (Single residential dwellings on small lots - 500 square metres to 900 square metres in area) as envisaged by the Shire of Serpentine-Jarrahdale.
  3. The development may be detrimental to the amenity of the occupiers of adjacent properties, by reason of the noise and nuisance arising from increased activity and traffic generation on the site and the type of traffic generated by the use.
  4. Development application fee not paid (requested in writing on 22 September 2003).
  5. Additional supporting information necessary to carry out a complete assessment of the application not supplied to the Shire as requested in writing on 22 September 2003.
- 14 January 2004 Meeting between landowners and Senior Planner regarding reasons for refusal. Landowners invited to submit a new application for planning approval as a result of information provided by them during this meeting.
- 17 May 2004 New planning application form received from landowner.
- 11 June 2004 Application advertised to all property owners in Wallace Street for comment. One objection received from original complainant and one submission stating "no objection" from Lot 707 Wallace. No other submissions received.

The details of the truck the subject of this application are as follows:

Weight:	10 tonne capacity (carries crane rather than load)
Height:	3.4 metres
Length:	8.5 metres
Engine Size:	VT 190
Registration No.:	8MK874
Make:	Inter-Acco 1985
Departs property:	7.00am on three to five days per week
Returns:	Approximately 5.00pm

The truck is owned and operated by the owner of Lot 702 (3) Wallace Street. On occasions the truck may not be in use for up to one month and will remain on the property or may be located on a work site continuously for one or two weeks at a time. When at the Wallace Street site, the truck will be parked in the rear yard of the property behind the existing dwelling.

***A copy of the site and location plans is with attachments marked P001.1/07/04.***

### **Sustainability Statement**

***Effect on Environment:*** There is the potential for localised soil and groundwater contamination through oil spills. The vehicle needs to be parked on an appropriate surface to prevent this happening (ie hardstand or limestone base). There is also the potential for noise and odour emissions (diesel odour whilst truck idling) affecting the Wallace Street neighbourhood.

***Resource Implications:*** The proposal may play a small role in minimising resource use, compared to the traditional approach of the truck being stored at an industrial site as the operator won't have to drive to another site to pick up the truck.

**Use of Local, renewable or recycled Resources:** If the truck is garaged in Mundijong then there is the potential for fuel, oils etc. to be obtained locally (within the Shire). If the truck was garaged at an industrial area elsewhere in the Metropolitan area then it is less likely that local businesses will benefit.

**Economic Viability:** Appropriate conditions can assist in ensuring that the quality of life for other residents in Wallace Street is not affected by the proposal. This would include conditions relating to departure and arrival times, where the vehicle is stored on the lot, and a prohibition on mechanical repairs being carried out on site.

**Economic Benefits:** The proposal could provide some economic benefits to the community by providing a locally available resource (crane) that other businesses in the Shire may require.

**Social – Quality of Life** There are unlikely to be any flow-on improvements in the quality of life for the community from this proposal. However, the proposal does have the potential to improve the quality of life of the proponent through reducing travel time to work (ie the extra time that it would take to drive to a depot to collect the truck and then go to the work site). Additionally, not having to store the truck off-site would reduce the truck driver's costs.

**Social and Environmental Responsibility:** N/A

**Social Diversity:** N/A

**Statutory Environment:** Advertising of the proposal to neighbours was required in accordance with the provisions of Town Planning Scheme No. 2 with regard to this type of development.

**Policy/Work Procedure Implications:**

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

**Financial Implications:**

There are no financial implications to Council related to this application/issue.

**Strategic Implications:**

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

**1. People and Community**

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

Strategies:

2. Develop compatible mixed uses and local employment opportunities in neighbourhoods.

**2. Environment**

*Objective 1: Protect and repair natural resources and processes throughout the Shire*

Strategies:

5. Reduce green house gas emissions.

**3. Economic**

*Objective 1: A vibrant local community*

Strategies:

1. Attract and facilitate appropriate industries, commercial activities and employment.

**4. Governance**

*Objective 3: Compliance to necessary legislation*

Strategies:

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

**Community Consultation:**

Required: Yes  
Support/Object: Objection - 1; Support - 1

Affected Property	Summary of Submission	Support/ Object	Officer's Comment	Action (Condition/ Support/ Dismiss)
#101509 Wallace Street	Have no objections to the proposal.	Support	Noted	Noted
#101503 Wallace Street	<p>Object to the proposal. The information provided in the referral letter was incorrect. The trucks depart regularly at 5.30am and sometimes as early as 4.30am. The truck is idled 2 metres from their bedroom for up to 20 minutes 6 to 7 days a week and returns regularly at 6.00pm but often returns much later and as late as 10.00pm. Also there are 1 and sometimes 2 employees arriving and leaving the property at these early and late hours.</p> <p>There has not been an occasion in the last 14 months when the truck has been absent for more than 3 days.</p> <p>The truck is mostly parked at the rear of the property but access to the rear is less than 2 metres from our home and bedroom. The noise, vibration and fumes directly affects our quality of life and sleep on a daily basis including weekends. The truck is almost always used on weekends including Sundays.</p> <p>The truck is also parked on the street and verge overnight. Mechanical repairs are also undertaken at the property on the 20 year old truck, as well as the cranes being operated prior to departure and after return to load trucks and trailer. Welding, angle grinding, high pressure water blasting and other associated noisy</p>	Object	<p>If the application is approved it would be subject to compliance with strict conditions relating to arrival and departure times, employees, location of vehicle, operation of plant and equipment and other relevant matters.</p> <p>If the application is approved it should be issued on a temporary (6 months) basis only and be revocable at any time if valid complaints or proof of non-compliance with conditions of the approval are received by the Shire. In addition, regular spot checks of the site should be carried out by the Shire's Planning and/or Ranger Services staff to ensure the conditions are being complied with.</p>	Support

Affected Property	Summary of Submission	Support/ Object	Officer's Comment	Action (Condition/ Support/ Dismiss)
	<p>electrical equipment is also used as late as 10.30pm.</p> <p>There are 3 truck mounted cranes, 1 caterpillar type excavator and 1 over sized trailer parked on the property. They have thought of selling their home but to be realistic, who would purchase our home next to what is an obvious industrial business.</p> <p>Does not think that Council could enforce restrictions on the proponent given the council's own track record on this matter and the applicants complete disregard of the Council's letter to remove the truck months ago.</p>			

**Comment:**

Town Planning Scheme No. 2 contains the following provisions relating to the parking of a commercial vehicle on a lot used for residential purposes:

***“5.5.4 Notwithstanding the generality of the preceding subclause, the Council shall not grant its approval for parking of a commercial vehicle on a lot used for residential purposes, or on a lot where any adjoining lot is used for residential purposes unless:***

(a) *provision is made for the vehicle to be housed in a garage, or parked behind the building line;*

(b) *the vehicle together with its load does not exceed the following dimensions and mass:*

*width                    2.5m*  
*height                   4.3m*  
*length                   12.5m rigid truck or trailer*  
*19.0m articulated vehicle*

*maximum mass including load 42.5 tonnes*

*in the Council's opinion the parking of the vehicle will not prejudicially affect the amenity of the neighbourhood due to emission of light, noise, vibration, smell, fumes, smoke or dust.*

(d) *the vehicle is predominantly used by a person who is an occupier of a dwelling on the lot where the vehicle is parked, as an essential part of the lawful occupation or business of that person.”*

The subject truck is parked in the extreme rear of the lot in compliance with provision 5.5.4 (a) above. As detailed in the Background section of this report the size, dimensions and operation of the vehicle complies with (b) and (d) above.

Compliance with conditions of approval controlling the arrival and departure times, parking, operation, servicing and repairs of the vehicle would adequately address the requirements of (c) above. However, this is reliant upon the proponent acting in good faith to comply with the conditions.

The issues raised by the neighbours in their original complaint relate to a wide range of matters not totally related to the operation of the truck.

These issues include:

1. Noise from domestic vehicles (4WD landcruiser and other cars).
2. The use of power tools (angle grinders, welders etc) in the shed on the subject site.
3. The use of mini backhoe on the subject site.
4. The riding of 3 and 4 wheeled motor cycles on the subject lot.
5. Operation of the truck mounted crane on the subject site.
6. The parking of at least 4 vehicles on the lot (domestic and commercial).

It is difficult to ascertain whether all of these noise problems are intrinsically linked to the parking of a commercial vehicle on the site. It is possible that some of the noise the subject of the neighbours complaint (use of backhoe and power tools on the subject site) may have been related to domestic use of the lot. For example, the dwelling is less than 2 years old and site inspections over the last 12 months have seen the lot transformed from a new house in the middle of a sand patch to a neatly landscaped suburban dwelling. Therefore, it may be possible that the use of the backhoe and other tools on the site have been for these purposes.

There are several teenage children residing on the subject lot as well as two adults which would account for the multiple domestic vehicles parked on the lot and the riding of the 2 and 4 wheeled motor cycles on the lot.

There have been no complaints or objections from any other resident of Wallace Street although it should be kept in mind that the complainants proximity to the parking and access way used by the truck provides greater potential for them to be affected than any other property in the street.

Commercial vehicle parking occurs on residential lots throughout the metropolitan area in suburban areas such a Melville and Armadale that are much smaller than the half acre lot the subject of this application.

It is considered that if all conditions of approval were complied with then the truck would not adversely affect the amenity of the street. It is therefore recommended that approval to keep the truck on the property be granted on a temporary basis with renewal of that approval being subject to no valid and substantiated complaints being received in the preceding 6 months. At such time a longer approval may be recommended.

**Voting Requirements:** Normal

**CRP001/07/04 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

**Moved Cr Price seconded Cr Wigg**

**That the application for Commercial Vehicle Parking on Lot 702 (3) Wallace Street, Mundijong be approved for a period of 6 months only subject to the following conditions:**

- 1. This approval expires 6 months from the date of issue.**
- 2. Approval is for the parking of one (1) commercial vehicle (including trailer and crane) only, with vehicle registration number 8MK874.**
- 3. Approval is specific to the applicant only and does not run with the land.**
- 4. No mechanical servicing or repair of the truck, crane or other non-domestic vehicles or plant is permitted on the subject land.**
- 5. The commercial vehicle is not to be started or returned for parking on or adjacent to the property between the hours of 6.00pm and 7.00am Monday to Saturday and not at all on Sundays or Public Holidays.**
- 6. Crane and other non-domestic plant and equipment shall not be operated on the property at any time.**
- 7. The commercial vehicle shall not be started or idled within 25 metres of any adjacent dwelling on any other property in Wallace Street.**
- 8. Only one commercial vehicle movement off and onto the property per day is permitted.**
- 9. Industrial and commercial activity (with the exception of the commercial vehicle parking covered by this approval) is not to be carried out on Lot 702.**
- 10. Truck parking area and vehicle accessway to be sealed with minimum standard or 100 millimetre crushed limestone road base.**
- 11. Any application for renewal of the approval for the commercial vehicle parking must be submitted a minimum of 1 month prior to the expiry date.**
- 12. Renewal of approval is subject to no valid complaints being received during the preceding 6 month period.**

**CARRIED 6/2**

Council Note: That a copy of the decision be forwarded to the objector and the Ombudsman's Office.

Cr Price declared an interest of impartiality in item P002/07/04 – Telecommunications Tower – as he is mobile telephone customer with Optus.

P002/07/04 TELECOMMUNICATIONS TOWER – LOT 1 SHANLEY ROAD, MARDELLA (P01178/01)		
Proponent:	Greg Rowe & Associates	In Brief  To construct a 50 metre high guyed mast telecommunications tower. It is recommended that the application be conditionally approved.
Owner:	Ian Atwell	
Officer:	Michael Daymond – Planning Officer	
Signatures Author:		
Senior Officer:		
Date of Report	1 July 2004	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

Owner:	Ian Atwell
Owner's Address:	Lot 1 Shanley Road, Mardella
Applicant:	Greg Rowe & Associates
Applicant's Address:	24-26 Wickham Street, East Perth
Date of Receipt:	14 May 2004
Advertised:	15 June 2004 to 6 July 2004
Submissions:	7 submissions
Lot Area:	19.72 ha
L.A Zoning:	Rural
MRS Zoning:	Rural
Byford Structure Plan:	Not Applicable
Rural Strategy Policy Area:	Rural
Rural Strategy Overlay:	Not Applicable
Municipal Inventory:	Not Applicable
Townscape/Heritage Precinct:	Not Applicable
Bush Forever:	Not Applicable
Date of Inspection:	4 June 2004

### **Background**

Optus regularly reviews its existing digital mobile telephone network in Western Australia with a view to expanding or improving its coverage. It has been determined that there is a need for digital services in the Shire of Serpentine-Jarrahdale to be upgraded providing improved coverage to the local area.

The proposal has been prepared to enable Optus to improve mobile phone coverage in the surrounding area. In order to achieve effective mobile phone coverage to this area and enable future co-location at the site, it is necessary to install a 50 metre high guyed mast at this location. The proposed facility has been designed to enable future telecommunications carriers to co-locate on the tower, thereby reducing the need for further additional towers to be constructed in the local area.

***A copy of the site and elevation plans is with the attachments marked P002.1/07/04.***

## **Sustainability Statement**

**Effect on Environment:** The proposal will incorporate best practice measures in relation to telecommunication infrastructure development. The tower is to be located on a cleared area within a Rural property. There will be no impacts on surrounding vegetation and the tower is located in a position which best minimizes visual impacts from South Western Highway.

**Resource Implications:** Through the future co-location of other telecommunication carriers on the same tower, the use of resources, the number of towers required and the area of land needed will all be reduced.

**Use of Local, renewable or recycled Resources:** This development will be constructed of new materials.

**Economic Viability:** It is considered that the proposal will be economically viable in a way that incorporates its external costs.

**Social – Quality of Life:** It is expected that the telecommunications tower will improve the quality of life for residents in the Shire through upgrading the current digital mobile telephone service provided to the community. The tower will not have any significant visual impacts on the community as the design and location of the tower is considered to be the most acceptable for the rural setting.

**Social and Environmental Responsibility and Social Diversity:** The application was referred to adjoining land owners within a 1 km radius of the proposed site for comment.

**Statutory Environment:** Town Planning & Development Act  
Town Planning Scheme No.2

**Policy/Work Procedure Implications:** Local Planning Policy No.3 – Telecommunications Infrastructure Policy (LPP3)  
Statement of Planning Policy No.5.2 - Telecommunications Infrastructure (SPP5.2)

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

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

- 1. People and Community**  
*Objective 1: Good quality of life for all residents*  
Strategies:
  2. Develop good services for health and well being.
- 3. Economic**  
*Objective 1: A vibrant local community*  
Strategies:
  4. Promote info-technology and telecommuting opportunities.*Objective 2: Well developed and maintained infrastructure to support economic growth*  
Strategies:
  2. Consider specific sites appropriate for industry /commercial development.*Objective 3: Effective management of Shire growth*  
Strategies:
  1. Enhance economic futures for Shire communities.
- 4. Governance**  
*Objective 3: Compliance to necessary legislation*

Strategies:

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

**Community Consultation:**

Required: Yes

The application was referred to all landowners within a 1 kilometre radius of the proposed site including half of the landowners in the Darling Views Estate for comment. Seven submissions were received as outlined below.

***A copy of the plan with responses to advertising is with the attachments marked P002.2/07/04.***

Affected Property	Summary of Submission	Officer's Comment	Action (Condition/ Support/ Not support)
#194013 Shanley Road, Mardella	<p>Strongly object for the following reasons: Location of tower is no more than 150 metres from south-west corner of their property. The tower should be placed in middle of subject lot. Annoyed that Council is considering a monstrosity near an attractive piece of land (L180). Council did not advise them as an adjoining landowner. Visual pollution of tower will reduce property values of surrounding lots. Options and losses for a tower in the area should be discussed between Optus and surrounding landowners.</p>	<p>The proposed location of the tower is approximately 30 metres from the southern boundary of L180 and not 150 metres. The applicant believes that this site is in the least obtrusive location in the area. This view is supported by staff. The objector was advised in writing on 15 June 2004 and a letter was posted to the landowners address. There is no substantiated evidence to show that property values will be affected by the tower. In relation to the location of the proposed tower, this has been the subject of extensive discussions between planning staff and the applicant.</p>	Not supported
#184414 Bilya Avenue, Mardella	<p>Strongly object for the following reasons: Does not fit in with the rural living lifestyle found in this area. Could be better located away from direct eyeshot of residents, such as in the foothills or in an area that doesn't have growth potential. Loss in land values.</p>	<p>The lattice design of the tower is the best structure within a rural setting to reduce its visibility. The tower is not in an area of future growth as this land, and lots surrounding it, are identified as Rural under the Rural Strategy. Land in the foothills is located within the Landscape Protection Policy Area and therefore are considered an unsuitable location for a phone tower. There is no substantiated</p>	Not supported

Affected Property	Summary of Submission	Officer's Comment	Action (Condition/ Support/ Not support)
		evidence to show that property values will be affected by the tower.	
#398119 Bilya Avenue, Mardella	Strongly object for the following reasons: Our house is located at the back of the block which makes us one of the closest to the site of the tower. Must be other sites away from residences which would better safeguard our families health risks.	Objectors house is located 1.1 km from proposed location. The applicant has provided a World Health Organisation report on phone towers which states "None of the recent reviews have concluded that exposure to the radio frequency fields from mobile phones and their base stations cause any adverse health consequences". In addition, studies by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) show that radio frequency radiation emitted by towers is hundreds of times below the safe general public exposure limits. The applicant believes that this site is in the least obtrusive location in the area. This view is supported by staff.	Not supported
#194005 Watkins Road, Mundijong	Strongly object for the following reasons: It is an ugly and unhealthy structure. Given assurance that the land south of Pino Lane was to remain rural. Shire motto invites us to "experience the beauty" and vision expresses rural values. Negative effect on value of property. "Microwave and cellular towers are included in the list of stigma" for Real Estate devaluation. Landscaping around site. In USA, towers are limited to no more than 20-30 feet higher than the average height of the mature vegetative canopy found within 500 feet of the site. Health effects from electromagnetic radiation are still	Design of lattice tower is best suited for rural settings. Land south of Pino Lane is to remain rural and is considered the best location for a tower such as this. Landscaping conditions will be placed on the development if approved as a means reducing the visual impacts of the structure. The applicant advises that studies have been done to show that radio frequency radiation emitted by phone towers is minimal (ARPANSA). The 2002 ARPANSA Radiation Protection	Support / Condition will be placed on the application relating to landscaping of the tower

Affected Property	Summary of Submission	Officer's Comment	Action (Condition/ Support/ Not support)
	<p>unknown. What is the proposed radiation output and will Council place a limit on the output. Who will monitor the output to ensure it isn't exceeded. What is the radiation distribution pattern. What are the potential health impacts on nearby farm animals.</p> <p>Will the tower be suitably protected from lightening to prevent fires.</p> <p>Possible risk of leakage from batteries used as batteries are located up hill and close to waterway.</p>	<p>Standard sets public and occupational limits of exposure to electromagnetic energy (EME) fields. Licencees of transmitter installations are required to comply with the public exposure limits in the ARPANSA Standard.</p> <p>The applicant advises that the potential health impacts are minimal as levels of radiation emitted by the tower are minimal (ARPANSA).</p> <p>The applicant has stated that the Optus telecommunications mast, guy wires, antennas, compound fence and all equipment will be lightening protected. The Optus equipment shelter is also fitted with alarms for fire and break-ins.</p> <p>The applicant has advised that the batteries are completely sealed, so the possibility of leakage is very remote. The batteries are housed inside the equipment shelter, which provided additional leakage protection. The batteries are monitored on a regular basis by the Optus maintenance team for signs of leakage.</p>	
#101200 Adamson Street, Mundijong	<p>Object for the following reasons: Proposed location will be in line with lovely views of Jarrahdale hills from property. Want to raise family in good, clean, country environment and these towers aren't enabling this.</p>	<p>The design of the lattice guyed mast is considered the most appropriate for a rural setting. The development if approved would not impact on the visual amenity of the local area.</p>	Dismiss
#184604 Shanley Road, Mardella	<p>Strongly object for the following reasons: Objector applied for a similar Vodaphone facility between November 2000 and March 2001, and the application was refused.</p>	<p>Council at its Planning Committee meeting of 19 March 2001 refused the application for a tower in Mundijong for the following reasons: It is located in the Landscape Protection</p>	Not supported

Affected Property	Summary of Submission	Officer's Comment	Action (Condition/ Support/ Not support)
		<p>Policy Area; It is visually unsightly; and The requirement for electricity would necessitate removal of vegetation in a Bush Forever site.</p> <p>The current proposed location of the tower is not in the Landscape Protection area and doesn't involve the removal of any vegetation. This location is preferable to the previous location of a tower proposed by Vodaphone.</p>	
#187400 South Western Highway, Mardella	<p>No objection only submission of questions: Future proposal of development of properties around the immediate area? Green belt around tower to absorb radiation? Has Main Roads WA been consulted regarding future Tonkin Highway? Council has a duty of care to residents.</p>	<p>There is no development potential for surrounding properties as they are identified as either Rural or Agricultural Protection under the Rural Strategy. Proposed site is surrounded by vegetation with some mature trees in paddocks and within the Shanley Road road reserve. Landscaping conditions will also be placed on the application. Main Roads have been consulted by Greg Rowe &amp; Assoc. as an affected agency. Council has a statutory requirement to consider planning applications however, public consultation is an important part of the planning process.</p>	Response to queries will be provided.

**Comment:**

Application:

The proposed Optus facility is to comprise a 50 metre high lattice tower, to which three (3) flush mounted 'panel' antennae and one (1) radiocommunications dish (0.6m diameter) will be attached. The tower will be secured to the ground with three (3) guy anchors. The necessary Optus equipment is proposed to be housed within an equipment shelter which will be sited adjacent to the base of the tower. The shelter is approximately 2.8m high. For security purposes, the tower, shelter and anchors are to be contained within fenced compounds.

The proposed height (50 metres) is required to compensate for the distance that the facility is located from the townsite and main roads passing through the Shire. A facility closer to the town would require less height, but it is considered that it would be less acceptable to the community from a visual amenity point of view. The colour photographs of the site showing the proposed height of the guyed mast indicate that the visual impacts on the surrounding Residential lots and South Western Highway will be minimal. These photographs will be tabled at the Committee meeting.

The base of the phone tower is to be setback 34.75 metres from Shanley Road and 34.0 metres from the southern boundary of Lot 180. The closest guy anchor to Shanley Road will be setback 11.0 metres from the boundary, and the closest anchor to Lot 180 will be setback 8.0 metres. A proposed new Western Power uni pillar and mains switchboard will be located 10.0 metres from the boundary of Lot 180 and these will be enclosed by a fence for security purposes.

The subject site is zoned 'Rural' under Council's Town Planning Scheme No.2. It is considered that a 'Telecommunications Tower' is a use not listed under the Scheme's zoning table.

#### Local Planning Policy No.3 – Telecommunications Infrastructure Policy (LPP3)

The Shire of Serpentine-Jarrahdale is guided by Local Planning Policy No.3 'Telecommunications Infrastructure Policy – Mobile Phone Towers/Monopoles'. The provisions of this policy relate to the location design of new telecommunication base stations.

The applicant has stated in their application:

*"The subject site is located in the Rural zoning under Town Planning Scheme No.2, and is outside of the Landscape Protection Policy Area within the Shire, as required under Local Planning Policy No.3. The facility will be located approximately 600 metres from the nearest 'Urban' or 'Urban Deferred' zoned land under the MRS. Local Planning Policy No.3 requires a minimum separation distance of 200 metres.*

*The location and design of the proposed facility has been developed in accordance with the policy provisions under the Shire's Telecommunications Policy. The facility will be located approximately 600 metres from the nearest existing or proposed "urban" zoned land. The facility will also accommodate future co-location opportunities for other telecommunications carriers, thereby reducing the need for additional towers in the area. The tower will be finished to the highest possible standard".*

These comments are accepted and satisfy the requirements of the Local Planning Policy No.3 Telecommunications Infrastructure Policy – Mobile Towers/Monopoles.

Statement of Planning Policy No.5.2 – Telecommunications Infrastructure:

Statement of Planning Policy No.5.2 was developed by the Western Australian Planning Commission to provide guiding principles for the location, siting and design of telecommunications infrastructure. The provisions under the policy include:

- \* Providing an effective and efficient mobile telephone network that meets the communication needs of the community;
- \* Designing telecommunication towers to minimise the visual impact on the character and amenity of the local environment;
- \* Locating telecommunication towers in rural areas and outside any identified conservation areas; and
- \* Enabling the co-location of telecommunication facilities.

The proposal is considered to comply with the provisions of this policy.

Regulation and Monitoring of Radio frequency Electromagnetic Radiation (EMR):

The following information is provided by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA):

*Radio frequency EMR is the transfer of energy by radio waves and is transmitted by mobile phone base stations, broadcast towers and radar facilities. The Australian Communication Authority (ACA) sets limits for exposure from mobile phone base stations to protect public health, and all mobile base stations must comply with these limits. The ACA's public exposure limit is 200 microwatts per square centimetre and this is at least 50 times below a level of exposure to EMR which is known to have adverse health effects on the human body. This level is also consistent with World Health Organisation guidelines.*

*The exposure levels of EMR around mobile phone base stations are less than 0.1 per cent of the ACA limit, and in most locations are less than television or radio signals measured in the same place. Evidence gathered by ARPANSA suggest that exposure levels in public areas are so far below the exposure limit set by the ACA that EMR emissions from mobile phone base stations have no implication for health.*

The Department of Health has also issued a statement saying:

*Mobile phone towers radiate only small amounts of power over wide areas, resulting in very low intensities at ground level. Measurements made recently near a tower in Melbourne were reported to be below the public exposure limit set by Standards Australia by at least 250 times. The weight of scientific opinion is that harmful effects should not be expected from these small amounts of radiation. Current research tends to confirm this to be the case. The International Commission on Non-Ionizing Radiation Protection states that the research studies "do not form a basis for hazard assessments of exposure to Radio frequency fields, neither can they be used for setting quantitative restrictions on human exposure".*

Conclusion:

The proposal for the telecommunications tower complies with Councils Local Planning Policy No.3 Telecommunications Infrastructure Policy – Mobile Towers/Monopoles. The subject site is considered to be the best location for the telecommunications facility in relationship to the location of the Mundijong townsite, taking into account the current zoning and predominant rural use of land in the locality. Clause 3.2.5 (b) of the Scheme states:

"If the use of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be determined as falling within the interpretation of one of the use categories, the Council may determine that the proposed use may be consistent with the objectives and purpose of the zone and thereafter follow the advertising procedures of Clause 6.3 in considering an application for planning consent".

It is considered that the telecommunications tower is consistent with the objectives of the Rural zone. Advertising of the proposal occurred from 16 June to 6 July 2004. It is recommended that the application for a Telecommunications Tower on Lot 1 Shanley Road, Mardella be conditionally approved

**Voting Requirements:** Normal

**CRP002/07/04 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

**Moved Cr Murphy seconded Cr Hoyer (proforma)**

- A. Council resolves that the use of land for the purposes of a telecommunication tower is consistent with the objectives and purposes of the rural zone.**
- B. The application for a Telecommunications Tower and associated equipment shelter on Lot 1 Shanley Road, Mardella be approved subject to the following conditions:**
- 1. A building licence for the tower being obtained from the Shire of Serpentine-Jarrahdale.**
  - 2. Crossover access shall be designed and constructed in accordance with the Shire's standard crossover specifications.**
  - 3. Aviation hazard lights being installed in accordance with the specifications of the Civil Aviation Safety Authority.**
  - 4. Upon decommissioning the mobile phone tower, the tower shall be removed and the site reinstated to its original condition at the cost of the proponent.**
  - 5. The tower is to be non-reflective and painted in a colour of natural or earth tonings to complement the natural surroundings. A Colour Schedule is to be submitted for the tower for approval to the satisfaction of the Shire prior to the issue of a building licence.**
  - 6. If the development, subject of this approval, is not substantially commenced within two (2) years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has lapsed, no development shall be carried out without further approval being sought and obtained from Council.**
  - 7. The base of the telecommunications facility and associated installations shall be screened from view from surrounding properties by supplementing existing vegetation with newly planted vegetation to the satisfaction of the Shire. A revegetation plan that accords with Council's information Note PS03 is to be submitted for approval by the Shire within 30 days of the date of this approval. The approved revegetation plan shall then be implemented to the satisfaction of the Shire by 30 October 2004**
  - 8. No vegetation is to be cleared or trimmed without the prior written approval of the Shire.**
  - 9. Route of power source to the telecommunications facility is to be approved in writing by the Shire prior to the commencement of development.**

**CARRIED 7/1**

P004/07/04 INFORMATION REPORT			
Proponent	Director Sustainable Development		<b>In Brief</b>  Information Report.
Officer	Lisa Fletcher – Support Officer Sustainable Development		
Signatures - Author:			
Senior Officer:			
Date of Report	1 July 2004		
Previously			
Disclosure of Interest			
<b>Delegation</b>	<b>Council</b>		

P004.1/07/04 PLANNING SCHEME AMENDMENTS

***A copy of the Scheme Amendment Table is with the attachments marked P004.1/07/04.***

P004.2/07/04 DELEGATED AUTHORITY DETERMINATIONS

Date Issued	Development & Property	Decision
09/06/04	Lot 353 Karnup Road, Hopelands – Ancillary Accommodation	Approved
11/06/04	Lot 4 Lawrence Way, Byford – Shed	Approved
14/06/04	Lot 18 Lewis Road, Serpentine – Patio	Approved
14/06/04	Lot 244 Bilya Avenue, Mardella – Shed	Approved
16/06/04	Lot 502 Eleventh Road, Darling Downs – Patio	Approved
16/06/04	Lot 18 Linton Street, Byford – Patio	Approved
16/06/04	Lot 17 Powderbark Close, Jarrahdale – Swimming Pool	Approved
16/06/04	Lot 607 Nettleton Road, Jarrahdale – Patio	Approved
16/06/04	Lot 73 Old Brickworks Road, Byford – Swimming Pool	Approved
17/06/04	Lot 42 Bevis Court, Byford – Additions ( carport & deck) to existing single house	Approved
17/06/04	Lot 541 Bruns Drive, Darling Downs – Single Residence	Approved
17/06/04	Lot 41 Marsh Court, Jarrahdale – Single Residence	Approved
17/06/04	Lot 201 Bilya Avenue, Mardella – Single Dwelling	Approved
17/06/04	Lot 219 Mardja Loop, Mardella – Garage	Approved
17/06/04	Lot 2 Clara Street, Byford - Carport	Approved
17/06/04	Lot 169 Racy Prince Court, Byford – Stables & Keeping of Horses	Approved
17/06/04	Lot 573 Harwood Pass, Darling Downs – Relocation of Building Envelope & Construction of Shed with Bathroom (amended approval)	Approved
17/06/04	Lot 21 Wanliss Street, Jarrahdale – Garage	Approved
17/06/04	Lot 20 King Jarrah Circle, Jarrahdale – Single Residence	Approved
21/06/04	S124919 – Lots 236 & 237 Cavanagh Close, Byford	Recommended Refusal to WAPC
21/06/04	S123569 – Lots 55 & 56 Shanley Road, Mardella	Recommended Approval to WAPC
22/06/04	Lot 147 Country Drive, Oakford – Dwelling, Carport & Oversized Ancillary Accommodation	Approved
22/06/04	Lot 15 Egerton Drive, Serpentine – Ancillary Accommodation	Refused

<b>Date Issued</b>	<b>Development &amp; Property</b>	<b>Decision</b>
22/06/04	Lot 164 Yangedi Road, Hopeland – Aircraft Hanger (Marino)	Approved
22/06/04	Lot 164 Yangedi Road, Hopeland – Aircraft Hanger (Ricardo)	Approved
22/06/04	Lot 164 Yangedi Road, Hopeland – Extension to Aircraft Hanger (Tarrant)	Approved
22/06/04	Lot 164 Yangedi Road, Hopeland – Aircraft Hanger (Giumelli)	Approved
22/06/04	Lot 1 Kingsbury Drive, Serpentine – Walking Meditation Path	Approved
22/06/04	Lot 1 Kingsbury Drive, Serpentine – Pergola	Approved
22/06/04	Lot 101 Adamson Street, Mundijong – Oversize Shed	Approved
22/06/04	Lot 116 (Site 27) South Western Highway, Serpentine – Carport & Patio	Approved
22/06/04	Lot 505 Kellet Drive, Oakford – Horse Arena & Keeping of Horses	Approved
22/06/04	Lot 588 Harwood Pass, Darling Downs – Shed	Approved
22/06/04	Lot 116 (Site 20) South Western Highway, Serpentine – Patio	Approved
23/06/04	Lot 29 Lewis Road, Serpentine – Additions and shed	Approved
23/06/04	Lot 5 Karnup Road, Serpentine – Shed	Approved
23/06/04	Lot 6 South Western Highway, Serpentine – Extension to Existing Water Bottling Plant	Approved
23/06/04	Lot 128 South Western Highway, Byford – Retrospective Filling of Land	Approved
24/06/04	Lot 5 South Western Highway, Serpentine – Retrospective Standard Bred Equine Stud	Approved
24/06/04	Lot 208 Mardja Loop, Mardella – Single Dwelling	Approved
24/06/04	Lot 203 Mardja Loop, Mardella – Single Dwelling	Approved
24/06/04	Lot 9 Wanliss Street, Jarrahdale – Verandah & Shed	Approved
24/06/04	Lot 81 Kargotich Road, Oakford - Ancillary Accommodation	Approved
29/06/04	Lot 357 Old Dairy Court, Oakford – Shed & Water Tank	Approved
29/06/04	Lot 41 Old Brickworks Road, Byford – Single House	Approved
29/06/04	Lot 70 King Jarrah Circle, Jarrahdale	Approved
30/06/04	Lot 126 McNeil Grove, Jarrahdale – Single House	Approved
30/06/04	Lot 501 Eleventh Road, Darling Downs – Single House	Approved
30/06/04	Lot 248 Bilya Avenue, Mardella – Shed	Approved
30/06/04	Lot 581 Harwood Pass, Darling Downs – Single House	Approved
30/06/04	Lot 61 King Jarrah Circle, Jarrahdale – Single House	Approved
01/07/04	Lot 14 Bullock Drive, Oakford – Water tank outside building envelope	Approved
05/07/04	Lot 218 Lazenby Drive, Byford - Patio	Approved
05/07/04	Lot 540 Bruns Drive, Darling Downs – Garage	Approved
08/07/04	Lot 503 Watkins Road, Mundijong – Shed	Approved

#### CONCEPT FORUM – JUNE AGENDA ITEMS

ITEMS FOR PRELIMINARY DISCUSSION		INFORMATION TO BE PROVIDED
1	Proposed Ancillary Accommodation – Lot 15 Egerton Drive, Serpentine (P02387/02)	Summary
2	Request for Increase in Child Numbers at Byford Child Care Centre - Lot 31 Clifton Street, Byford (P06023/01)	Summary
3	Proposed Shed/Garage - Lot 588 Harwood Pass, Darling Downs (P05679/02)	Summary

ITEMS FOR PRELIMINARY DISCUSSION		INFORMATION TO BE PROVIDED
4	Proposed Extension to Rural Industry (Water Bottling Plant) – Lot 6 South Western Highway, Serpentine (P00570/04)	Summary
5	Retrospective Temporary Sand Storage Depot and Fill of Site – Lot 128 South Western Highway, Byford (P00714/01)	Summary
6	Proposed Oversize Shed – Lot 101 Adamson Street, Mundijong (P01138/02)	Summary
7	Retrospective Planning Approval – Standard Bred Equine Stud – Lot 5 South Western Highway, Serpentine (P02740/01)	Summary
8	Proposed Dwelling, Carport & Oversized Ancillary Accommodation – Lot 147 Country Drive, Oakford (P01112/03)	Summary
9	Proposed Aircraft Hanger – Lot 164 Yangedi Road, Serpentine (P02909/08) <b>Marino</b>	Summary
10	Proposed Aircraft Hanger – Lot 164 Yangedi Road, Serpentine (P02909/05) <b>Ricardo</b>	Summary
11	Proposed Aircraft Hanger – Lot 164 Yangedi Road, Serpentine (P02909/09) <b>Tarrant</b>	Summary
12	Proposed Aircraft Hanger – Lot 164 Yangedi Road, Serpentine (P02909/07) <b>Guimelli</b>	Summary
13	Proposed Pergola – Lot 1 Kingsbury Drive, Serpentine (P00085/08)	Summary
14	Proposed Walking Meditation Path – Lot 1 Kingsbury Drive, Serpentine (P00085/07)	Summary

P004.3/07/04 PROPOSED SUBDIVISION – PT LOT 68 HELEN CRESCENT, BYFORD (S124794)

Owner: J & E Hair  
Proposal: Two Urban Development lots – 722.8m<sup>2</sup> & 911.5m<sup>2</sup>  
L.A.Decn: Refused  
Mfpdecn: Refused

P004.4/07/04 PROPOSED SUBDIVISION – LOT 56 & 56 SHANLEY ROAD, MARDELLA (S123569)

Owner: P Gangemi  
Proposal: Three Rural lots – 2 x 40ha & 54ha  
L.A.Decn: Approved  
Mfpdecn: Approved

P004.5/07/04 PROPOSED SUBDIVISION – LOT 25 TUART ROAD, OAKFORD (S124879)

Owner: C & C Smith  
Proposal: Two Special Rural lots – 2.0951ha & 2.0073ha  
L.A.Decn: Refused  
Mfpdecn: Refused

P004.6/07/04 WA BLUEMETAL - LOT 344 SOUTH WESTERN HIGHWAY, WHITBY (P00035/01)

**A copy of the approval from the Department of Environment dated 14 June 2004 is with the attachments marked P004.6/07/04.**

P004.7/07/04 RESOLUTION TO RECOMMEND REMOVAL OF SECTION 20(5)  
FROM THE TOWN PLANNING AND DEVELOPMENT ACT 1928  
(A0781)

**A copy of the correspondence from the Office of the Minister for Planning and Infrastructure dated 12 July 2004 is with the attachments marked P004.7/07/04.**

**CRP004/07/04 COUNCIL DECISION/Committee/Officer Recommended Resolution**

**Moved Cr Star seconded Cr Wigg  
The Information Report to 14 July 2004 be received.  
CARRIED 8/0**

P005/07/04 SHIRE ENTRY STATEMENTS (A0476-02)	
Proponent:	Chief Executive Officer
Officer:	David Price - Chief Executive Officer
Signatures Author:	
Senior Officer:	
Date of Report	13 July 2004
Previously	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act
Delegation	<b>Council</b>

In Brief  
Council has allocated \$30,000 in the draft 2004/2005 budget to place entry statements at the northern and southern entry points into the shire on the South Western Highway.  
  
Council are requested to consider running a competition for the design of the entry statements with the prize being funded from the budget allocation.

**Background**

Councils adopted Tourism Strategy 2003-2008 section 6.2.4 states the following:

*“Establish visitor entry statements to the townsites of Byford, Jarrahdale, Mundijong and Serpentine that reinforce the community values of each while reinforcing the SJ branding. Should be a community based project with professional expertise incorporated and follow the guidelines as detailed in the shire communication and marketing plan.*

*A highly visual visitor entry statement to Byford could replace the existing roadside information bay and would also work to slow down incoming motorists as they enter the Byford area. It should be kept uppermost in mind that there is only one opportunity to create a good first impression and a professional regional welcome statement can work to achieve this.*

*As an example, a visitor entry statement that is highly visual and delivers real impact can be found just south of the townsite of Exmouth in the north of Western Australia. The signage is some three (3) metres high, brightly coloured and highly visible to vehicles as they approach the Exmouth townsite along the major highway route.*

*As a comparison, an SJ welcoming sign on the road entering the shire boundaries is effective yet lacks the visual impact of the Exmouth entry statement example. For each of the shire towns, the creation of a substantial visitor entry statement should be undertaken and reflect each destination’s unique selling points.”*

Council has allocated \$30,000 in the draft 2004/2005 budget to place entry statements at the northern and southern entry points into the shire on the South Western Highway. At this point no design has been considered and it is proposed that Council advertise seeking expressions of interest from artists and the like inviting the submission of designs and supporting reasons why the design has relevance to the shire and should be chosen.

### **Sustainability Statement**

**Effect on Environment:** The entry statements will welcome people in and out of the shire. It is anticipated that the successful design selected will incorporate the communities vision.

**Resource Implications:** The works may be undertaken internally or externally depending on the complexity of the recommended design.

**Use of Local, renewable or recycled Resources:** The brief will require that local resources are used in the design where appropriate and the linkages to the shire can be demonstrated

**Economic Viability:** Not applicable.

**Economic Benefits:** Not applicable.

**Social – Quality of Life:** The entry statements will welcome people in and out of the shire. It is anticipated that the successful design selected will incorporate the communities vision.

**Social and Environmental Responsibility:** The entry statements will welcome people in and out of the shire. It is anticipated that the successful design selected will incorporate the communities vision.

**Social Diversity:** The entry statements will welcome people in and out of the shire. It is anticipated that the successful design selected will incorporate the communities vision.

**Statutory Environment:** Tourism Strategy 2003-2008

**Policy/Work Procedure Implications:** Not applicable

**Financial Implications:** Funds of \$30,000 have been included in the draft 2004-2005 budget for this project. It is proposed that \$3,000 be made available as a prize to the person or organisation who submits the final preferred design which is agreed to by Council. The brief requires the design must be able to be constructed (inclusive of materials and labour) and completed within a cost of \$25,000 (GST excl) or \$12,500 (GST excl) each entry point. This will then leave a small amount of funding (\$2,000) to meet the cost of advertising and minor variations that may arise.

**Strategic Implications:** This proposal relates to the following Key Sustainability Result Areas:-  
**1. People and Community**  
*Objective 1: Good quality of life for all residents*  
Strategies:  
4. Respect diversity within the community.  
5. Value and enhance the heritage character, arts and culture of the Shire.  
*Objective 2: Plan and develop towns and communities based on principles of sustainability*

Strategies:

1. Increase information and awareness of key activities around the Shire and principles of sustainability.
4. Foster a strong sense of community, place and belonging.

**2. Environment**

*Objective 1: Protect and repair natural resources and processes throughout the Shire*

Strategies:

1. Increase awareness of the value of environmental requirements towards sustainability.
3. Encourage protection and rehabilitation of natural resources.
4. Reduce water consumption.

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

Strategies:

3. Reduce waste and improve recycling processes

**Community Consultation:**

Required: No, however, Council will advertise for interested artists and the like to submit designs which reflect the communities vision. It is proposed that a working group of up to four (4) Councillors and the Communications Officer will assess applications and make a recommendation to Council on the preferred design.

**Comment:**

It is proposed that Council agree to the working group of up to four (4) Councillors (one from each ward) and the Communications Officer to consider applications following the advertising for expressions of interest. This group would also be required to make a recommendation to Council on the preferred design. **Councillors are provided with a draft brief at attachment P005.1/07/04.** It is proposed that this would be provided to all persons/organisations wishing to make a submission on the project.

It is proposed to advertise the competition and close it in late August 2004 to enable Council to select a preferred design in September 2004.

**Voting Requirements:** Normal

**Committee/Officer Recommended Resolution:**

Subject to the adoption of the 2004/2005 budget and funds of \$30,000 allocated for the establishment of Shire entry statements, Council agrees to:

1. Call for expressions of interest for the design of entry statements to the northern and southern entry points of the Shire on the South Western Highway in accordance with the general intent of the brief provided at attachment P005.1/07/04.
2. Provide a prize of \$3,000 from the draft budget allocation of \$30,000 to the person or organisation who submits the final preferred design as selected by Council.
3. Appoint Cr Needham, Cr Murphy, Cr ----- and Cr ----- to be on an evaluation group with the Communications Officer to finalise the draft brief and to assess submissions and make a recommendation back to Council on their preferred design.

**CRP005/07/04 COUNCIL DECISION**

**Moved Cr Wigg seconded Cr Kirkpatrick**

**Subject to the adoption of the 2004/2005 budget and funds of \$30,000 allocated for the establishment of Shire entry statements, Council agrees to:**

- 1. Call for expressions of interest for the design of entry statements to the northern and southern entry points of the Shire on the South Western Highway in accordance with the general intent of the brief provided at attachment P005.1/07/04.**
- 2. Provide a prize of \$3,000 from the draft budget allocation of \$30,000 to the person or organisation who submits the final preferred design as selected by Council.**
- 3. Appoint Cr Needham, Cr Murphy, Cr Scott and Cr Star to be on an evaluation group with the Communications Officer to finalise the draft brief and to assess submissions and make a recommendation back to Council on their preferred design.**

**CARRIED 8/0**

Council Note: The Committee/Officer Recommended Resolution was changed by adding two councillor names to part 3.

<b>P006/07/04 NAMING OF RESERVES (RS0181)</b>		
<b>Proponent:</b>	Serpentine Jarrahdale Shire	In Brief  Council is requested to agree to advertise their intention to name the area referred to as "Mundijong Linear Park" in Mundijong <b>"RAILWAY PARK"</b> , and in Serpentine, the 9.5 hectares of the Serpentine Sports Reserve used by the Serpentine Horse and Pony Club as <b>"DAVID BUTTFIELD EQUESTRIAN PARK."</b>
<b>Officer:</b>	Carlie Eldridge Manager Sustainability Unit	
<b>Signatures Author:</b>		
<b>Senior Officer:</b>		
<b>Date of Report</b>	14 July 2004	
<b>Previously</b>	P006/07/03	
<b>Disclosure of Interest</b>	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

**Background**

Council is requested to agree to undertaking community consultation on the naming of;

1. The railway reserve located in Mundijong (commonly referred to as the Mundijong Linear Park) which is approximately 1ha
2. The Pony Club equestrian arena (commonly referred to as the David Buttfeld Reserve) which is approximately 9.5 ha

**Mundijong**

Councillor Price has put the following thoughts to the Chief Executive Officer following a submission from the Mundijong Heritage Group President who recently wrote to Council on this and other matters associated with the Townscape works in Mundijong:

*"It is timely for Council to initiate the naming of the railway reserve area now vested in Council along Paterson Street between Richardson Street and Mundijong Road. When the change of vesting from Westrail to Council was begun approximately six years ago by*

*Council Planner Warren Anderson with the view to creating a park for use by the community and visitors, the name linear park was used because of its shape.*

*Now that Council has a vision and a plan for the area prepared by consultants and endorsed by Council with related townscape works already in place or budgeted for, I feel now is the right time to give the park an appropriate name in keeping with its location, the use of the land and its connection to the local community. Since the 1890's, much of the area was used for railway infrastructure as a goods distribution and stock transport centre.*

*Over the past three years I have canvassed various individuals in Mundijong re the name Mundijong Railway Park and received favourable responses. Recently Mundijong Heritage Group President Mr Wally Cooke wrote to Council in regard to Townscape works and requested the name Mundijong Railway Park be adopted (**Refer Attachment P006.1/07/04**). **Also attached is a copy of notice that was on display during the Mundijong Celebration 2003 attached at P006.2/07/04.***

Serpentine

The Serpentine Sports Reserve grounds are divided between three clubs who use the ground for active recreation and an area of bushland, which is managed with the assistance of a community group. One of these user groups is the Pony Club who use a portion of the reserve as an equestrian arena. The Serpentine Community and in particular the user of the Serpentine Sports Reserve have been referring to the Pony Club Equestrian Reserve as the David Buttfeld for a number of years.

### **Sustainability Statement**

#### ***Effect on Environment and Resource Implications:***

This item is to gain approval to undertake community consultation on the formal naming of two reserves currently known as the Mundijong Linear Park and the David Buttfeld Reserve (Serpentine Sports Reserve). The naming of these Reserves will not have any environmental impacts or natural resource impacts.

#### ***Economic Viability and Benefit:***

The naming of the Reserves will give formal names for the two reserves which will allow the reserves to be marketed for recreation and tourism and become identifiable locations.

#### ***Social – Quality of Life:***

The Mundijong reserve renaming will allow the community to consider if the name Mundijong Railway reserve is the name the community would like. This will aim to ensure that the name that is given to the park is one that the community identifies with and therefore takes greater ownership of the park as it develops.

The formalisation of the Pony Club equestrian arena to the David Buttfeld Equestrian Park will give the clubs who have been involved and taken ownership of this area resolution to this issue and links to the major event they are undertaking in September.

#### ***Social and Environmental Responsibility:***

The community consultation on the naming of both reserves allows the community to take responsibility for being involved in the formal naming process.

#### ***Social Diversity:***

This proposal does not disadvantage any groups.

#### **Statutory Environment:**

Principles, Guidelines and Procedures of the Department of Land Administration (DOLA) Geographical Names Committee describes the requirements to a) name parks and reserves under 1ha and b) naming of ovals, pavilions etc.

- A) Name parks and reserves under 1ha - the approval of the Minister for Lands is not required, but DOLA must be advised of all names assigned. The names of living persons are acceptable except for those persons holding any form of public office. ***The general guidelines are at the attachments marked P006.3/07/04.***
- B) Naming of ovals, pavilions etc – Components of reserves (e.g pavilions, ovals, gardens etc) may be named in honour of living community members who have contributed towards the establishment of the particular feature or toward the community in general. The approval of the Minister for Lands is not required, when the park or reserve has already been named as a whole. DOLA should be informed of the name if is to be included on maps.

It is considered that Mundijong would fit under the category a) above - name parks and reserves under 1ha and that Serpentine would fit under category b) above naming of ovals, pavilions etc

**Policy/Work Procedure Implications:**

Not applicable

**Financial Implications:**

Cost of advertising and consultation. Possibly some costs may be associated with signage, however it is anticipated that in Serpentine, this cost will be met by the expenditure associated with the new community facility currently under construction.

**Strategic Implications:**

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

**1. People and Community**

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

Strategies:

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

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

Strategies:

1. Increase information and awareness of key activities around the Shire and principles of sustainability.
4. Foster a strong sense of community, place and belonging.
5. Protect built and natural heritage for economic and cultural benefits.

*Objective 3: High level of social commitment*

Strategies:

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

**3. Economic**

*Objective 1: A vibrant local community*

Strategies:

3. Develop tourism potential.

*Objective 2: Well developed and maintained infrastructure to support economic growth*

Strategies:

1. Improved freight, private and public transport networks.
2. Consider specific sites appropriate for industry /commercial development.

*Objective 3: Effective management of Shire growth*

Strategies:

1. Enhance economic futures for Shire communities.
2. Represent the interests of the Shire in State and Regional planning processes.
3. Integrate and balance town and rural planning to maximise economic potential.

**4. Governance**

*Objective 1: An effective continuous improvement program*

Strategies:

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

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

Strategies

1. Improve coordination between Shire, community and other partners.

**Community Consultation:**

Required: Yes - The Principles, Guidelines and Procedures of the Department of Land Administrations Geographical Names Committee describe how Council will need to ascertain strong community support for a name. It is proposed that Council advertise their intention to progress the naming of the two (2) reserves in accordance with these requirements, provided it can be demonstrated that they can be adequately satisfied and subject to no submissions opposing the names being received progress the matters. If objections are received the matter/s will be referred back to Council for further consideration.

**Comment:**

Mundijong

The proposed name of the Mundijong Park is RAILWAY PARK. This name was chosen by Mundijong Heritage Group in recognition of the role the railway and infrastructure has played in the development of our community since 1893.

The picnic shelters fabricated by the Youth Activity Group were designed to replicate the shape of old railway trucks that were seen in this location when Mundijong was a rail transport centre for the district. The park plans allow for development to include heritage elements supporting the railway theme.

Serpentine

The Serpentine Reserves Management Committee moved at their last meeting held on 6 July 2004 the following:

*“Moved Cr Star, seconded Cr Wigg that Council is to ratify the naming of the pony club ground as David Buttfeld Equestrian Park.”*

**Voting Requirements:** Normal

**Officer Recommended Resolution:**

Council agrees:

1. To advertise their intention to name the areas under Council control referred to as “Mundijong Linear Park” in Mundijong “RAILWAY PARK”, and in Serpentine, the 9.5 hectares of the Serpentine Sports Reserve used by the Serpentine Horse and Pony Club “DAVID BUTTFIELD EQUESTRIAN PARK” in accordance with the Principles, Guidelines and Procedures of the Department of Land Administrations Geographical Names Committee general guidelines.
2. That subject to no submissions opposing the names being received, and provided it can be demonstrated that the Principles, Guidelines and Procedures of the Department of Land Administrations Geographical Names Committee general guidelines can be adequately satisfied the matter can be progressed accordingly to completion.
3. That if any objections are received in relation to either matter the matter/s and the submission/s will be referred back to Council for further consideration.

**CRP006/07/04 COUNCIL DECISION/Committee Recommended Resolution**

**Moved Cr Kirkpatrick seconded Cr Star**

**Council agrees:**

1. To advertise their intention to name the areas under Council control referred to as “Mundijong Linear Park” to “MUNDIJONG RAILWAY PARK”, and in Serpentine, that part of the Serpentine Sports Reserve used solely by the Serpentine Horse and Pony Club “DAVID BUTTFIELD EQUESTRIAN GROUND” in accordance with the Principles, Guidelines and Procedures of the Department of Land Administrations Geographical Names Committee general guidelines.
2. That subject to no submissions opposing the names being received, and provided it can be demonstrated that the Principles, Guidelines and Procedures of the Department of Land Administrations Geographical Names Committee general guidelines can be adequately satisfied the matter can be progressed accordingly to completion.
3. That if any objections are received in relation to either matter the matter/s and the submission/s will be referred back to Council for further consideration.

**CARRIED 8/0**

Committee note: The Mundijong Railway Park name was changed to be more specific to Mundijong and David Buttfeld Equestrian Park was changed to David Buttfeld Equestrian Ground as it is more suitable to the use of the ground.

Council note: By way of correction, the area referred to in Part 1 of the Committee Recommended Resolution was not accurate and amended to reflect the area to which the naming is to apply.

P007/07/04 LOCAL PLANNING STRATEGY AND TOWN PLANNING SCHEME N <sup>o</sup> 3 (A0784-02)		
Proponent:	Serpentine Jarrahdale Shire	In Brief  Council is asked to endorse a new methodology to develop the Shire's Local Planning Strategy and Town Planning Scheme N <sup>o</sup> 3
Owner:	N/A	
Officer:	Joanne Abbiss - Director Sustainable Development	
Signatures Author:		
Senior Officer:		
Date of Report	14 July 2004	
Previously	P080/04/04, P282/06/03	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act if no interest	
<b>Delegation</b>	<b>Council</b>	

### **Background**

Council at its meeting held on 28 January 2003 agreed that the overriding objective for the review of Town Planning Scheme No.2 and the preparation of a local planning strategy was to:

*“provide a statutory planning framework which reflects the vision and expectations of the community within the constraints of the Model Scheme Text”*

Secondary objectives to this goal were also endorsed and reflect in more detail the strategic direction of Council and encapsulate their commitment to sustainable development. It is appropriate that the overall objectives of the scheme review should articulate the strategic aims of the Shire as the scheme review is a critical tool in delivering the vision of the community. It is one of the primary vehicles by which the aspirations and expectations of the community, as defined in the Shire's Strategic Plan, will be realised.

Given the importance of this project, Council has proceeded with due caution in determining the manner in which the review is to be conducted and by whom. A consultancy brief was prepared and tenders were called. However, in June 2003, Council determined not to award the tender as their expectations with respect tot the tender submissions had not been satisfied. Instead the Council decided, in a further demonstration of their commitment to the project, to allocate additional funds in the 04/05 Forward Financial Plan. Council then requested the Manager Planning and Regulatory Services to prepare a report canvassing alternate methodologies for preparation of the scheme review.

A report was subsequently presented to Council in April 2004, with a recommendation by officers to once again call tenders for consultants to undertake this project. Council however, deferred a decision on the preferred methodology in order to facilitate the exploration of current trends and practices in the conduct of scheme reviews with the Department for Planning and Infrastructure (DPI). This decision was made with a view to achieving optimum use of Council's resources. At that time staff had recently met with officers at the DPI and discussed the review of the scheme. DPI officers had offered to support the Shire with this project by working closely with staff, reviewing work at each stage of the process, with a view to minimising any delays when the Scheme was formally submitted for consent to advertise.

Unfortunately when Shire staff later invited the DPI to come and discuss current trends and practices in the conduct of scheme reviews, the invitation was declined. Staff will continue to try and engage the DPI, as it is in the Shire's best interests if the DPI are able to honour their

earlier commitment, but this should not be a prerequisite for the Shire to move forward with this project.

It is testament to the Council's desire to see the Strategic Plan realised that there is a resolve to conduct the scheme review in the best manner possible, using the brightest people to deliver the most innovative and effective result. Until now the methodologies put to Council have either not delivered tender proposals that meet their expectations or alternatively the methods themselves have not been considered worth proceeding with. The purpose of this report is to present Council with a new methodology and gain endorsement to undertake the first step in that process.

### **Sustainability Statement**

***Effect on Environment:*** The preparation of a new town planning scheme is one of the most important land use planning initiatives Council will undertake for many years. A new scheme will embrace and encapsulate all the initiatives Council has been grappling with in relation to sustainable land use planning.

***Resource Implications and Use of Local, renewable or recycled Resources:*** An objective of the scheme review is to introduce a decision making framework for development based on a triple bottom line approach.

***Economic Viability:*** Preparation of a new planning scheme is a governance obligation and will be funded from General Revenue.

***Economic Benefits:*** A new planning scheme will provide a framework for sustainable employment and economic growth in the Shire for the medium term.

***Social – Quality of Life and Environmental Responsibility:*** Preparation of a new town planning scheme will involve extensive public participation.

***Social Diversity:*** It is not anticipated that any social groups will be disadvantaged by the project.

**Statutory Environment:** Town Planning & Development Act  
Town Planning Regulations

**Policy/Work Procedure Implications:** There are no work procedures/policy implications directly related to this application/issue

**Financial Implications:** \$75,000 was allocated in the 2003/2004 budget for the review of the Scheme with a further \$75,000 proposed in the 2004/2005 draft budget

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

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

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

##### Strategies:

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

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

Strategies:

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

*Objective 3: High level of social commitment*

Strategies:

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

## **2. Environment**

*Objective 1: Protect and repair natural resources and processes throughout the Shire*

Strategies:

1. Increase awareness of the value of environmental requirements towards sustainability.
2. Develop partnerships with community, academia and other management agencies to implement projects in line with Shire objectives.
3. Encourage protection and rehabilitation of natural resources.
4. Reduce water consumption.
5. Reduce green house gas emissions.
6. Value, protect and develop biodiversity.

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

Strategies:

1. Implement known best practice sustainable natural resource management.
2. Respond to Greenhouse and Climate change.

## **3. Economic**

*Objective 1: A vibrant local community*

Strategies:

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

*Objective 2: Well developed and maintained infrastructure to support economic growth*

Strategies:

1. Improved freight, private and public transport networks.
2. Consider specific sites appropriate for industry /commercial development.

*Objective 3: Effective management of Shire growth*

Strategies:

1. Enhance economic futures for Shire communities.
2. Represent the interests of the Shire in State and Regional planning processes.

3. Integrate and balance town and rural planning to maximise economic potential.

#### **4. Governance**

*Objective 1: An effective continuous improvement program*

Strategies:

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

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

Strategies

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

*Objective 3: Compliance to necessary legislation*

Strategies:

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

#### **Community Consultation:**

The Shire of Serpentine Jarrahdale's Town Planning Scheme Review process will incorporate a community consultation/public participation program at a number of stages. It is expected that workshops/public meetings will be conducted giving people the opportunity to define visions for their local areas and shape the future direction of their locality.

The new methodology however will also take advantage of those documents, studies and strategies that are recent and will consider that the community consultation undertaken in their preparation and their currency negates the need to consult further regarding their specific content.

#### **Comment:**

Existing methodology:

In order to consider the new methodology proposed it is necessary to gain an understanding of the standard means of approaching a review and to understand what a local planning strategy is. In simple terms the local planning strategy will be an updated version of our Rural Strategy making it consistent with recently introduced State Policy and having a broader application in terms of the geographical areas it relates to. Regulation 12A(3) of the Town Planning Amendment Regulations 1999 set out the objectives of a Local Planning Strategy in that it must:

- Set out the long term directions for the local government;
- Apply State and Regional Planning Policies; and
- Provide the rationale for the zones and other provisions of the scheme.

The Local Planning Strategy should provide for development in the next 10 to 15 years and provide the framework for decision making for the Shire and State Government with regard

to subdivision and amendments to the scheme over that period. Given it's similarities to the Rural Strategy there is the scope that the forecast review of the Rural Strategy in the Forward Financial Plan can be delayed as the preparation of the local planning strategy will achieve this task. This may also serve to address the perception of some members of the community concerned at the rate of release of land being able to meet demand prior to the review occurring in 2007/2008.

The table below is an outline of the standard process agreed to by council in January 2003.

<b>Brief</b>	<b>Task 1</b>	Council publishes the project brief and invites tenders to undertake the Scheme Review within a 21 day advertising period.
	<b>Task 2</b>	Steering Committee reviews tenders and makes a recommendation to Council who resolve to appoint a consultant to undertake the Scheme Review.
<b>Scheme Examination Report</b>	<b>Task 3</b>	The consultant prepares a Scheme Examination Report to justify undertaking of the Review by the preparation of a new Scheme on behalf of the Shire of Serpentine Jarrahdale who resolves to: (a) Endorse the scheme examination report and resolve to undertake the review of Town Planning Scheme No. 2 by preparation of a new scheme. (b) Forward the Scheme Examination Report and the resolution to prepare a new scheme to the Western Australian Planning Commission for endorsement pursuant to Regulation 4 (3) of the Town Planning Regulations 1967.
	<b>Task 4</b>	Consultant presents a Progress Report detailing methodology, timing and public participation strategy
	<b>Task 5</b>	Council formally notifies the Environmental Protection Authority of the resolution to undertake a Scheme Review by preparation of a new scheme, the notice of resolution is accompanied by supporting information to enable the Environmental Protection Authority to consider the need for assessment.
<b>Preparation of Local Planning Strategy and Town Planning Scheme No.3</b>	<b>Task 6</b>	Consultant conducts Scheme review, liaising with Steering Committee and other stakeholders (as necessary).
	<b>Task 7</b>	The draft Town Planning Scheme and Local Planning Strategy presented to the Council for comment. This report shall document the findings of the Scheme Review and the result of the consultation.
<b>Consent to advertise</b>	<b>Task 8</b>	Council resolve to forward the proposed Scheme to the Western Australian Planning Commission and Minister for consent to advertise together with any requirements of the Department of Environment Water and Catchment Protection.
<b>Advertising</b>	<b>Task 9</b>	Following approval to advertise the proposed Scheme and any environmental review, documentation is displayed for public comment for a period of at least 3 months.
<b>Analysis of submissions and subsequent amendments</b>	<b>Task 10</b>	Any submissions on environmental matters are referred to the Department of Environment Water and Catchment Protection within 7 days of the close of advertising. Council to forward its comments to the DEP on any environment related submission within 42 days.

	<b>Task 11</b>	The submissions received during the advertising period are assessed by the consultants, who present a report for the consideration of the Shire of Serpentine-Jarrahdale that considers all submissions and recommends modifications to the proposed Scheme where necessary. This report shall include the draft planning Scheme, proposed policy changes and performance standards for development assessment.
<b>Final Approval by Shire</b>	<b>Task 12</b>	The Shire of Serpentine-Jarrahdale adopts the new Town Planning Scheme and forwards it to the Western Australian Planning Commission for its assessment.
<b>Final Approval by State agencies and Minister for Planning</b>	<b>Task 13</b>	The Western Australian Planning Commission forwards the new Town Planning Scheme to the Hon Minister for final approval.
	<b>Task 14</b>	The Department of Environment is required to report within 72 days to the Minister for Environment on any environmental factors and conditions in consultation with the Minister for Planning & Infrastructure.
	<b>Task 15</b>	Minister for Planning and Infrastructure approves new Town Planning Scheme with or without modification. The Shire of Serpentine-Jarrahdale is notified of final approval.
	<b>Task 16</b>	Modification of new Town Planning Scheme text and maps in accordance with the requirements of the Minister for Planning and Infrastructure.

As can be seen in the table above, with the possible exception of Task 11, there are few tasks beyond Task 8 where there is a real opportunity for the Shire to have control over the process. In general terms the standard process is one of establishing a brief, generating a scheme report and then producing the local planning strategy and town planning scheme.

New methodology:

A workshop will be held with councillors prior to the Planning, Development and Environment Committee meeting in order to explain the intricacies of the new methodology and to present the framework for the scheme examination report. Put very simply the new methodology proposes conducting a thorough scheme report then utilising the scheme report to form the brief for the preparation of the local planning strategy and town planning scheme.

The Scheme Report will be written in terms of the quadruple bottom line with economic, social, environmental and governance sections. Consultants will be expected to review existing local and state policies, strategies and studies using the Shire's Strategic Plan (the Plan) as a reference point.

With the Plan as the reference point the documents will be assessed for their land use needs and implications and the necessary statutory mechanisms of assessment, protection and compliance needed to meet the overall objectives for each study.

The review will be both a needs and gap analysis designed to produce a framework for the rest of the project. It will be an assessment of all that has been produced and studied to date. It is anticipated that what will be produced as outcomes will be a program of all the policies that need reviewing and creating, an analysis of what can be achieved within the constraints of the model scheme text as well as some direction as to what objectives need to be achieved through some other means such as a local law or planning policy. The scheme report needs to determine what is left to do and outline the process, the priorities and the time frames for getting there.

Issue papers will be developed within and across each sector of the quadruple bottom line and will contain as sub-headings

- Principles / objectives
- Land use needs
- Statutory mechanisms
- Methodology to be used in developing the LPS and TPS
- Community consultation process
- Policies / studies required as high, medium and low priority
- References

It is expected that the scheme examination report will inform Council of any future studies required allowing greater accuracy in terms of forward financial planning and establish as a prerequisite of the scheme that it be flexible enough to accommodate the outcomes of this future work.

The Scheme Examination Report document will then form the brief for the preparation of the local planning strategy and town planning scheme.

A panel of consultants will be individually invited to become a team working with each of the staff sub teams to produce the issue papers for their aspect of the quadruple bottom line. The consultants will then be challenged to bring it all together, identifying common threads and points of conflict across all of the quadrants.

A further report will be presented to Council to endorse the scheme examination report as the consultancy brief and to recommend the best manner in which to undertake remaining tasks of the scheme review.

The Scheme Examination Report will then be sent to the DPI putting them on notice that this is a comprehensive outline of the issues that the Shire of Serpentine-Jarrahdale community wish to have addressed within their local planning strategy and town planning scheme. It will clearly define the Shire's sustainability agenda and statutory planning mechanisms it proposes to introduce to achieve them.

Internal resourcing of scheme review:

The review of a town planning scheme and preparation of a local planning strategy is a major undertaking that often takes considerable time to complete. It is proposed that the Director Sustainable Development (DSD) will be responsible for the project, working closely with the Manager Sustainability Unit (MSU) and Manager Planning Regulatory Services (MPRS) as a part of an overall Scheme Review Committee reporting to the Executive and Council. The focus of the Scheme Review Committee will be to ensure that all elements of the review produce an overall outcome that will realise the vision of the community as defined by the Strategic Plan.

In terms of each individual component of the review the DSD will work with the MSU and Environmental Officer on the environmental review, the MPRS, Senior Planner and Senior Ranger on governance, the Community Development Officer and Principal Health Officer on social and the Economic and Tourism Development Officer on the economic review. Given the complexity and wide range of issues associated with the review it is necessary to share the workload in order to successfully deliver this project in a timely manner.

This approach allows the Shire to maintain greater control over the timeline, research undertaken and outcomes produced in the review. Consultants who are known experts in their field can be invited to have input to varying degrees into development of the issue papers. These consultants could include town planners, lawyers, environmental consultants or persons that have experience in the area of public consultation, water sensitive design or sustainability.

It is not envisaged that the scheme report should take longer than three months to prepare.

---

Once the report is produced and endorsed by Council it may be appropriate to consider what is available locally, in the eastern states or further abroad to ensure that any consultants appointed are able to translate the scheme examination report into a local planning strategy and town planning scheme reflective of the brief. As with the community forum developmental process however it is important not to predicate the next steps in the process until the scheme examination report and it's recommendations are analysed and a position put forward to Council for how best to progress.

Utilising the scheme examination report as the brief will leave the successful consultants with no illusions as to the requirements of fulfilling the expectations of the Council with regard to the scheme review and the importance of it's role in delivering the community's vision as it is defined in the Strategic Plan. It will also provide a detailed notice of intent to the Department of Planning and Infrastructure and the Department of Environment of the Shire's sustainability agenda and statutory planning mechanisms it proposes to introduce to achieve them.

**Voting Requirements:                      Normal**

**CRP007/07/04 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

**Moved Cr Star seconded Cr Price**

**Council endorses the proposal to appoint selected specialist consultants to produce a detailed scheme examination report to form the basis of the consultancy brief for the scheme review based on an assessment of current documentation, studies, policies and strategies relevant to the scheme review and assessed against the strategic plan.**

**CARRIED 8/0**

Committee Note: The Director Sustainable Development and staff are to be commended for their innovative approach to the Town Planning Scheme Review.

**COUNCIL DECISION**

Moved Cr Wigg seconded Cr Star that the Ordinary Council Meeting be closed to members of the public at this point, to allow the Council to discuss agenda item C001/07/04 in accordance with 5.23(2)(e)(iii) of the Local Government Act 1995 as the information is about the business, professional, commercial or financial affairs of a person.

**CARRIED 8/0**

The members of the public left the Council Chambers at 7.36 pm.

C001/07/04		<b>CONFIDENTIAL ITEM - REQUEST FOR BACK DATING OF FARMLAND CONCESSION (P01916, P03077, P03719)</b>
Proponent:	Wellstrand Pty Ltd and E & SJ Bett & Son	In Brief  Council is asked to consider back dating the farmland concession for the 2000/01, 2001/02 and 2002/03 financial years.
Owner:	Mr. E Bett.	
Officer:	Vicki Tapp – Finance Officer Rates	
Signatures Author:		
Senior Officer:		
Date of Report	18 <sup>th</sup> June 2004	
Previously	Nil	
Disclosure of Interest		
<b>Delegation</b>	<b>Council</b>	

**Voting Requirements:**

**ABSOLUTE MAJORITY**

**CRC001/07/04 COUNCIL DECISION/Committee/Officer Recommended Resolution:**

Moved Cr Wigg seconded Cr Hoyer

It is recommended that:

1. Farmland concession be granted for assessment 111100, 111200, 169500 for the years ending 30 June 2001, 2002, and 2003; and
2. That the outstanding interest accrued on these assessments to the value of \$1,541.49, the interest accrued on the difference between farmland concession and rural rate, be written off.

**CARRIED 8/0 ABSOLUTE MAJORITY**

The Council Meeting was re-opened to members of the public at 7.38pm.

## 8. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

SM001/07/04 WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION 2004 ANNUAL GENERAL MEETING (A1164)		
Proponent:	Western Australian Local Government Association	In Brief  Council delegates voting requirements for the 2004 Annual General Meeting of WALGA
Owner:	As above	
Officer:	DE Price – Chief Executive Officer	
Signatures Author:		
Senior Officer:		
Date of Report	13 <sup>th</sup> July, 2004	
Previously	SM001/07/03 (A0163-06)	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Council	

### **Background**

Agendas for the Western Australian Local Government Association (WALGA) Annual General Meeting to be held on 8<sup>th</sup> August, 2004 have been distributed.

***A copy of the WALGA Agenda is with attachments marked "SM001/07/04" (E04/3359)***

### **Sustainability Statement**

N/A

### **Statutory Environment:**

Individual Association constitutions

### **Policy/Work Procedure**

#### **Implications:**

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

### **Financial Implications:**

There will be a cost associated with Councillors attending the local government week conference. Council has provided in the 2004-2005 draft budget funds to enable interested Councillors to attend the 2004 Local Government Week.

### **Strategic Implications:**

There are no strategic implications

### **Community Consultation:**

Required: No

### **Comment:**

***Provided at Attachment "SM001/07/04" (E04/3359) is a copy the 2004 Annual General Meeting Agenda and Actions Taken on Results at AGM 3<sup>rd</sup> August, 2003.***

The Serpentine Jarrahdale Shire under the single association structure has voting rights as a member of the South East Metropolitan Zone, Council's voting delegates (Councillors Star

and Hoyer) will attend the 2004 Annual General Meeting on Sunday 8<sup>th</sup> August, 2004 at 12.50pm.

The Annual General Meeting of WALGA has a number of Agenda Items, which Council will need to provide direction to their nominated delegates on. These items are as follows:

1. Association Management
  - 1.1 Constitutional Amendment – Term of the Third WA Local Government Association State Council
  - 1.2 Constitutional Amendments Proposals – Transfer of Shire of Wiluna from Murchison Country Zone to Esperance-Eastern Goldfields one and Renaming of the Esperance-Eastern Goldfields Zone
  - 1.3 Groupings of Councils into WALGA Zones
2. Community
  - 2.1 Western Power – Lack of Maintenance on Infrastructure
  - 2.2 Regional Co-operation & Structural Reform
  - 2.3 Visiting Medical Specialist Services
  - 2.4 Public Sector Housing
  - 2.5 Local Government and Aboriginal Communities
3. Development
  - 3.1 Maintenance of Vegetation Adjacent to Power Lines
5. Governance
  - 5.1 Amendment to Schedule 2.1 Local Government Act
  - 5.2 State Government Consultation with Local Government
  - 5.3 Conduct of Postal Elections

**Voting Requirements:                      Normal**

**CRSM001 COUNCIL DECISION/Officer Recommended Resolution:**

**Moved Cr Star seconded Cr Price**

**Council delegates are to vote the following way on items on the 2004 Local Government Association Annual General Meeting Agenda:**

- 1. Association Management**
  - 1.1 Constitutional Amendment – Term of the Third WA Local Government Association State Council – Support**
  - 1.2 Constitutional Amendments Proposals – Transfer of Shire of Wiluna from Murchison Country Zone to Esperance-Eastern Goldfields one and Renaming of the Esperance-Eastern Goldfields Zone – Support**
  - 1.3 Groupings of Councils into WALGA Zones – Support**
- 2 Community**
  - 2.1 Western Power – Lack of Maintenance on Infrastructure – Support**
  - 2.2 Regional Co-operation & Structural Reform - Support**
  - 2.3 Visiting Medical Specialist Services - Support**
  - 2.4 Public Sector Housing - Support or Not support – either way depending on debate**
  - 2.6 Local Government and Aboriginal Communities – Support**
- 3 Development**
  - 3.1 Maintenance of Vegetation Adjacent to Power Lines – Support**
- 5 Governance**
  - 5.1 Amendment to Schedule 2.1 Local Government Act - Support – however conditional upon agreement**
  - 5.2 State Government Consultation with Local Government - Support**
  - 5.3 Conduct of Postal Elections - Support**

**CARRIED 8/0**

SM002/07/04 PEEL DEVELOPMENT COMMISSION BOARD VACANCY (a0109-02))		
Proponent:	Peel Development Commission	In Brief
Owner:	Peel Development Commission	Nominations have been invited for local government representation to the Peel Development Commission (PDC) Board closing on 5pm on Thursday 26 <sup>th</sup> August, 2004
Officer:	DE Price, Chief Executive Officer	
Signatures Author:		
Senior Officer:		
Date of Report	16 <sup>th</sup> July, 2004	
Previously	A162/04/00; SM009/08/01; SM022/10/02	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

### **Background**

In 2000 discussion between the councils of the Peel Region resulted in a majority agreement for an arrangement where representation on the Peel Development Commission (PDC) Board would be shared around the region.

Council resolved to follow this framework in 2001;

*“The Shire of Serpentine Jarrahdale acknowledges the suggested representation model originally proposed in February 2000, and agrees to support the implementation of it given the agreement by the majority of the councils in the region to apply it.”*

Due to the expiration of the term of appointment for Cr Tom Cornock from the Shire of Murray, one (1) position for Local Government representative on the PDC Board will become vacant as at 31<sup>st</sup> October, 2004.

The Board of PDC comprises of ten (10) members. Three (3) are Ministerial appointments, three (3) are designated as community representatives, and three (3) positions are reserved for local government representatives. The tenth (10) member is the CEO of the PDC who is ex officio a Board member.

The local government representative is then appointed by the Minister from nominations submitted by the Western Australian Local Government Association (WALGA). WALGA conducts a poll of the local governments within a region and based on that poll recommends board members to the Minister. The Minister makes the final decision about who is appointed to the Board.

***A copy of the Local Government Vacancy Information and nomination form is with attachments marked “SM002/07/04” (IN04/6394).***

### **Sustainability Statement**

N/A

### **Statutory Environment:**

The Regional Development Commission boards are established pursuant to the Regional Development Commission’s Act 1993.

**Policy/Work Procedure**

**Implications:**

In 2000 agreement was reached between the majority of the local governments of the Peel Region that representation on the PDC Board should be rotated around the local governments of the region

**Financial Implications:**

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

A meeting fee of \$308 per day or \$203 per half day is paid for the attendance at the PDC Board meetings by the State Government.

**Strategic Implications:**

Council is committed to working with the other councils in the Peel Region for the mutual benefit of all citizens of the region.

**Community Consultation:**

Required: No

**Comment:**

The basis for the sharing of representation means that with five (5) local governments in the region and only three (3) positions in any five-year cycle each council will have a position on the Board for three (3) years and not be directly represented for two (2) years.

Under the arrangement commenced in 2000, the Serpentine Jarrahdale Shire and the Shire of Waroona will be the two (2) councils not represented on the Board in 2002/2003. In 2002 the Shire of Boddingtons nomination was supported by the councils of the region.

Therefore, this year it is the turn of the Serpentine Jarrahdale Shire for its nomination to be supported.

In accordance with established practice, the Western Australian Local Government Association (WALGA) have been requested to facilitate the nominations process and in order to avoid the problems experience in several recent nomination rounds they request that at least twice the number of nominations as there are positions vacant (ie at least two (2) nominations) and that the pro forma nomination form with an electronic copy of the curriculum vitae for each nomination are submitted by 5.00pm on Thursday 26<sup>th</sup> August, 2004.

The PDC Board nominations were discussed with Councillors prior to the Concept Forum on 19<sup>th</sup> July, 2004, Cr Price and Cr Wigg have expressed an interest in nominating, however if more the two (2) nominations are received at the Ordinary Council it is suggested that this matter should be deferred to committee for a recommendation.

**Voting Requirements:** Normal

**CRSM002 COUNCIL DECISION/Officer Recommended Resolution:**

**Moved Cr Star seconded Cr Hoyer**

**That the Serpentine Jarrahdale Shire nominates Cr Price and Cr Wigg to the Peel Development Commission for a period of one (1) to three (3) years as determined by the Minister.**

**CARRIED 8/0**

P008/07/04 SUBMISSION SOUTH WEST REGIONAL STRATEGY FOR NATURAL RESOURCE MANAGEMENT (A0842)		
Proponent:		In Brief  Council has been invited to prepare a submission to the draft South West Regional Strategy for Natural Resource Management. This document will be used to guide the allocation of Commonwealth funding for natural resource management.
Owner:		
Officer:	Sue Osborne Environmental Officer	
Signatures Author:		
Senior Officer:		
Date of Report	20 <sup>th</sup> July 2004	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

### **Background**

Previous rounds of Commonwealth Natural Heritage Trust funding for Landcare, Coastcare, Rivercare and Bushcare programs have been criticized for being uncoordinated and lacking focus on priority outcomes. To address this issue, the Commonwealth has established catchment councils to prepare natural resource management strategies and coordinate the disbursement of funds in accordance with priorities identified within the catchment strategies.

This area of Serpentine Jarrahdale Shire is located within the area covered by the South West Catchments Council. This Catchments Council forwarded a draft natural resource management strategy for the south west region to the Shire towards the end of June for review and submissions are open until mid August. The tight deadline has been imposed because the Commonwealth Government will not release funds for natural resource works until the strategy has been accredited.

This agenda item includes a draft submission from Serpentine Jarrahdale Shire Council to the South West Catchments Council on their South West Regional Strategy for Natural Resource Management (**at attachment "P008/07/04"**)(OC04/5306). It does not include comments on the management targets, this will be workshoped with Councillors before submission. The submission focuses on ensuring the Shire's priorities are considered for inclusion in the strategy.

### **Sustainability Statement**

**Effect on Environment:** The draft document will guide investment in natural resource management to priority areas using best management practices. This includes water, biodiversity, air and soil. The document also covers social values including heritage and culture.

**Resource Implications:** The draft document will encourage and facilitate appropriate use of natural resources including energy, land, water and soil.

**Use of Local, renewable or recycled Resources:** This issue is addressed at a generic level within the draft strategy.

**Economic Viability:** The draft document recognizes the need to maintain economic viability of sustainable agricultural industries. The draft strategy places emphasis on the allocation of resources to programs that will provide the most effective outcome in terms of natural resource protection.

**Economic Benefits:** The draft document, once accredited by the Commonwealth Government will release Commonwealth funds for natural resource management projects within the Shire. Amounts of approximately twelve million dollars have been quoted.

**Social – Quality of Life** The draft document, once accredited will release funds for natural resource management. Natural resources are vital to the survival of our species and investment in sound management will therefore provide a positive impact on our overall quality of life.

**Social and Environmental Responsibility:** The draft document allows community group access to natural resource funding and provides for participation in the identification of priority project areas. The document also briefly discusses the need for integrated management.

**Social Diversity:** The draft document provides for diversity in our community through consultation and the inclusion of sections within the document that relate to indigenous values

**Statutory Environment:** There is no legislative framework for the new Commonwealth catchment council structure.

**Policy/Work Procedure Implications:** There are no work procedures/policy implications directly related to this submission.

**Financial Implications:** There are no direct financial implications to Council in relation to the preparation of this submission. However, once accredited, Commonwealth funding will be made available for NRM projects within the Shire that relate to priorities identified within the draft strategies. The contents of the submission therefore needs to identify high priority programs and projects for this Shire.

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

**1. People and Community**

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

Strategies:

1. Increase information and awareness of key activities around the Shire and principles of sustainability.
5. Protect built and natural heritage for economic and cultural benefits.

**2. Environment**

*Objective 1: Protect and repair natural resources and processes throughout the Shire*

Strategies:

1. Increase awareness of the value of environmental requirements towards sustainability.
2. Develop partnerships with community, academia and other management agencies to implement projects in line with Shire objectives.
3. Encourage protection and rehabilitation of natural resources.
4. Reduce water consumption.

5. Reduce green house gas emissions.
6. Value, protect and develop biodiversity.

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

Strategies:

1. Implement known best practice sustainable natural resource management.
2. Respond to Greenhouse and Climate change.
3. Reduce waste and improve recycling processes

**3. Economic**

Objective 3: Effective management of Shire growth

Strategies:

2. Represent the interests of the Shire in State and Regional planning processes.

**4. Governance**

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

Strategies

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

**Community Consultation:**

This draft submission is part of a consultation process. State Government, industry, landcare and other community groups are also involved in the consultation process.

**Voting Requirements:** Normal

**CRP008 COUNCIL DECISION/Officer Recommended Resolution:**

**Moved Cr Price seconded Cr Hoyer**

1. Council agrees that submission at attachment “P008/07/04” pertaining to the Draft South West Regional Strategy for Natural Resource Management be forwarded to the South West Catchment Council.
2. Council requests the Manager Sustainability Unit to finalise comments on the management targets with interested Councillors for submission to the Draft South West Regional Strategy for Natural Resource Management

**CARRIED 8/0**

## 9. CHIEF EXECUTIVE OFFICER'S REPORT

SM003/07/04 INFORMATION REPORT		
Proponent:	Chief Executive Officer	In Brief  Information Report
Owner:		
Officer:	DE Price – Chief Executive Officer	
Signatures Author:		
Senior Officer:		
Date of Report	13 <sup>th</sup> July, 2004	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Council</b>	

SM003.1/07/04 COMMON SEAL REGISTER REPORT – JUNE 2004 (A1128)

***The Common Seal Register Report for the month of June, 2004 as per Council Policy CSP30 Use of Shire of Serpentine Jarrahdale Common Seal is with the attachments marked "SM003.1/07/04." (E02/5614)***

SM003.2/07/04 ECONOMIC & TOURISM DEVELOPMENT OFFICER REPORT – JULY 2004 (A0436-05)

***The Economic & Tourism Development Officer report of priorities for July 2004 are with the attachments marked "SM003.2/07/04" (E04/3386)***

SM003.3/07/04 PROPOSED 2002-2005 PEOPLE PLAN REVIEW (A0106-05)

Council contracted Equal Consulting in 2001 to carry out an interim report on "Human Resource" requirements for the proceeding three (3) years. This report has since been referred to as the "People Plan". This review was adopted by Council in 2002 and has gradually been implemented by Council since it was adopted.

The document expires in 2005 and consequently Council has budgeted \$15,000 in the 2004-2005 draft 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 Serpentine Jarrahdale Shire Human Resource Plan for the next three (3) years which is clearly aligned to the following Serpentine Jarrahdale Shire key corporate documents and reflects the results of the research undertaken in this consultancy.

*2003 Strategic Plan*

*2004-2014 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 will be provided with a copy of the brief to prepare a proposal and quotation to undertake this work.

It is proposed that the Staff Management Committee members assist the Chief Executive Officer and Directors to evaluate the proposals received and then to finalise a suitable consultant to undertake the People Plan Review. It is important that this review is completed and signed off by Council prior to the review of the 2004-2014 Forward Financial Plan to enable future requirements to be funded in a planned manner..

**CRSM003 COUNCIL DECISION/Officer Recommended Resolution:**

**Moved Cr Star seconded Cr Wigg**

- 1. The Information Report to 20<sup>th</sup> July, 2004 be received**
- 2. Council notes the information provided in SM003.3/07/04. and agrees subject to funds being included in the adopted 2004-2005 budget that the members and deputy members of 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 People Plan Review and where required be used as a reference group by the Chief Executive Officer, and the consultant, if required on matters associated with the development of the new 2005-2008 “People Plan” which is to be referred upon completion to Council for adoption.**

**CARRIED 8/0**

**10. URGENT BUSINESS:**

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

**12. CLOSURE:**

There being no further business the meeting closed at 7.50pm.

I certify that these minutes were confirmed at the ordinary council meeting held on 30<sup>th</sup> August, 2004

.....  
Presiding Member

.....  
Date

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

<b>C002/07/04 CONFIDENTIAL ITEM – WORKERS COMPENSATION ISSUE UPDATE (H0054/01)</b>		
Proponent:	Director Corporate Services	In Brief  Council receive an update on this issue.
Officer:	G.R. Dougall – Director Corporate Services	
Signatures Author:		
Senior Officer:		
Date of Report	05/07/04	
Previously	SM003/07/03	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act 1995	
<b>Delegation</b>	<b>Committee in accordance with resolution SM046/05/04</b>	

**C002/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

**Council receive the update on the workers compensation issue for the accident date 12 March 2002.  
CARRIED 5/0**

<b>C003/07/04 RIDING FOR DISABLED ASSOCIATION – USE OF RESERVE 46398 (RS0177)</b>		
Proponent	Riding for Disabled Association	In Brief  To approve the proposed lease of Reserve 46398 between Council and the Riding for the Disabled Association.
Officer	C Green – Acting Manager Corporate Services	
Signatures - Author:		
Senior Officer:		
Date of Report	01/07/04	
Previously	C002/08/03	
Disclosure of Interest		
<b>Delegation</b>	<b>Committee - In accordance with Resolution SM054/05/03</b>	

**C003/07/04 COMMITTEE DECISION/Officer Recommended Resolution**

- 1. Council authorise the lease agreement between the Serpentine-Jarrahdale Shire and Riding for the Disabled for reserves 46398, for a period of ten years.**
  - 2. Council authorises the Shire President and CEO to sign the lease agreement as provided in attachment C02/07/04 between the Serpentine Jarrahdale Shire and Riding for Disabled for reserve 46398.**
  - 3. Costs associated with this lease be paid by Riding for Disabled.**
- CARRIED 5/0**

C004/07/04 PROPOSED AMENDMENTS TO THE WALGA CONSTITUTION (A0163-06)		
Proponent:	WA Local Government Association	In Brief  To support the proposed amendments to the WALGA constitution to transfer Shire of Wiluna from Murchison to Goldfields zone, change of name of Goldfields zone, and terms of office for state council members to align with local government terms of office.
Officer:	G.R. Dougall – Director Corporate Services	
Signatures Author:		
Senior Officer:		
Date of Report	05/07/04	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act 1995	
Delegation	<b>Committee in accordance with resolution SM046/05/04</b>	

**C004/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

Serpentine Jarrahdale representatives at the 2004 Western Australian Local Government Association Annual General Meeting support the following proposed amendments to the Association constitution:

1. Transfer the membership of the Shire of Wiluna from the Murchison Country Zone to the Esperance-Eastern Goldfields Country Zone, and
2. Change the name of the Esperance-Eastern Goldfields Zone to the Goldfields Esperance Country Zone, and
3. Amend clauses 10 and 30 to increase the term of office for the third State Council from two to three years, commencing from the conclusion of the 2004 Annual Conference and extending to the conclusion of the 2007 Annual Conference.

**CARRIED 5/0**

C007/07/04 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)		
Proponent:	Director Corporate Services	In Brief  To confirm the creditor payments made during June 2004
Owner:	N/A	
Officer:	S. O'Meagher – Finance Officer	
Signatures Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM046/05/04</b>	

**C007/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

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

**CARRIED 5/0**

C008/07/04 DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)		
Proponent:	Director Corporate Services	In Brief  To receive the statement of debtors over \$1,000 as at 30 June 2004
Owner:	Not Applicable	
Officer:	Lauren Whitsed – Customer Support Officer	
Signatures Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM046/05/04</b>	

**C008/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

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 30 June 2004.  
**CARRIED 5/0**

C009/07/04 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)		
Proponent:	Director Corporate Services	In Brief  To receive the sundry debtor balances as at 30 June 2004
Owner:	Not Applicable	
Officer:	Lauren Whitsed – Customer Support Officer	
Signatures Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM046/05/04</b>	

**C009/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

Council receive and note the report on Sundry Debtor Outstanding Accounts as at 30 June 2004.  
**CARRIED 5/0**

C010/07/04 RATE DEBTORS REPORT (A0917)		
Proponent:	Director Corporate Services	In Brief  To receive the rates report as at 30 June 2004.
Owner:	Not Applicable	
Officer:	V Delbridge – Finance Officer - Rates	
Signatures Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM046/05/04</b>	

**C010/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

**Council receive and note the report the Rate Debtors accounts as at 30 June 2004.  
CARRIED 5/0**

C011/07/04 INFORMATION REPORT		
Proponent:	Director Corporate Services	In Brief  To receive the information report to 30 June 2004
Owner:	Not Applicable	
Officer:	Various	
Signatures Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	<b>Committee in accordance with resolution SM046/05/04</b>	

**C011/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

**The information report to 2 July 2004 be received.  
CARRIED 5/0**

C005/07/04 REVIEW OF COUNCILLOR REPRESENTATION (A0162)		
Proponent:	Director Corporate Services	In Brief  To undertake a review of the ward boundaries in accordance with schedule 2.2 of the Local Government Act 1995.
Officer:	G.R. Dougall – Director Corporate Services	
Signatures Author:		
Senior Officer:		
Date of Report	23/06/04	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act 1995	
<b>Delegation</b>	<b>Committee in accordance with resolution SM046/05/04</b>	

**C005/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

1. Shire of Serpentine Jarrahdale undertake a review of its ward boundaries and advertise the following options in accordance with part 7 of schedule 2.2 of the Local Government Act 1995;
  1. No wards
  2. Move a councillor from North or Central Wards to West Ward
  3. Remove west ward and create three wards, North, Central, South
  4. Two wards, North and South
2. Council agrees to change the Ordinary Council Meeting date for August from the 23<sup>rd</sup> to 30<sup>th</sup> and advertise this change in accordance with the Local Government Act 1995.

**CARRIED 5/0**

AS004/07/04 INFORMATION REPORT		
Proponent	Director Asset Services	In Brief  To receive the information report to the 30 June 2004
Officer		
Signatures - Author:		
Senior Officer:		
Date of Report		
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM046/05/04</b>	

**AS04/07/04 COMMITTEE/Officer Recommended Resolution:**

**The Director Asset Services' report to the 30 June, 2004 be received.**

**CARRIED 5/0**

CRD01/07/04 INFORMATION REPORT		
Proponent:	Not applicable	In Brief  Information report
Owner:	Not applicable	
Officer:	Carole McKee – Community Development Officer	
Signatures Author:		
Senior Officer:		
Date of Report	1.7.04	
Previously	N/A	
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
<b>Delegation</b>	<b>Committee – in accordance with resolution SM046/05/04</b>	

**CRD01/07/04 COMMITTEE DECISION/Officer Recommended Resolution**

**Council accepts the June 2004 Information Report.  
CARRIED 5/0**

E001/07/04 INFORMATION REPORT		
Proponent	Environmental Officer	In Brief  Information Report.
Officer	Carlie Eldridge – Manager Sustainability Unit	
Signatures - Author:		
Senior Officer:		
Date of Report	1 July 2004	
Previously		
Disclosure of Interest		
<b>Delegation</b>	<b>Committee in accordance with resolution SM046/05/04</b>	

**E001/07/04 COMMITTEE DECISION/Officer Recommended Resolution**

**The Information Report to 14 July 2004 be received.  
CARRIED 5/0**

P003/07/04 PRIVATE RECREATION – TWO DAY MOTORCYCLE TRACK EVENT – LOT 2 (NO. 1475) SOUTH WESTERN HIGHWAY, WHITBY (P00435/03)		
Proponent:	Winton Lawton	In Brief  The application seeks planning approval for a Motorcycle Event on Lot 2 South Western Highway, Whitby. The event will be held over two days on 31 July and 1 August 2004. It is recommended that the application be conditionally approved.
Owner:	Mike Keam	
Officer:	Michael Daymond – Planning Officer	
Signatures Author:		
Senior Officer:		
Date of Report	2 July 2004	
Previously		
Disclosure of Interest	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act	
Delegation	Committee in accordance with resolution SM046/05/04	

**P003/07/04 COMMITTEE DECISION/Officer Recommended Resolution:**

That the application for Private Recreation – Two Day Motorcycle Track Event at Lot 2 (#1475) South Western Highway, Whitby be granted temporary approval subject to the following conditions:

1. Approval for the event is valid from 9am Friday 30 July 2004 to 5pm Monday 2 August 2004 only.
2. Motorcycle races are to be limited to 10am to 3pm on Saturday 31 July, and 9am to 4pm Sunday 1 August 2004 only.
3. No lasers, fireworks, pyrotechnics or any related or similar thing shall be permitted at the event.
4. No signs for the event are permitted to be displayed on any road reserves.
5. No temporary structures with a floor area greater than 25 square metres are permitted without Engineers Certification and approved under the Public Building Regulations.
6. A Certificate of Approval Form 4 under the Health (Public Building) Regulations 1992 is to be obtained prior to the start of the event.
7. No electrical appliances, cables or ancillary electrical equipment is to be used without them being certified as compliant by an electrical contractor on Form 5 – Certificate of Electrical Compliance in accordance with Regulation No.10 of the Public Building Regulations 1992.
8. All food offered for sale to be prepared in an approved food preparation area under the Health (Food Hygiene) Regulations 1993.
9. Adequate toilet facilities are to be provided in accordance with the requirements under the guidelines for the Health (Public Building) Regulations 1992 appendix 7A – Recommended Toilet Facilities for Temporary Events.
10. Adequate rubbish receptacles to be provided and a suitable disposal system to be in place to ensure litter and waste material does not cause a litter and health problem.
11. All structures and facilities erected for the purpose of the event must be removed at the applicants expense by 5pm Monday 2 August 2004.
12. The premises must be cleaned and all rubbish disposed of at the expense of the applicant to the satisfaction of the Principal Environmental Health Officer by 5pm on Monday, 2 August 2004.
13. Any outdoor display lighting or security lighting used in conjunction with the event shall be located or shielded so that no additional light is cast on land

- adjoining the premises or so as to provide a distraction to traffic on roads surrounding or nearby to the premises.
14. The land is to be returned to the state as it were prior to the event by the operator/landowner by 31 August 2004 to the satisfaction of the Shire.
  15. The disposal of petrol, grease, oil and other chemicals shall occur at a suitably approved facility to the satisfaction of the Shire. Petrol, grease, oil or other chemicals shall not be disposed of on the subject land.
  16. Entry to the parking area for competitors and spectators is to be via the existing sealed driveway used for access to Tumbulgum Farm only. The exit from the property shall be via the sealed driveway at the northern boundary to the paddock. Entry and exit signs shall be installed to the satisfaction of the Shire.
  17. No closure or partial closure is to be carried out on South West Highway without prior approval from Main Roads WA.
  18. Access to other properties shall be maintained at all times.
  19. No camping on the property shall be permitted unless it occurs in accordance with the Caravan Parks and Camping Grounds Regulations 1997.
- CARRIED 5/0**