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- NOTE:**
- a) The Council Committee Minutes Item numbers may be out of sequence. Please refer to Section 10 of the Agenda – Information Report - Committee Decisions Under Delegated Authority for these items.
 - b) Declaration of Councillors and Officers Interest is made at the time the item is discussed.

MINUTES OF THE ORDINARY COUNCIL MEETING HELD IN HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET, MUNDIJONG ON MONDAY, 27TH AUGUST, 2001 - COMMENCING AT 7.00PM.

1. SWEARING-IN OF COUNCILLOR ELECT FOR NORTH WARD

Under the witnessing hand of Mr E Senior, JP, Councillor elect, Cr Joan Scott took her oath and made her declaration.

2. ATTENDANCES & APOLOGIES

PRESENT: Crs. J C Star Presiding Member
W J Kirkpatrick
D L Needham
J E Price
A J Simpson
T H J Hoyer
K R Murphy
D Buttfield
I J Richards
J Scott

APOLOGIES:

IN ATTENDANCE: Mr D E Price Chief Executive Officer
Mr A Watson..... Director Sustainable Development
Mr R Harris Director Asset Services
Mr G Dougall Director Corporate Services
Mrs S E Langmair..... Minute Secretary
Mr E Senior Justice of the Peace

GALLERY: 9

3. PUBLIC QUESTION TIME

Ray Baker, Cardup

Q How much further money has Council put aside for a cycle way footpath from Cardup to Byford?

A Director Asset Services – There is no allocation in the current year's program.

Mrs Christine Nield

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

Cr Star advised that this question would be taken on notice and researched.

The Chief Executive Officer advised that the matter would come back through Council at the September meeting and then a response provided.

Mrs Bond, Stockmans Close

Q1a Has any Councillors or Council employees sold or given freely private information relating to ratepayers of this Shire or do you intend to do this or consider doing this in future?

A The Chief Executive Officer advised that was a question that was raised in the Examiner Newspaper this week, and at this point it related to building information.

The only information that Council makes available is what is required under the Act. Such things as the rates books which are public documents.

Cr Star advised that we do not sell any information on.

Director Sustainable Development – we do not publish or sell any information relating the building approvals.

Q1b Is there any other information that Council freely give out, ie more finer details, private information such as deceased estates.

A The Chief Executive Officer advised that this question will be taken on notice, but at this point in time the only information that is made available is what is required under the Act and in some instances there is a fee associated with gaining that information.

Mrs Bond requested this information in writing.

Q2a Who prepared the Council column and what was their position prior to Council elections in of May 2001 for the Weekend Examiner.

A The Council column was prepared by a combination of the Community Development Officer, some Councillors , officers and then placed into the Examiner.

Q2b Is there any reason why these people can still not do this. Do they still have these skills.

A Cr Star advised there is a lot input into it from various people in Council.

Q3 Re Annual auditors full financial report for 1996 previously requested, please supply a full proper audit report.

A Cr Star advised that this question would be put on notice to consider, pending Councils obligation going that far back.

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

5. STATEMENTS, PETITIONS, MEMORIALS & DEPUTATIONS

Mrs Bond, Stockmans Close

Mr Nield made some references to an assault on me. I requested a copy of the Code of Conduct, well I have read that and the previous one and the one I got from Local Government and may I suggest that all Councillors follow that code of conduct and yes I am taking further action. Mr Nield doesn't know what I am doing, he just heard about it so have a lot of other people. But yes I am taking action.

6. ANNOUNCEMENTS BY PRESIDING MEMBER

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

7.1 Ordinary Council Meeting – 23rd July, 2001

8. REPORTS OF COMMITTEES & OFFICERS

COUNCIL DECISION

Moved Cr Simpson seconded Cr Needham
The minutes of the Ordinary Council Meeting held on 23rd July, 2001 be confirmed.
CARRIED 10/0

8.1 Corporate Services Committee Meeting – 13th August, 2001

COUNCIL DECISION

Moved Cr Buttfield seconded Cr Richards
The minutes of the Corporate Services Committee Meeting held on 13th August, 2001
be received.
CARRIED 10/0

C015/08/01 LOCAL GOVERNMENT POSTAL ELECTIONS REPORT AND EVALUATION – MAY 2001 (A0047)			
Proponent	WA Electoral Commission		
Officer	G R Dougall – Director Corporate Services	Date of Report	31/07/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Receive the report by the Western Australian Electoral Commission on the Local Government postal elections held on 5th May 2001 and complete the evaluation form provided.

Background

A total of 47 local governments throughout Western Australia requested that the Western Australian Electoral Commission (WAEC) conduct their 2001 ordinary elections by post. This compares with 34 in 1999 and 8 in 1997.

The Shire of Serpentine-Jarrahdale has been supportive of the postal election process as it has seen a marked increase in voter response to the biannual elections. The May 2001 elections produced a voter participation rate of 43%, compared to the state average of 38% and the Serpentine-Jarrahdale 1999 participation of 46.5%.

A copy of the report provided by Western Australian Electoral Commission is included with the attachments and marked C015.1/08/01. The report generally focuses on Serpentine-Jarrahdale issues and statistics and also includes issues it wishes to discuss in relation to changing some Act or Regulation requirements for improvements.

Comments

The issues forwarded by the Western Australian Electoral Commission to the Department of Local Government and Regional Development suggesting some amendments to the Local Government Act 1995 or Local Government (Election) Regulations 1996 are:

Eligibility of candidates – This relates to section 4.48 of the Local Government Act 1995 where it provides that candidates must be eligible to be enrolled to nominate. A candidate who has nominated and been accepted must stand, even if that candidate may be ineligible and the result therefore invalid. This occurred in the Town of Vincent where a standing candidate's nomination was in dispute. The Western Australian Electoral Commission will be requesting a change to the Act to ensure that any nominating candidate is first enrolled as an elector prior to nominating. This request would seem reasonable to avoid costly new elections if an election was ruled invalid.

Election Timetable - The Western Australian Electoral Commission believe the time difference between the close of roll and the close of the nominations (6 days) is too short. This means that candidates nominating early will not be able to receive a copy of the roll and where there may be complications in producing a roll, the candidates may not receive a roll until after nominations have closed.

Candidates in a postal election are aware that there is only two weeks between the close of nominations and the time ballot papers are distributed. As 71% of election ballot papers were returned to the Western Australian Electoral Commission for Serpentine-Jarrahdale elections in the first week, little time is available for candidates to campaign in their electorate. The Western Australian Electoral Commission is suggesting that by moving the close of roll date back a further seven days there is a better possibility that rolls would be available at the close of nominations and can be distributed to candidates then. The Western Australian Electoral Commission will discuss this matter further with the Department of Local Government.

Postal voting by incapacitated electors – The Electoral Act has provision for another person to mark a ballot paper and sign on behalf of an elector, provided a declaration is signed. There is no provision for this in the Local Government Act 1995. The Western Australian Electoral Commission will discuss this issue with the Department as well, with a view to amending the Act to include the same provision.

The Western Australian Electoral Commission does not make mention of the roll concerns experienced in the South Ward. Some residents in the South Ward had been placed in the Central Ward roll. Council is not certain how this occurred, it appears to have been an error created by the Australian Electoral Commission. The Returning Officer did advise that this situation would be included in her report, however the Western Australian Electoral Commission report makes no reference to the situation. The situation was corrected prior to election day after being discovered by Councillor Needham.

A further issue commented on briefly by the Western Australian Electoral Commission report was unclaimed mail. Some residents in the South Ward did not receive ballot papers as their address was provided as only a road name, as mail is not delivered to all properties in the South Ward and a postal address was not provided they were returned as unclaimed mail.

The figures provided by the Western Australian Electoral Commission report do not indicate where the mail was returned from, however the report does indicate they will be returned to Council for follow up. This will allow Council to individually contact these residents and advise that they should amend their postal address with the Electoral Commission to ensure they receive future ballot papers. This situation would occur in many other rural areas and may also require an advertising campaign by local government in general to make residents aware of the importance of providing a correct postal address if they wish to participate in local government postal elections.

Initial estimates from the Western Australian Electoral Commission propose that the cost of the election will be approximately \$23,000. There is no break down of how costs are made up at this stage. An initial payment of \$11,500 has been forwarded and provision made in the 2001/2002 budget to pay the remainder subject to receiving a detailed invoice.

Overall the postal election provided good voter return in the district (43%) justifying the higher cost. This was the first year that a postal election was conducted in the South Ward and as result some issues arose, with more postal elections in the future these issues will be resolved providing for an improved election process.

A copy of the Election Evaluation Form for Council to complete and return to the Western Australian Electoral Commission is included with the attachments and marked C015.2/08/01. There is an allowance on this form for additional comments if required.

Statutory Environment: No statutory environment

Policy Implications: No policy implications

Financial Implications: Provision of \$11,500 has been made in the 2001/2002 budget as the second instalment of the election.

Strategic Implications: Postal elections assist Council in providing residents the opportunity to decide on the future and own the changes that occur.

Community Consultation: Not required

Voting Requirements: Normal

Officer Recommended Resolution

The Western Australian Electoral Commission Election Evaluation Form for the May 2001 postal elections be completed as follows:

- Q1 Were you satisfied with the services of the Western Australian Electoral Commission staff? – Rating 2.
- Q2 Were you satisfied with the costing system ? – Rating 4 – at this time Council has not received a detailed costing break down of the election.
- Q3 Were you satisfied with the way the returning officer conducted the election ? – Rating 2.
- Q4 Did the election report provide you with sufficient information ? – Rating 2.
- Q5 Are there any recommendations you would like to propose to amend legislation ? – Council supports the amendments proposed by the Western Australian Electoral Commission in its report.

CRC015 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price seconded Cr Simpson:

1. The Western Australian Electoral Commission Election Evaluation Form for the May 2001 postal elections be completed as follows:

- Q1 Were you satisfied with the services of the Western Australian Electoral Commission staff? – Rating 3.
- Q2 Were you satisfied with the costing system ? – Rating 4 – at this time Council has not received a detailed costing break down of the election.
- Q3 Were you satisfied with the way the returning officer conducted the election ? – Rating 2.
- Q4 Did the election report provide you with sufficient information ? – Rating 2.
- Q5 Are there any recommendations you would like to propose to amend legislation ? – Council supports the amendments proposed by the Western Australian Electoral Commission in its report.

2. Council formally advise the Western Australian Electoral Commission of their concerns raised in this item particularly relating to rolls and issuing of ballot papers ie postal address doesn't reflect actual mail collection point.

CARRIED 10/0

Note: The Committee felt they should formally raise these concerns with the Western Australian Electoral Commission.

C017/08/01 AGENDA DISCLAIMER (A0023-02)			
Proponent	Chief Executive Officer		
Officer	G R Dougall – Director Corporate Services	Date of Report	06/08/01
Signatures	Author: Senior Officer:		
Previously	CRSM049/05/01 and C061/10/00		
Disclosure of Interest			
Delegation	Council		

Preamble

Council to adopt new disclaimer for committee agendas that reflect the delegation of decision making that has been provided in resolution SM049/05/01.

Background

In October 2000 Council adopted resolution C061/10/00 introducing a Strategic Management Committee and providing delegated responsibility to Corporate Services, Asset Services, Health, Building, Planning and Recreation Committees for a six month trial period. The delegation trial was introduced to provide the ability for Council to improve the turn around times of items that needed to be presented to committee or Council for consideration.

In May 2001 Council reviewed this trial period and adopted resolution CRMS049/05/01 as follows:

“Council delegates its full powers and duties to the following committees in accordance with Section 5.16. “Delegation of some powers and duties to certain committees” and Section 5.17.(1), (a), (i), (ii) “Limits on delegation of powers and duties to certain committees” of the Local Government Act.

- Corporate Services Committee
- Asset Services Committee

- *Recreation and Development Committee*
- *Planning, Development and Environment Committee*

Comments

Prior to the establishment of this delegation to committees Council resolved on 26th August 1996 to include a disclaimer at the beginning of agendas that explained the decision making process of committees. The disclaimer read as follows:

“The purpose of this committee meeting is to discuss and make recommendations to Council about items appearing on the agenda and other matters for which the committee is responsible. The committee has no power to make any decisions which are binding on the Council or the Shire of Serpentine-Jarrahdale.

No person should rely on or act on the basis of any advice or information provided by a member of officer, or on the content of any discussion occurring, during the course of the meeting.

The Shire of Serpentine-Jarrahdale expressly disclaims liability for any loss or damage suffered by any person as a result of relying on, or acting on the basis of any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the committee meeting.”

This disclaimer also forms a Corporate Services work procedure (CSWP11). Attached to the agenda presented for item C061/10/00 was a “terms of reference” document provided by the Chief Executive Officer. This document was provided as a guideline to how the committee system and delegation process would operate.

With the resolution to provide delegated responsibility to selected committees this terms of reference was placed at the beginning of the committee agendas in place of this disclaimer. Now that Council has resolved to continue the delegations it would be appropriate for Council to amend the disclaimer, for the “terms of reference” provided in item C061/10/00. This terms of reference reads as follows:

TERMS OF REFERENCE FOR USE OF DELEGATION BY COMMITTEE

INCORPORATING CORPORATE SERVICES, ASSET SERVICES, COMMUNITY & RECREATION DEVELOPMENT, PLANNING DEVELOPMENT & ENVIRONMENT COMMITTEES

EXCLUDING STRATEGIC MANAGEMENT COMMITTEE

An agenda item prepared by an officer will in the first instance recommend to the applicable Committee whether the matter should be referred to Council or dealt with through delegation at the Committee level (with the exception of the Strategic Management Committee).

A number of conditions are to be observed by the Standing Committee to ensure that the new system is open and transparent and provides for good governance.

- If the officer recommends the matter should be referred to Council for a decision then the Committee should only deal with it in that way and consequently the Committee shall make a recommendation to Council.

However if the Officer recommends that the Committee make a decision under delegation the Committee may choose to either deal with the matter or refer it to Council for a decision.

- An item on a Committee agenda may be requested to be referred to Council by a Councillor who is not a member of the Committee that is dealing with the item via the following process:

The Councillor/s must advise the Presiding member of that Committee that they wish to request that the item be referred to full Council for a decision. This request can only be acted upon if the majority of the committee dealing with the item support the request.

In this instance written notice must lie on the table prior to the commencement of the committee meeting on the morning the item is to be considered by the Committee dealing with it.

If the Committee unanimously supports the request to refer the matter to Council, the Committee will consider the matter and make a recommendation to Council. If not unanimously supported then the matter is dealt with by the Committee exercising its discretionary delegated authority as it would normally.

- An item on a Committee agenda may be requested to be deferred to the next Committee or Council by a Councillor not on the Committee that is dealing with the item via the following process:

If a Councillor requests that an item be deferred before the Committee deals with it, then written notice of such a request must lie on the table prior to the commencement of the meeting of the Committee dealing with it. Also the Committee must unanimously support the request to defer the matter to the next Committee/Council meeting.

Note: An “urgent” committee notification fax sheet is provided to Councillors to enable them to fax the administration office prior to a committee meeting should they wish to request an item to be referred to deferred.

- For the delegation to be effected the Committee decision must be unanimous, if not the majority vote will form the recommendation that is presented to Council.
- If the presiding officer believes the intent of the recommendation is clearly changed the Committee cannot then deal with the matter under delegation, but rather it must be referred to Council for a decision, with a recommendation.
- If the full Committee Councillors (including deputies) is not available for any Committee, then matters on the affected agenda cannot be dealt with under delegation and therefore only Committee recommendations can be made to Council.
- The normal statutory obligations applied to Council meetings and Committee meetings continue to apply to these Committees.
- Items presented to a Committee on the day of the meeting must be referred to Council.

Statutory Environment: No statutory environment

Policy Implications: Adjustment to Corporate Services Work Procedure CSWP11.

Financial Implications: No financial implications

- Strategic Implications:** No strategic implications
- Community Consultation:** No community consultation required
- Voting Requirements:** Normal

Officer Recommended Resolution

Corporate Services Work Procedure CSWP11 – Disclaimer Council Meeting be modified to read as follows :

TERMS OF REFERENCE FOR USE OF DELEGATION BY COMMITTEE

INCORPORATING CORPORATE SERVICES, ASSET SERVICES, COMMUNITY & RECREATION DEVELOPMENT, PLANNING DEVELOPMENT & ENVIRONMENT COMMITTEES

EXCLUDING STRATEGIC MANAGEMENT COMMITTEE

An agenda item prepared by an officer will in the first instance recommend to the applicable Committee whether the matter should be referred to Council or dealt with through delegation at the Committee level (with the exception of the Strategic Management Committee).

A number of conditions are to be observed by the Standing Committee to ensure that the new system is open and transparent and provides for good governance.

- If the officer recommends the matter should be referred to Council for a decision then the Committee should only deal with it in that way and consequently the Committee shall make a recommendation to Council.

However if the Officer recommends that the Committee make a decision under delegation the Committee may choose to either deal with the matter or refer it to Council for a decision.

- An item on a Committee agenda may be requested to be referred to Council by a Councillor who is not a member of the Committee that is dealing with the item via the following process:

The Councillor/s must advise the Presiding member of that Committee that they wish to request that the item be referred to full Council for a decision. This request can only be acted upon if the majority of the committee dealing with the item support the request.

In this instance written notice must lie on the table prior to the commencement of the committee meeting on the morning the item is to be considered by the Committee dealing with it.

If the Committee unanimously supports the request to refer the matter to Council, the Committee will consider the matter and make a recommendation to Council. If not unanimously supported then the matter is dealt with by the Committee exercising its discretionary delegated authority as it would normally.

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If a Councillor requests that an item be deferred before the Committee deals with it, then written notice of such a request must lie on the table prior to the commencement of the meeting of the Committee dealing with it. Also the Committee must

unanimously support the request to defer the matter to the next Committee/Council meeting.

Note: An “urgent” committee notification fax sheet is provided to Councillors to enable them to fax the administration office prior to a committee meeting should they wish to request an item to be referred to deferred.

- For the delegation to be effected the Committee decision must be unanimous, if not the majority vote will form the recommendation that is presented to Council.
- If the presiding officer believes the intent of the recommendation is clearly changed the Committee cannot then deal with the matter under delegation, but rather it must be referred to Council for a decision, with a recommendation.
- If the full Committee Councillors (including deputies) is not available for any Committee, then matters on the affected agenda cannot be dealt with under delegation and therefore only Committee recommendations can be made to Council.
- The normal statutory obligations applied to Council meetings and Committee meetings continue to apply to these Committees.
- Items presented to a Committee on the day of the meeting must be referred to Council.

Committee Recommended Resolution

Corporate Services Work Procedure CSWP11 – Disclaimer Council Meeting be modified to read as follows:

TERMS OF REFERENCE FOR USE OF DELEGATION BY COMMITTEE

INCORPORATING CORPORATE SERVICES, ASSET SERVICES, COMMUNITY & RECREATION DEVELOPMENT, PLANNING DEVELOPMENT & ENVIRONMENT COMMITTEES

EXCLUDING STRATEGIC MANAGEMENT COMMITTEE

An agenda item prepared by an officer will in the first instance recommend to the applicable Committee whether the matter should be referred to Council or dealt with through delegation at the Committee level (with the exception of the Strategic Management Committee).

A number of conditions are to be observed by the Standing Committee to ensure that the new system is open and transparent and provides for good governance.

- If the officer recommends the matter should be referred to Council for a decision then the Committee should only deal with it in that way and consequently the Committee shall make a recommendation to Council.

However if the Officer recommends that the Committee make a decision under delegation the Committee may choose to either deal with the matter or refer it to Council for a decision.

- An item on a Committee agenda may be requested to be referred to Council by a Councillor who is not a member of the Committee that is dealing with the item via the following process:

The Councillor/s must advise the Presiding member of that Committee that they wish to request that the item be referred to full Council for a decision. This request can only be acted upon if the majority of the committee dealing with the item support the request.

In this instance written notice must lie on the table prior to the commencement of the committee meeting on the morning the item is to be considered by the Committee dealing with it.

If the Committee supports the request to refer the matter to Council, the Committee will consider the matter and make a recommendation to Council. If not supported then the matter is dealt with by the Committee exercising its discretionary delegated authority as it would normally.

- An item on a Committee agenda may be requested to be deferred to the next Committee or Council by a Councillor not on the Committee that is dealing with the item via the following process:

If a Councillor requests that an item be deferred before the Committee deals with it, then written notice of such a request must lie on the table prior to the commencement of the meeting of the Committee dealing with it. The majority of the Committee must support the request to defer the matter to the next Committee/Council meeting.

Note: An “urgent” committee notification fax sheet is provided to Councillors to enable them to fax the administration office prior to a committee meeting should they wish to request an item to be referred or deferred. Fax Number 9526 1143.

- For the delegation to be effected the Committee decision will form the recommendation that is presented to Council.
- If the presiding officer believes the intent of the recommendation is clearly changed the Committee cannot then deal with the matter under delegation, but rather it must be referred to Council for a decision, with a recommendation.
- If the full Committee Councillors (including deputies) is not available for any Committee, then matters on the affected agenda cannot be dealt with under delegation and therefore only Committee recommendations can be made to Council.
- The normal statutory obligations applied to Council meetings and Committee meetings continue to apply to these Committees.
- Items presented to a Committee on the day of the meeting must be referred to Council.

Note: The Committee replaced the reference to unanimous with majority as it was felt that the “Terms of Reference” should reflect the current practice.

CRC017/08/01 COUNCIL DECISION

Moved Cr Buttfield seconded Cr Price:

Corporate Services Work Procedure CSWP11 – Disclaimer Council Meeting be modified to read as follows:

DISCLAIMER

The purpose of this committee meeting is to discuss items appearing on the agenda, or other matters, for which the committee is responsible. The role of the committee is to make recommendations to Council, and in some cases make decisions on behalf of the Council under delegated authority.

A committee recommendation to Council is not binding on the Council or the Shire of Serpentine Jarrahdale.

No person should rely on, or act on the basis of any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

The Shire of Serpentine Jarrahdale expressly disclaims liability for any loss or damage suffered by any person as a result of relying on, or acting on the basis of any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the committee meeting.

TERMS OF REFERENCE FOR USE OF DELEGATION BY COMMITTEE

INCORPORATING CORPORATE SERVICES, ASSET SERVICES, COMMUNITY & RECREATION DEVELOPMENT, PLANNING DEVELOPMENT & ENVIRONMENT COMMITTEES

EXCLUDING STRATEGIC MANAGEMENT COMMITTEE

An agenda item prepared by an officer will in the first instance recommend to the applicable Committee whether the matter should be referred to Council or dealt with through delegation at the Committee level (with the exception of the Strategic Management Committee).

A number of conditions are to be observed by the Standing Committee to ensure that the new system is open and transparent and provides for good governance.

- If the officer recommends the matter should be referred to Council for a decision then the Committee should only deal with it in that way and consequently the Committee shall make a recommendation to Council.

However if the Officer recommends that the Committee make a decision under delegation the Committee may choose to either deal with the matter or refer it to Council for a decision.

- An item on a Committee agenda may be requested to be referred to Council by a Councillor who is not a member of the Committee that is dealing with the item via the following process:

The Councillor/s must advise the Presiding member of that Committee that they wish to request that the item be referred to full Council for a decision. This request can only be acted upon if the majority of the committee dealing with the item support the request.

In this instance written notice must lie on the table prior to the commencement of the committee meeting on the morning the item is to be considered by the Committee dealing with it.

If the Committee supports the request to refer the matter to Council, the Committee will consider the matter and make a recommendation to Council. If not supported then the matter is dealt with by the Committee exercising its discretionary delegated authority as it would normally.

- An item on a Committee agenda may be requested to be deferred to the next Committee or Council by a Councillor not on the Committee that is dealing with the item via the following process:

If a Councillor requests that an item be deferred before the Committee deals with it, then written notice of such a request must lie on the table prior to the commencement of the meeting of the Committee dealing with it. The majority of the Committee must support the request to defer the matter to the next Committee/Council meeting.

Note: An “urgent” committee notification fax sheet is provided to Councillors to enable them to fax the administration office prior to a committee meeting should they wish to request an item to be referred or deferred. Fax Number 9526 1143.

- For the delegation to be effected the Committee decision will form the recommendation that is presented to Council.
- If the presiding officer believes the intent of the Officers Recommendation is clearly changed the Committee cannot then deal with the matter under delegation, but rather it must be referred to Council for a decision, with a recommendation.
- If the full Committee Councillors (including deputies) is not available for any Committee, then matters on the affected agenda cannot be dealt with under delegation and therefore only Committee recommendations can be made to Council.
- The normal statutory obligations applied to Council meetings and Committee meetings continue to apply to these Committees.
- Items presented to a Committee on the day of the meeting must be referred to Council.

CARRIED 10/0

C024/08/01	TELSTRA COUNTRYWIDE		
Proponent	Cr Jan Star		
Officer	D.E. Price - Chief Executive Officer	Date of Report	13/08/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

CRC024 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price seconded Cr Needham
Council invite Mr Ray Philp of Telstra Countrywide to the September Corporate Services Committee Meeting.
CARRIED 10/0

8.2 Asset Services – 13th August, 2001

COUNCIL DECISION

Moved Cr Kirkpatrick seconded Cr Richards
The minutes of the Asset Services Committee Meeting held on 13th August, 2001 be received.
CARRIED 10/0

AS016/08/01 DARLING DOWNS MANAGEMENT COMMITTEE – BRIDLE PATHS; DEVELOPMENT & IMPROVEMENT (A0038-02)			
Proponent	Darling Downs Management Committee		
Officer	Robert Harris Director Asset Services	Date of Report	
Signatures	Author:	Senior Officer	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Representatives from the Darling Downs Management Committee requested to meet with Council to discuss bridle paths' development and improvement.

Background

The Darling Downs Management Committee plays an active role in the development, operation and maintenance of community facilities in the Darling Downs area, with a particular focus on bridle trails. Whilst pleased with Council assistance with the improvement and development of bridle trails in the area, the Committee is desirous of seeing further early improvements.

Comments

The Council is in the process of developing a Bridle Trails Master Plan covering the whole Shire which will establish long term development plans for trails and will prioritize works.

The capacity for the Council to expand its bridle trail construction and ongoing maintenance program is limited by the funds available to the Council for the many competing community aspirations for services, facilities and infrastructure.

Statutory Environment: Local Government Act 1995.

Policy Implications: Nil.

Budget Implications: Nil.

Strategic Plan Implications: Accords with Strategic Plan.

Community Consultation: Not required at this stage.

Voting Requirement Normal.

Deputation:

Cr Kirkpatrick invited the delegation from the Darling Downs Management Committee to introduce themselves and to proceed with their presentation to the Committee meeting.

Mr Rick Giblett, made the introductions and gave a presentation on the future planning for the bridle trails within the Darling Downs area, producing maps and plans for the committee.

Points of interest:-

Trails SHIRE OF SERPENTINE-JARRAHDAL

- West funding application was successful for \$22,000.
- Grant for dual use trails on east side of Masters Road – ties into trails of the master plan.
- Speed zone alterations, horse crossing signage arranged via Main Roads.
- Concept plans for the development of dual use trails and 70 acres public open space land over the next 3 years.
- Cost estimated by the Darling Downs Management Committee is \$108,000 for public open space and bridle trail development.
- Seek Council support for further applications – includes trails arenas with Sport & Recreation (advised in accordance with Council overall priorities)
- Support for Darling Downs entry signage (to accord with Council policy).
- Council's role for the whole of the Shire regarding bridle trails.
- Various links now and for the future to other bridle trails.

Cr Kirkpatrick thanked Mr Giblett and Mr Perie for coming and putting forward their proposal. Mr Giblett thanked the committee for their time and consideration.

CRASO16 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Neeham seconded Cr Richards that the delegation from Darling Downs Management Committee be received.
CARRIED 10/0

AS017/08/01 HEAVY VEHICLE USE OF MUNDIJONG ROAD & WATKINS ROAD BETWEEN KWINANA FREEWAY & SOUTH WESTERN HIGHWAY (A0512-02)			
Proponent	Main Roads WA		
Officer	Robert Harris Director Asset Services	Date of Report	25.07.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Council comment is sought on a Main Roads proposal to allow permit heavy vehicles to travel between Kwinana Freeway and South Western Highway via Mundijong Road and Watkins Road.

Background

The extension of the Kwinana Freeway between Thomas Road and Mundijong Road has resulted in heavy permit vehicle operators seeking Main Roads' approval to travel between Kwinana Freeway and South Western Highway via Mundijong Road and Watkins Road. A substantial component of this traffic currently travels from Kwinana Freeway to southern destinations via Anketell Road – Thomas Road - South Western Highway through Byford.

Main Roads has sought Council approval for the alternate route to be used by permit vehicles.

A copy of the facsimile request from Main Roads is with attachments marked AS017/08/01

Comments

The use of Watkins Road and Mundijong Road by B-Double and long vehicles under permit already occurs to access the livestock feedlots. This proposal would increase the use of this route by a number of other heavy vehicles operating between the Fremantle Port and southern destinations, including general freight, fuel, fertilizer and other produce as well as increase the haulage of sand, road building materials, grain, stockfeed and other bulk materials on the route. Currently a substantial amount of this traffic uses Anketell Road and Thomas Road as the connection, and then traverses through Byford township along South Western Highway.

The proposal would reduce heavy vehicle turning movements at the Thomas Road - South Western Highway which are presently hazardous, as well as remove a number of heavy vehicle movements through Byford. The use of King Road between Thomas Road and Mundijong Road would also be reduced with traffic using the Kwinana Freeway extension.

The proposal would commensurately increase heavy vehicle movements on Watkins Road in proximity to a number of residences, and would result in increased turning movements from Watkins Road into South Western Highway (south). The turning movements from Watkins Road into South Western Highway are presently hazardous and previous requests to Main Roads to address concerns about the intersection have not resulted in any action. This proposal may provide the impetus to have the site hazard further investigated and addressed.

Council consent to the proposal would strengthen the rationale for upgrading of Mundijong Road and its transfer to the State as a main road and construction of the eastern extension of Mundijong Road between Wright Road and South Western Highway removing heavy vehicles from Watkins Road.

Regardless of Council's consent or disapproval, Main Roads WA has the power to issue heavy vehicle permits for the use of local roads where it is considered in the interest of the State.

An option is for Council to consent to the use of Mundijong Road and Watkins Road by heavy permit vehicles as access between Kwinana Freeway and South Western Highway subject to:-

1. Upgrading of the Watkins Road/South Western Highway intersection and construction of an acceleration lane for heavy vehicles on the east side of South Western Highway between Watkins Road and Jarrahdale Road, and
2. the payment by Main Roads to the Council of a contribution toward the maintenance of Watkins Road and Mundijong Road reflecting the higher costs associated with use of the road by increased heavy vehicles.

Statutory Environment: Road Traffic Act.

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

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

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

Community Consultation: Not required.

Voting Requirement Normal.

Officer Recommended Resolution

Council approves the use of Mundijong Road and Watkins Road by heavy permit vehicles as access between Kwinana Freeway and South Western Highway subject to:-

1. Upgrading of the Watkins Road/South Western Highway intersection and construction of an acceleration lane for heavy vehicles on the east side of South Western Highway between Watkins Road and Jarrahdale Road, and
2. the payment by Main Roads to the Council of a contribution toward the maintenance of Watkins Road and Mundijong Road reflecting the higher costs associate with use of the road by increased heavy vehicles.

CRAS017 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Needham seconded Cr Richards;

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

CARRIED 10/0

AS018/08/01 DELEGATION TO CHIEF EXECUTIVE OFFICER FOR POWERS AND DUTIES UNDER CEMETERIES ACT 1986 (A0039)			
Proponent	Director Asset Services		
Officer	Robert Harris Director Asset Services	Date of Report	15.07.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Delegated authority is sought for the Chief Executive Officer (CEO) to issue approvals for functions under the Cemeteries Act 1986 for cemeteries controlled and managed by the Council.

Background

Council has responsibility for the care, control and management of cemeteries at Jarrahdale and Serpentine.

The Cemeteries Act 1986 imposes duties and confers powers on the Cemetery Board (Council) in relation to performing functions relating to these cemeteries (Clause 6).

For the effective operation and functioning of the cemeteries it is desirable that Council delegate some of the duties and powers related to the day to day activities to the Chief Executive Officer, who may on delegate responsibility to those officers directly responsible for the functions. Whilst officers have been performing these functions as Council's representatives for a considerable period there does not appear to have been a formal delegation granted by Council to formalize the process.

- Clause 25 of the Act provides that a Board (Council) may grant to a person for a term of 25 years the right of burial in a specified area of a cemetery and the right to place a memorial on that area. The Board shall renew the initial grant for a further 25 years on application and may further extend the grant for terms not exceeding 25 years.
- Clause 17 of the Act provides that the Board shall issue funeral directors' licences to applicants whom the Board consider of good repute and fit to hold a licence, and who have suitable facilities and equipment. A person authorized by the Board for the purpose may inspect the facilities and equipment of a licence holder or applicant.
- Clause 64 of the Act provides that an employee of the Board may be authorized to give infringement notices to persons infringing the provisions of the Act.
- Clause 14 of the Act provides that a person shall not conduct a funeral at a cemetery unless a permit has been issued by the Board.
- Clause 20 of the Act provides that a Board may issue a permit to a person other than a licensed funeral director to conduct a funeral at a cemetery under its control.
- Clause 21 of the Act provides a Board may issue a permit to the holder of a funeral director's licence issues by another Board to conduct a funeral at a cemetery under its control.
- Clause 30 of the Act provides a Board may approve or refuse an application to erect a memorial in a cemetery.
- Clause 31 of the Act provides a Board may require removal or alteration of a memorial placed contrary to conditions or without approval and may in default alter or remove the memorial.

Comments

The delegation of the day to day functions of management of Council's cemeteries is necessary for the effective conduct of operations. It is impractical that such matters as the allocation of a burial site and issuing of memorial permits and funeral permits be referred to the Council.

Statutory Environment: Cemeteries Act 1986
S5.42 Local Government Act 1995

Policy Implications: Nil

Budget Implications: Nil

Strategic Plan Implications: Nil

Community Consultation: Not required.

Voting Requirement Absolute majority.

CRAS018 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Richards seconded Cr Price that Council delegates to the Chief Executive Officer its powers and duties pursuant to Clauses 14, 17, 20, 21, 25, 30, 31 and 64 of the Cemeteries Act 1986 as Board of the Serpentine Cemetery and Jarrahdale Cemetery.
CARRIED 10/0 ABSOLUTE MAJORITY

AS019/08/01 REVIEW OF LOCAL ROAD SPEED ZONES (A0468)			
Proponent	Main Roads WA		
Officer	Robert Harris Director Asset Services	Date of Report	15.07.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Main Roads have undertaken a review of current speed zones on Soldiers Road, Hall Road, Wright Road and Richardson Street and propose alterations. They seek concurrence of Council to the proposed changes as the roads are under the jurisdiction of the Shire.

Background

Main Roads has undertaken a review of the speed zoning of various local roads within the Shire and propose alterations as below:-

- “• *Soldiers Road between Abernethy Road and Keirnan Street*
Currently this section of road is speed zoned as follows:
 - 60 Km/h from Abernethy Road to 130 metres south of Turner Road and from 150 metres north of Cardup Siding Road to 600metres south of Bushlark Close,
 - 90 km/h from 130 metres south of Turner Road to 150 metres north of Cardup Siding Road, and
 - 100 km/h from 600 metres south of Bushlark Close to 150 metres north of Keirnan Street with an 80 km/h buffer zone between Karbro Drive to Bushlark Close.*It is proposed that Soldiers Road be speed zoned as follows:*
 - existing 60 km/h speed zones be retained.
 - 80 km/h from 130 metres south of Turner Road to 150 metres north of Cardup Siding Road and also from 600 metres south of Bushlark Close to 150 metres north of Keirnan Street.
- *Wright Road and Richardson Street between Watkins Road and Karnup Road.*
Currently these roads are subject to State Limit.
It is proposed that Wright Road be speed zoned as follows:
 - 80 km/h from Watkins Road to 220 metres south of Randell Street,
 - 100 km/h from 220 metres south of Randell Street to Feast Road.*It is proposed that Richardson Street be speed zoned as follows:*
 - 100 km/h from Feast Road to 320 metres south of Summerfield Road,
 - 80 km/h from 320 metres south of Summerfield Road to 350 metres north of Karnup Road,
 - 60 km/h from 350 metres north of Karnup Road to Karnup Road.
- *Hall Road between Gull Road and Utley Road*
Currently this road is subject to State Limit.
It is proposed that Hall Road be speed zoned as follows:
 - 60 km/h from Karnup Road to 240 metres south of Karnup Road,
 - 80 km/h from 240 metres south of Karnup Road to 100 metres south of Fielder Road
 - 100 km/h from 100 metres south of Fielder Road to 210 metres north of Utley Road.*Hall Road north of Karnup Road and south of Utley Road cannot be speed zoned, as these sections do not meet the minimum seal width of 5.5 metres.*
- *Foxton Drive from Rowley Road to Nicholson Road in Oakford.*
Currently this road is subject to State Limit.
 - 70 km/h between Rowley Road and Nicholson Road.”

The roads are local roads under the Shire's jurisdiction and Main Roads seeks Council concurrence with the proposals before implementation.

A copy of the correspondence received from Main Roads is with attachments marked AS019.1/08/01 and AS019.2/08/01

Comments

The proposed speed zone changes are reported as consistent with roads of similar function and development within the road network.

The Western Australian Police Service has given its concurrence for the implementation of the speed zones recommended.

Main Roads has also implemented speed zone alterations of South Western Highway in the Shire, which is within its jurisdiction.

Statutory Environment: Local Government Act 1995.
Road Traffic Act.

Policy Implications: Nil

Budget Implications: Nil

Strategic Plan Implications: Nil

Community Consultation: Not required.

Voting Requirement Normal

Officer Recommended Resolution

Council endorse proposed Main Roads speed zone alterations on Soldiers Road, Hall Road, Wright Road, Richardson Street and Foxtan Drive as set out in their correspondence of 11 July 2001 and 30 July, 2001.

CRAS019 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Price that Council endorse proposed Main Roads speed zone alterations on Soldiers Road, Hall Road, Wright Road, Richardson Street and Foxtan Drive as set out in their correspondence of 11 July 2001 and 30 July, 2001 with the following exceptions;

- Soldiers Road between Karbro Drive and Bushlark Close to be 100 km/h.
- Wright Road between Watkins Road and Karnup Road be 90km/hr except that section in proximity to the Mardella Store near the Shanley Road/Lowlands Road intersection be zoned 80km/hr.
- Hall Road from 240 metres south of Karnup Road to Utlely Road be 90km/hr.

Explanatory Note: The recommendation was changed based on local knowledge of Committee.

CARRIED 10/0

AS020/08/01 SERVICE LEVEL ACCORDS FOR OPERATIONS, DESIGN & FIRE AND EMERGENCY SERVICES TEAMS (A0580-02)			
Proponent	Chief Executive Officer		
Officer	Robert Harris Director Asset Services	Date of Report	03.08.01
Signatures	Author: Senior Officer		
Previously	AS016/08/00, T017/07/99		
Disclosure of Interest			
Delegation	Council		

Preamble

Council endorsement of Service Level Accords in accordance with the “People and Partnerships” programme.

Background

The initial Service Level Accords were endorsed by Council at its Ordinary Council meeting of March 1999 and formed the basis of agreement between service teams and Council on service provision levels.

Revised Service Level Accords have now been developed as part of an ongoing review process after a term of operation to reflect the partnership expectations of Council, community and service teams.

Comments

The “People and Partnerships” programme involves the on going use of Service Level Accords which are agreed documents between Council and the service team that clearly define the levels of service that each service team provides to the community.

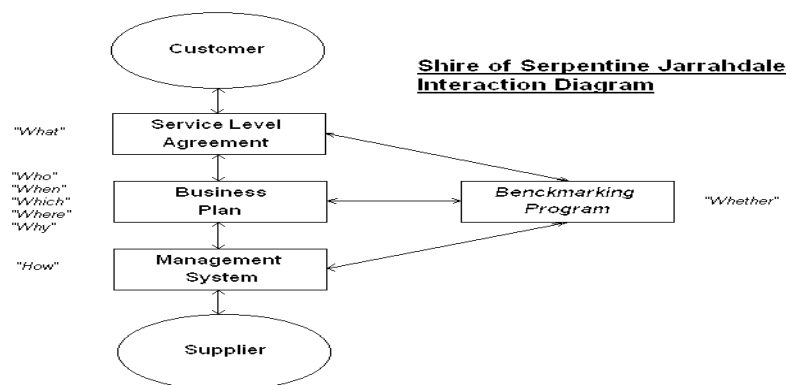
The first Service Level Accords were developed on the premise that you must identify a starting point and move forward. A good place to start is to capture initially the services we currently provide to the community. Therefore the framework under which each document has been developed is reflective of current Council resources and budget constraints.

The 2001/02 Service Level Accords have been reviewed and refined as part of the “People and Partnerships” programme. The Fire and Emergency Services’ Accord has been severed from the previous Accord which was combined with Ranger Services.

The Service Level Accords have only minor variances from last year’s editions to reflect refined data gathering and reporting to monitor performance and continue to provide both Council and the service team the opportunity to manage the various service provisions in a controlled equitable partnership. This partnership provides not only the opportunity for process improvements but also aligns budgets with levels of service.

Council will continue to have the opportunity to negotiate variations to the service teams Service Level Accords by utilizing customer feedback mechanisms such as surveys and councillor contact, budget constraints, changes to circumstances etc. This information also provides the opportunity for the service teams to work with Council and to be able to offer alternative solutions to the delivery of both planned and unplanned service provisions in a true “partnering” environment.

This partnership aims to ensure that the service teams Service Level Accords are reflective of the levels of service our community is prepared to both accept socially and financially. This information should continue to be filtered into the Service Level Accord in the following interaction diagram.



To reinforce the relationship the Service Level Accord has in the overall delivery of service to the community the following is provided.

Service Level Accords are a “vehicle to define the service delivery to our community”.
A Service Level Accord can be defined as follows;

What is a Service Level Accord?

- ❖ A Service Level Accord defines the level and quality of service as requested by the community and determined by Council whilst considering budget constraints.

From what source can we determine the service levels the community expects?

- ❖ Community opinion
- ❖ Customer feedback
- ❖ Focus groups
- ❖ Council

Who is Council’s representative and how will Council communicate the determined level of service and quality to the community?

- ❖ Management specifies and monitors service delivery on behalf of Council through the Service Level Accord in partnership with the service teams.

How will Council define and ensure agreed service levels?

- ❖ By formalizing the Service Level Accord which will serve as the vehicle for delivering customer service.

Who delivers the services?

- ❖ In this instance Council’s service teams will provide the agreed levels of service to the community as detailed in each teams Service Level Accord.

Can Council or the service team suggest changes or vary what has been agreed?

Yes

- ❖ Variations will always be possible provided that considerations such as resources, including funding are addressed. An example of this may be that Council would like to increase the levels of service in a particular area, but have not budgeted any additional funds.

In this situation, Council may seek advice from the service team as to where they may be able to reduce a level of service to enable the specific increase in another area within the existing budget.

Alternatively Council may approve additional resources and request the relevant manager to vary the Service Level Agreement accordingly.

Each Service Level Accord is aligned to a financial year. It is proposed that the attached Accords will form the framework for the implementation of 2001/2002 budget.

It is important that Council and the service teams recognize this document as a “living” document that can and will be changed and improved on a regular basis.

Each quarter the service teams will continue to provide a report to the relevant manager on the achievement of agreed performance targets and standards within each of the service team’s Accord. These in turn will be collated by the relevant senior manager and presented to the Chief Executive Officer, and through to Council via the relevant committee.

A copy of the Service Level Accord for Engineering Design is with the attachments marked AS020.1/08/01.

A copy of the Service Level Accord for Operations is with the attachments marked AS020.2/08/01.

A copy of the Service Level Accord for Fire & Emergency Services is with attachments marked AS020.3/08/01.

Statutory Environment: Nil.

Policy Implications: Nil.

Budget Implications: Nil.

Strategic Plan Implications: Nil.

Community Consultation: Nil.

Voting Requirements: Normal.

CRAS020 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Simpson seconded Cr Price

1. Council endorses the framework and principles of the Service Level Accord for the Operations, Design, and Fire & Emergency Services Teams and that they be adopted for the provision of service/s for the 2001/2002 financial year.
2. The Service Level Accords remain the intellectual property of the Shire and that any use of the accords will require authorization of the Chief Executive Officer.

CARRIED 10/0

AS021/08/01 FIRE BREAKS (A0203)			
Proponent	Bush Fire Advisory Committee		
Officer	D. Gossage Fire & Emergency Services Officer	Date of Report	06.08.01
Signatures	Author	Senior Officer:	
Previously	AS012/07/01		
Disclosure of Interest			
Delegation	Council		

Preamble

Council to adopt three metre fire breaks with a four metre clearing over the fire break area.

Background

Council at its July Ordinary Council meeting resolved;
“That this item (AS012) be referred back to the Asset Services Committee for further information.”

The reason was that Councillors sought more information regarding options for variations to the approval system and the factual basis for the recommendation.

The basis for the recommendation is that the emergency services have been continually increasing the width of firebreaks as a safety issue for fire fighters in the field. The current firebreaks are too narrow for the vehicles and vehicles have been getting stuck. At the recent Bush Fire Advisory Committee meeting held on the 10 May, 2001 it was resolved to request Council formally adopt the three metre fire breaks with a four metre clearing over the same.

It is also possible to make provision for a system of approved variations where vehicular access along the firebreak is not required or some alternate suitable form or width of firebreak exists.

In consideration of this matter Council must take into account the added safety benefits to the fire fighters when suppressing fires. By having 3 metre firebreaks with a clearing of 4 metres it would increase the accessibility problems regularly encounter by the fire fighters in the field. This was again recently highlighted at a house fire in the Millbrook estate. The attending fire units could not get to the house without breaking branches and damaging the vehicle because the drive way, which doubles as a fire break, was only cleared and fenced enough to allow a small domestic car through.

Comments

From enquiries and discussions with Councillors, it seems the main concern is the area relating to the applications for firebreak variations. In accordance with the Bush Fires Act, Council’s role is to define the dimensions and numbers of the firebreaks to be installed. There is no specific provision within the Act that allows for variations to exist, however we have administratively allowed for this to occur. Variations is an administrative matter that does not require Council determination, however the reason the variations process was changed to reflect an annual application, was that a number of people became complacent and believed they did not have to do any fire prevention works on their properties.

This led to more and more properties becoming fire hazards. The other reason it was changed, was that a large number of the variations were being changed without consultation and property owners were selling their properties without notifying Council or the new resident what had occurred, creating more administrative work and field time for officers. This process can again be altered back to how it was, but Council must accept that it may lead to complacency and enforcement difficulties in the future which is time and resource

consuming. The previous method was that a resident applied once, but the variation was checked annually.

Inquiries have been made to 16 other Councils within the Swan Region and Peel Regions on their standards. The findings are twelve Councils require three metre fire breaks with clearings over the area, one Council requires two point five metre fire breaks with clearings and two require two metre fire breaks with clearings. Mandurah requires four metre firebreaks with clearing of four metres. The common factor between all Councils was lots that are one acre and under, were to be totally maintained and mowed and not required to installed fire breaks if they complied with that requirement.

The issue of firebreaks has been discussed over a period of two years and in more detail in the last four months via the Bush Fires Advisory Committee to ensure the consultation process was carried out and everyone had a chance to have their say. There was a special Fire Control Officer meeting called to discuss the issues (copy of minutes previously distributed to Councillors). At this meeting there were a number of strategies discussed on how to improve communication with the community and to educate them. Some of the reasoning behind the recommended change is that the Bush Fire Act makes reference to three metre firebreaks (i.e. sect 48) relating to adjacent landholder liability for fence damage if a firebreak less than 3 metres exists.

For the last four to five years as a part of new development requirements, fire management plans have been implemented within the Shire. Based on best practice and advice from the Bush Fires Service, there has been a requirement as a part of the plan for three metre firebreaks to be installed, as this is the recommended State standard for all fire breaks. When emergency vehicles access current firebreaks they are not suitable and it does damage to Council's fire vehicles. Firebreaks are an effective tool and stop a large number of road side fires from getting hold, if they have been constructed correctly.

It is intended that the existing firebreak variations will still remain in force and compliance checked annually so that specific property needs can be addressed and accommodated. If circumstances change a modification to the variation would be made at the discretion of the Fire Control Officer.

- | | |
|---------------------------------------|--|
| <u>Statutory Environment:</u> | Bush Fires Act. |
| <u>Policy Implications:</u> | Nil. |
| <u>Financial Implications:</u> | Normally budgeted each year operationally. |
| <u>Strategic Implications:</u> | Nil. |
| <u>Community Consultation:</u> | All brigades consulted as in previous years. |
| <u>Voting Requirements:</u> | Normal. |

Committee/Officer Recommended Resolution

That Pursuant to Section 33 of the Bush Fires Act, Council requires three metre firebreaks with a 4 metre clearing above it to prevent the outbreak or spread of fire. The exception is where the landholder has an approved alternative variation that adequately and effectively prevents the outbreak or spread of fire from their premises, which has been approved by Council's authorized Fire Control Officer.

CRAS021 COUNCIL MOTION

Moved Cr Murphy seconded Cr Hoyer that Pursuant to Section 33 of the Bush Fires Act, Council requires three (3) metre firebreaks with a three (3) metre clearing above it to prevent the outbreak or spread of fire. The exception is where the landholder has an approved alternative variation that adequately and effectively prevents the outbreak or spread of fire from their premises, which has been approved by Council's Chief Executive Officer.
LOST 3/7

CRAS021 COUNCIL DECISION

Moved Cr Buttfield seconded Cr Needham that Pursuant to Section 33 of the Bush Fires Act, Council requires three (3) metre firebreaks with a four (4) metre clearing above it to prevent the outbreak or spread of fire. The exception is where the landholder has an approved alternative variation that adequately and effectively prevents the outbreak or spread of fire from their premises, which has been approved by Council's Chief Executive Officer.
CARRIED 10/0

AS024/08/01 REVIEW OF LOCAL ROAD SPEED ZONES (A0512-02/r0009)			
Proponent	Asset Services Committee		
Officer	Robert Harris Director Asset Services	Date of Report	13.08.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

CRAS024 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Richards seconded Cr Kirkpatrick that Main Roads be requested to remove Kargotich Road from the approved heavy vehicle routes as King Road upgrading is now complete and Kargotich Road has a poor pavement and is no longer required to serve this function.
CARRIED 10/0

AS025/08/01 REVIEW OF LOCAL ROAD SPEED ZONES (A0468)			
Proponent	Asset Services Committee		
Officer	Robert Harris Director Asset Services	Date of Report	13.08.01
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Council		

CRAS025 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Richards seconded Cr Kirkpatrick that Main Roads be requested to review the speed zone on South Western Highway in proximity to Elliott Road , Keysbrook with a view to introducing a 90km/h speed zone in the location.
CARRIED 10/0

8.3 Community & Recreation Development Meeting - 13th August, 2001

COUNCIL DECISION

Moved Cr Price seconded Cr Needham
The minutes of the Community & Recreation Development Committee Meeting held on 13th August, 2001 be received.
CARRIED 10/0

COUNCIL DECISION

Moved Cr Needham seconded Cr Simpson
That Cr Buttfield declared interest in Item CRD09 is only of a minor nature.
CARRIED 9/0

CRD09/08/01 WA BAPTIST HOSPITAL & HOMES TRUST INC (RS0096)			
Proponent			
Officer	D Henderson – Relief CDOD Henderson – Relief CDO	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest	Cr D Buttfield		
Delegation	Council		

Background

It was suggested that a representative from WA Baptist Hospital & Homes Trust Inc be invited to address the Committee to outline present and future intentions.

CRCRD09 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Hoyer seconded Cr Richards that a representative from WA Baptist Hospital & Homes Trust Inc be invited to address the Committee to outline present and future intentions.
CARRIED 10/0

CRD10/08/01 INVITATION TO MINISTER FOR TOURISM TO VISIT SHIRE (A0143)			
Proponent			
Officer	D Henderson – Relief Community Development Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Background

Crs Price, Needham and Murphy attended a lunch organised by Martin Whitely at which the Minister for Tourism, Clive Brown, was present.

CRCRD10 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Hoyer seconded Cr Richards that the Minister for Tourism, Clive Brown, be invited down to the Shire in October to “experience the beauty”.
CARRIED 10/0

CRD11/08/01 NATIONAL ECOTOURISM CONFERENCE (A0157)			
Proponent			
Officer	D Henderson – Relief Community Development Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Background

A National Ecotourism Conference will be held in October 2001. Cr Price is interested in attending this Conference. Full registration is \$795.00.

CRCRD11 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Hoyer seconded Cr Richards that two Councillors (Cr Price and Cr Needham) should attend the National Ecotourism Conference in October 2001.
CARRIED 10/0

CRD12/08/01 SERPENTINE SPORTS RESERVE – DRAFT MANAGEMENT PLAN (RS0115-04)			
Proponent			
Officer	D Henderson – Relief Community Development Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Background

It was noted in the Creditors Schedule of Accounts presented at the Corporate Services meeting that the draft management plan for the Serpentine Sports Reserve had been paid for. Councillors wish to confirm whether the final payment for this draft has been made as they are not confident that sufficient consultation has taken place.

The report should be reviewed by the Community & Recreation Development Committee.

CRCRD12 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Simpson seconded Cr Price

- 1 Confirmation be sought that the final payment for the draft report has not been made.
 - 2 The consultant be directed to consult with the Serpentine Sports Reserve Committee.
- CARRIED 10/0

8.4 Strategic Management Committee Meeting – 20th August, 2001

COUNCIL DECISION

Moved Cr Price seconded Cr Richards
The minutes of the Strategic Management Committee Meeting held on 20th August, 2001 be received.
CARRIED 10/0

Corrections to the Committee Minutes as follows:

Cr Richards was an apology at this meeting.

Cr Hoyer should be recorded as 2nd Deputy.

Cr Murphy should be recorded as 4th Deputy.

SM007/08/01 PROPOSED ALLIANCE PARTNERSHIP WITH SHIRE OF MACEDON RANGES SHIRE COUNCIL VICTORIA – (A0943)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	30/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

To advise Councillors of an approach made to the Shire of Serpentine Jarrahdale by Macedon Ranges Shire Council, Victoria (MRSC) to participate in a South African Local Governance Project and to determine an appropriate response to this.

Background

Over the past three (3) years Council has established a relationship with the MRSC. There is a very strong link in terms of Shire characteristics between the Shire of Serpentine Jarrahdale and MRSC. Through an exchanging of ideas over the past three (3) years, including Benchmarking a number of services, the exchanging of organisational development ideas and information and the sharing of sustainable development initiatives MRSC has asked the Shire of Serpentine-Jarrahdale to be an “alliance” partner with them in a very unique project.

Macedon Ranges Shire Council is one of several local governments acting as a Principal Project Partner in a submission to participate in a South African Local Governance Project. A management consulting company called Ciptanet, which operates in association with the Centre for Public Policy at the University of Melbourne, is leading the tender bid.

The Australian Agency for International Development (AUSAID) is providing a \$7 million grant over three years to the South African Government project to promote capacity building through long term partnerships between local government in Australia and South Africa. The broad goal of the project is:

To enhance the contribution of South African Local Government to socio-economic development, poverty alleviation and improving quality of life of the people of South Africa.

The project objective is to:

Build capacity for efficient, effective and equitable provision of essential services and infrastructure by municipalities, in cooperation with provincial agencies and other key stakeholders.

AusAID will be calling for tenders in mid to late August and MRSC has agreed it would like to be included in the tender bid as a participating municipality along with Moreland City Council. MRSC has offered the Shire of Serpentine-Jarrahdale the opportunity to be an “alliance partner” with them in this project if successful.

As stated earlier, a management consulting company called Ciptanet, which operates in association with the Centre for Public Policy at the University of Melbourne, is leading the tender bid.

Participants involved in the bid process are:

- Victorian Local Government Association
- Centre for Sustainable Regional Development (LaTrobe, Bendigo)
- Professor Bill Russell (Formally Monash University Public Sector Management Institute, Graduate School of Government)
- Huning Edwards & Associates (International Management Consultancy Founded by a former AusAID Director)

Comments

AusAID has prepared a project design that sets out the proposed structure and management framework for the project. This provides for a Project Coordination Committee to oversee the project and an Australian Managing Contractor (AMC) to be responsible and accountable for managing and administering all aspects of the project, particularly budget control, recruitment and management of staff and sub-contractors and compliance with the contract terms and conditions.

The AMC is also responsible for nominating Principal Project Partners which are expected to be organisations with extensive local government experience and wide ranging networks among councils, other spheres of government and relevant stakeholders and their role can be any or all of the following:

- Forge an ongoing partnership with each other
- Assist the contractor in identifying suitable consultants to undertake project activities, and local or state government organisations to participate in technical exchanges, as well as briefing consultants/exchange participants before activities commence
- In conjunction with the Project Manager and National Coordinator, liaise with project participants to help build linkages and generate synergy between activities
- Together, build and maintain a documented record of project activities, outcomes and experience gained
- Establish and maintain networks of project participants and other interested parties in their respective countries
- Explore and seek to generate opportunities for ongoing collaboration amongst participants after project activities have been completed, as well as for collaboration between Australian and South African local government generally
- Undertake selected project activities themselves where appropriate
- In South Africa, work closely with the National Coordinator (probably providing office facilities and support) and play a major role in implementation of the national communications strategy to disseminate project outcomes and experience.

Ciptanet has indicated a preferred position to nominate MRSC and Moreland City Council in Victoria, as Councils participating in the project, however, no defined role has been identified and it would be up to each Council to determine this.

Other organisations which are being, or have been, approached as potential project partners are:

- Victorian State Government Department of Infrastructure (Division of Local Government)

- Brisbane City Council
- Newcastle City Council
- Western Australian Municipal Association
- New Zealand Municipal Association

Role of The Shire Of Serpentine-Jarrahdale In The Project

Based on the information in the Project Design prepared by AusAID, the Shire of Serpentine-Jarrahdale via the proposed “alliance” with MRSC could be asked to consider assisting in any or all of the roles specified for Principal Project Partners. However, taking into account the size and capacity of the organisation, the most appropriate roles are likely to be:

- Forge an ongoing partnership with each other
- Establish and maintain networks of project participants and other interested parties in their respective countries
- Explore and seek to generate opportunities for ongoing collaboration amongst participants after project activities have been completed, as well as for collaboration between Australian and South African local government generally

The Shire of Serpentine-Jarrahdale under the proposed “alliance” would where possible and appropriate work in partnership with the MRSC. Under such an “alliance” the Shire of Serpentine-Jarrahdale would be an “alliance” to the MRSC as a Principal Project partner only.

Through the submission process being undertaken by the MRSC, resources will be made available to the Shire of Serpentine-Jarrahdale via the MRSC. This could be negotiated to fund other roles such as:

- Assist the contractor in identifying suitable consultants to undertake project activities, and local or state government organisations to participate in technical exchanges, as well as briefing consultants/exchange participants before activities commence
- Undertake selected project activities themselves where appropriate

Issues

The Executive Management Team (EMT) has considered the proposal and raised two issues:

1. The extent to which participation would deflect the organisation from its core business and thereby prevent the achievement of key strategies and primary service responsibilities.
2. Any risks to Council arising from obligations, liabilities and contractual agreements that may be entered into by agreeing to an alliance with the MRSC as one of the Principal Project Partners.

From discussions with the key staff at the MRSC it is accepted that these issues would need to be addressed and while no detailed examination has been undertaken of how this could be achieved to the satisfaction of the Council, it is agreed in principle that:

1. The Shire of Serpentine-Jarrahdale should suffer no financial loss arising from involvement and resources would be provided to support participation. This may, for example, be in the form of funding for a project officer position during the life of the project, or such other mechanism that might be identified during the submission preparation process.

2. Ciptanet will bear the contractual risks as the Australian Managing Contractor and the Shire of Serpentine-Jarrahdale would not be a signatory to any contract co-signed by AusAID in respect to the management and administration of the tender contract. Further consideration needs to be given to the extent to which any formal agreement may need to be entered into with Ciptanet and or the MRSC/Shire of Serpentine-Jarrahdale, however, until the Tender Documents are published and a more detailed understanding of roles and responsibilities is known, the need for an agreement and its content is not known.

Discussions have been held between the MRSC and Mooreland City Council staff on these issues and there is agreement between the two Councils that continued involvement could only be on the basis that these issues, and any other related ones, that might arise during the process, will be dealt with by reference to these principles. Similarly, any continued involvement that the Shire of Serpentine-Jarrahdale may have in this project through the proposed “alliance” will only be on the basis that these issues, and any other related ones, that might arise during the process, will be dealt with by reference to these principles.

Potential Benefits

There is potential for:

- Innovative staff development through mutual learning
- Increased sense of pride in the organisation
- Enhanced industry reputation for the Shire of Serpentine-Jarrahdale
- Possible income for the organisation through fees for service

Conclusion

Further detailed work clearly needs to be done to establish a more informed basis upon which to make a final decision. Continuing to participate in the process is not binding on the outcome if the MRSC/Shire of Serpentine-Jarrahdale “alliance” cannot be satisfactorily negotiated. Hence there is no risk in remaining as a participant at this stage.

It is therefore proposed that the Shire of Serpentine-Jarrahdale expresses its interest in being an “alliance partner” with the MRSC with a view to establishing if there is a basis to minimise any risks and derive benefits to the Council and community from involvement in the project.

Statutory Environment: Local Government Act

Policy Implications: No policy implications

Financial Implications: No financial implications are known at this stage, however, it is not the intention of this “expression of interest” that Council will incur any financial implications which are out of Councils control.

Strategic Implications: There is potential for:

1. Innovative staff development through mutual learning
2. Increased sense of pride in the organisation
3. Enhanced industry reputation for the Shire of Serpentine-Jarrahdale
4. Possible income for the organisation through fees for service

Community Consultation: Not applicable

Voting Requirements: Normal

CRSM007 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that the Shire of Serpentine-Jarrahdale expresses its interest in being an “alliance partner” with the MRSC on the following conditions;

1. Continuing to participate in the process is not binding on the outcome if the Shire of Serpentine-Jarrahdale and MRSC alliance cannot be satisfactorily negotiated.
2. The Shire of Serpentine Jarrahdale will work with the MRSC with a view to establishing if there is a basis to minimise any risks and derive benefits to the Council and community from involvement in the project.

CARRIED 10/0

SM008/08/01 MARKETING AND COMMUNICATIONS STRATEGY (A0993)			
Proponent	Communication and Marketing Working Group		
Officer	David Price - Chief Executive Officer	Date of Report	30/7/01
Signatures	Author:	Senior Officer:	
Previously	C047/09/00, SM037/03/01, SM043/04/01, C204/06/01		
Disclosure of Interest			

Preamble

Council to adopt the Serpentine-Jarrahdale Shire Communication and Marketing Strategy and the Chief Executive Officer to be given delegated authority to approve the “Welcome/Business Pack” and the associated information notes following consultation with the Communication and Marketing working group

Background

The Communications and Marketing working group have been working closely with Esther Price Promotions following their appointment to develop a suitable Communication and Marketing Strategy in May this year.

In the initial brief agreed to by Council stage 1, of the consultancy involved the refining of a draft working paper developed by the Communication and Working Group into a final Communication and Marketing Strategy for the Shire.

Stage 1

Refine the working paper to achieve formal adoption of Strategy

- Workshop with committee to identify the desired outcomes/key community and council changes that should result from successful implementation of strategy
- Provide detailed examples of how this strategy in its entirety works.
- Analyse existing survey/community feedback as it relates to the existing strategy
- Make recommendation to Council in regard to the need for further community survey.
- Based on those recommendations and Council acceptance of those recommendations, possibly develop and implement further survey material
- Refine strategy and provide a detailed work plan for each proposed strategy.

Comments

The consultant and working group have finalised the development of the Communication and Marketing Strategy. This has been finalised following Council endorsing Stage 2, the “style guide” in June 2001.

A copy of the Communication and Marketing Strategy which is presented for adoption by Council is with the attachments marked SM008.1/08/01.

The Communication and Marketing Strategy is broken into four parts and contain a number of recommendations and implementation timeframes;

- Document 1 - Action Summary
- Document 2 - Roll Out
- Document 3 - Action Plan
- Document 4 - Strategy & Rationale

The final stage, stage 3, of the consultancy involves the development of a creation of a "Welcome/Business Pack".

Stage 3.

Creation of the "Welcome/Business Pack".

- Copy writing for folder and associated loose leaf inserts
 - Research/stock take of existing information, development of concepts and copy for both folder and inserts (Based on a 6-face full colour folder and 9 loose-leaf A4 inserts in two colour)
 - Meeting with Shire to present draft copy of the Welcome Business Pack, make changes as required.
- Seek appropriate photographs for use in folder (managed through a community photography competition).

The "Welcome/Business Pack" is currently being finalised and will be presented back to the Communication and Marketing working group for endorsement. To enable the consultant to finish this project, It is suggested that the final approval of this folder and the associated information notes could be made by the Chief Executive Officer following direction from the Communication and Marketing working group.

Statutory Environment: No applicable

Policy Implications: Council will undertake future Communications and marketing of itself in accordance with the Communications and Marketing strategy document.

Financial Implications: Costs and timelines for implementation are determined in the Communications and Marketing Strategy. Budget considerations have been made to implement recommendations in the strategy document for the 2001-2002 financial year

Strategic Implications: Council is requested to adopt this Communication and Marketing Strategy document. This strategy is aligned to Key Result Area 1. People and Community of the 2001-2005 Shire Strategic Plan – 1.4 *Strengthen community groups and promote meaningful community input into Council decisions.*

Community Consultation: Not applicable

Voting Requirements: Normal

CRSM008 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that

1. Council adopts the Communication and Marketing Strategy and the associated recommendations described in the following documents for the Serpentine Jarrahdale Shire:-
 Document 1 - Action Summary
 Document 2 - Roll Out
 Document 3 - Action Plan
 Document 4 - Strategy & Rationale
2. Council agrees to endeavour to provide funding in future budgets to meet the adopted actions and timelines detailed within the Communication and Marketing Strategy.
3. The Chief Executive Officer is delegated authority to approve the “Welcome/Business Pack” and the associated information notes following consultation with the Communication and Marketing Working Group.

CARRIED 10/0

SM009/08/01 PEEL DEVELOPMENT COMMISSION: BOARD VACANCIES (A0109)			
Proponent	Peel Development Commission		
Officer	David Price – Chief Executive Officer	Date of Report	6/8/01
Signatures	Author:	Senior Officer:	
Previously	A162/04/00		
Disclosure of Interest			

Preamble

Nominations have been invited for local government representation to the Peel Development Commission (PDC) Board. In 2000 discussion between the councils of the region resulted in a majority agreement for an arrangement where representation on the PDC Board would be shared around the region. Under this arrangement, it is the turn of the Shire of Murray for its nomination to be supported this year.

Background

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

The local government representative is appointed by the Minister from nominations submitted by the Western Australian Municipal Association (WAMA). WAMA 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.

Comments

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

Under the arrangement commenced last year, the Shire of Murray and the Shire of Boddington are the two councils not currently represented on the Board. This year will be the turn of the Shire of Murray to have its nominee supported by the councils of the region.

It should be noted that Council considered this proposal at the April 2000 meeting and resolved the following in response.

“That the current system of electing members of the board remains unchanged.”

A copy of the letter from the PDC Board Chairman dated 10 April 2000 and the suggested representation model as at February 2000 is with the attachments marked SM009.1/08/01.

The majority of the councils in the region did however support sharing of representation. Consequently an agreement was reached last year which resulted in representation for the City of Mandurah on the Board for the first time in seven years.

It is unlikely that this would have happened if agreement had not been achieved with the majority of the Shires for representation to be rotated between the councils. The new arrangement was a good indication of the growing maturity of the Peel Region and the ability of the local governments to work together. Therefore it is considered appropriate that Council reconsider its position in relation to the “suggested representation” model proposed in February 2000 and agrees to support the nominees of the Shire of Murray for membership of Board in 2001.

Council endorsement for the continuation of the arrangement whereby the Shire of Murray nominees will be supported by the councils of the Peel Region is appropriate.

Statutory Environment: The Regional Development Commission boards are established pursuant to the Regional Development Commission’s Act, 1993.

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

Financial Implications: Not identified

Strategic Implications: The Council committed to working with the other councils of the Peel Region for the mutual benefit of all the citizens of the region.

Community Consultation: Not applicable

Voting Requirements: Normal

CRSM009 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that

1. The Shire of Serpentine-Jarrahdale supports the nomination of Shire of Murray representatives for submission by the West Australian Municipal Association to the Minister for Local Government and Regional Development to fill the vacancy on the Peel Development Commission Board.
2. 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.

CARRIED 10/0

SM010/08/01 REGIONAL ECONOMIC DEVELOPMENT OPPORTUNITIES AUDIT (A0839-03)			
Proponent	Peel Economic Development Unit		
Officer	David Price – Chief Executive Officer	Date of Report	8/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

Council to note the final “Regional and Economic Development Opportunities Audit” final report prepared for the Peel Economic Development Unit (PEDU) by Regional Corporate Support Services.

A copy of the report is with the attachments marked SM010.1/08/01.

Background

The PEDU commissioned Consultants to conduct a **Regional Economic Development Opportunities Audit** of the Peel region WA.

PEDU is a co-operative group of elected members and senior officers of the five local government areas within the Peel region and representatives of the Peel Development Commission. Its broad goals are to attract investment and further economic development opportunities within the region to create sustainable employment.

The project brief listed the following objectives for this project:

- Assess the region's current economic base and identify its strengths and weaknesses in relation to current and future economic opportunities - state, national and international.
- Report on the vision for economic development and ideas for opportunities held by key sections of the local community.
- Assess prospective market development and determine the region's ability to meet the challenges of current and emerging economic activity.
- Provide relevant information upon which the Federal Department of Employment, Workplace Relations and Small Business, Peel Economic Development Unit, Local Governments, Peel Development Commission and other key players in the region can develop or nurture economic development opportunities.
- Produce a document that:
 - a) provides a comprehensive list of regional economic development opportunities,
 - b) analyses the significant opportunities to determine their level of potential, and
 - c) recommends key areas of opportunities and appropriate strategies.

Comments

The final report was considered and ‘signed off’ by the PEDU Executive at the July 2001 meeting.

Brief Report Summary

The report has identified that during the next three years employment growth in the region is expected to be generated by the key industry sectors of retail, manufacturing, equine, technology based industries, some agriculture, poultry production and processing, health, education, training, community services and the maturing tourism sector. The mining sector remains a dominant employer. However, unless there is expansion of activity requiring

additional staff, the total number of employees is likely to remain constant or reduce through further productivity improvements or outsourcing of services presently performed by mining company staff.

Employment opportunities during the next three years will also be created through confirmed projects including the Mandurah Ocean Marina development and waste management initiatives within Mandurah. Other small business opportunities include the Peel Region Tourist Railway at Pinjarra, the Jarrahdale Heritage Park and Fairbridge Village. The Boddington Zoo project may require slightly longer than three years to become operational.

During the period 2004 to 2006, further growth is expected from currently emerging industries. These include wine production, olive farming and oil production, aquaculture and floriculture.

Industries initiating a refocus that have the potential to become sustainable economic drivers of the region include niche products grown and marketed on the basis of "clean and green" including beef, poultry, pigs, floriculture, horticulture, olives, aquaculture, vineyards and wineries. The development of a Peel Brand with an associated emphasis on quality, consistency of supply and environmental sustainability would enhance the region's potential for export creation.

A co-ordinated approach to tourism product development and associated customer service standards in tourism and retail sectors combined with the development of a training culture amongst small businesses will ensure the region realises further economic growth potential.

The Peel Regional Economic Plan prepared in 1993 for the then Peel OLMA Committee identified what the report described as "Driving Forces" and "Restraining Forces". Many of those forces remain unchanged in 2000. The Peel SISTEM economic development strategy document prepared by the Peel Development Commission details many visions, objectives and strategies for the region. Many of these reflect economic development opportunities also identified by key stakeholders in this report. While some of these were identified in 1996, few strategies have yet been fully or even partially implemented.

To achieve tangible outcomes arising from the recommendations contained within this report, a critical role of the leaders of the Peel region is to ensure adequate resources are accessed and made available to implement the strategies to achieve the visions highlighted.

Opportunities Identified

The following is a list of the most significant opportunities identified through consultation, research, search conference and workshop for the next three years. Detailed recommendations and strategies for realising these opportunities are provided in section 9.0 of the report:

- **Peel Beef** to be recognised as a consistently high quality product grown in accordance with sustainable environmental standards and marketed under a 'clean and green' banner locally, nationally and internationally.
- **Fairbridge Village** to become an environmental management training and research centre of excellence.
- **Equine Industry** to grow in a co-ordinated well planned and adequately resourced manner to achieve its potential as a major contributor to the regions economy.
- **Small Business** - as the largest employing sector of the region has capacity to become more competitive through vocational education and training of owners and staff, which could translate to more jobs including traineeships and new apprenticeships. Aligned with this opportunity is the development of a 'customer service standards badging' system to become a centre of excellence in service.

- **Tourism Development**
 - **Tourism product and service standards development** - the formation of a funded over arching body to provide leadership and additional resources to tourism product development and the achievement and maintenance of superior service standards for current and potential staff will assist the region's ability to attract and retain local national and international visitors.
 - **Current projects** being assisted through to completion in a timely manner will enable these projects to commence operations, start to generate employment and become the regional icons around which the tourism industry can develop and mature.
- **Call Centre** - a subject of intense lobbying within Australia and within regions. If successful, has the potential to create new employment opportunities between 40 to 400 in any location.
- **Poultry Hatchery and Processing Works** - two outcomes that could result from capitalising on excellent cooperation between the Shire of Serpentine-Jarrahdale and poultry producers of that sub region combined with urbanisation pressure on a Perth based processing firm and the attraction of having growers and processors in close proximity.
- **Business Development Help Desk** - filling a gap to assist current and potential investors negotiate the maze of government regulatory requirements and having input to government policy on behalf of regional firms will attract investors to the region and encourage existing firms to expand by allowing firms to concentrate on core business.
- **Establishment of New Technology Businesses** - will narrow the current gap in having a more diverse economy and will provide synergistic outcomes with the proposed Peel region New Technology Centre at the Mandurah Senior College.

Action

The report has been provided to the Shire of Serpentine Jarrahdale Local Economic Development Unit (LEDU) initially for their information. LEDU have suggested the following "Action" in relation to the report;

ACTION: CEO to refer the PEDU Regional Economic Development Opportunities Audit report to Council for information and recommend referral of this report back to LEDU for consideration.

It is therefore suggested that Council notes the PEDU Regional Economic Development Opportunities Audit and accepts the recommendation by LEDU to have the report referred back to them for consideration.

Statutory Environment: Not applicable

Policy Implications: No policy implications

Financial Implications: Not known

Strategic Implications: Report will provide strategic direction at a Regional (Peel Region) and local level to progress economic development opportunities.

Community Consultation: Not applicable

Voting Requirements: Normal

CRSM010 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that

1. Council notes the Peel Economic Development Unit (PEDU) Regional Economic Development Opportunities Audit.
2. The PEDU Regional Economic Development Opportunities Audit is to be referred to Shire of Serpentine-Jarrahdale Local Economic Development Unit (LEDU) for consideration.

CARRIED 10/0

SM011/08/01 SHIRE OF SERPENTINE-JARRAHDAL E M P L O Y M E N T & E C O N O M I C D E V E L O P M E N T S T R A T E G Y 2 0 0 1 - 2 0 0 5 (A 0 4 3 6 - 0 4)			
Proponent	Local Economic Development Unit		
Officer	David Price – Chief Executive Officer	Date of Report	8/8/01
Signatures	Author:	Senior Officer:	
Previously	A180/06/00		
Disclosure of Interest			

Preamble

Council to adopt the revised Shire of Serpentine Jarrahdale “Employment & Economic Development” Strategy 2001-2005.

Background

Council adopted the current Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy (2000) prepared by Murray Jorgensen and Associates at the June 2000 ordinary meeting of Council.

One of the recommendations contained within the report and strategy required the annual review of the document. Over the past three months the Local economic Development Unit have undertaken a review of the report and strategy adopted by Council.

Comments

The revised Employment and Economic Development Report and Strategy 2001- 2005 has been based on a Framework which is aligned to support the Regional Objectives of the Peel Development Commission and the Peel Economic Development Unit. These objectives are;

1. Providing Effective Leadership
2. Expanding The Local Economic Base
3. Expanding Local Infrastructure
4. Stimulating Employment, Education and Training Opportunities
5. Generating Local Investment Opportunities
6. Promoting The District
7. Stimulating The Protection And Enhancement Of The District’s Natural Environment
8. Enhancing The District’s Sense Of Community

A copy of the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2001-2005 report is with the attachments marked SM011.1/08/01 and was endorsed by the Local Economic Development Unit (LEDU) at their meeting on 7 August 2001.

The LEDU has recommended the following to Council in relation the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2001-2005;

Moved H Postma seconded L Byatt to direct the Draft Employment & Economic Development Strategy 2001-2005 to the Strategic Management Committee for adoption by Council.

CARRIED 7/0

Statutory Environment: Local Government Act 1995

Policy Implications: No policy implications

Financial Implications: Indicative only financial implications are referenced in the Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2001-2005;

Strategic Implications: This document provides the Employment and Economic Development strategic direction for the Shire of Serpentine Jarrahdale for the period 2001 to 2005.

Community Consultation: No specific community consultation was undertaken as the review has been undertaken only 12 months since the initial document was developed and adopted by Council in June 2000, which was extensively workshopped with key community stakeholder.

Voting Requirements: Normal

CRSM011 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that

1. Council adopts the reviewed Shire of Serpentine-Jarrahdale Employment and Economic Development Report and Strategy 2001-2005.
2. Council refers the report and strategy to the Shire of Serpentine Jarrahdale Local Economic Development Unit (LEDU) and requests that LEDU undertake to progress the eight objectives detailed within it.

CARRIED 10/0

SM012/08/01 SHIRE OF SERPENTINE-JARRAHDAL & THE PEEL REGION (A0839-03)			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	31/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

Seek Councils position in relation to openly supporting and recognising it has a strong focus in the Peel Region, whilst acknowledging that the Shire does have existing formal and informal links with the metropolitan area, which may always need to be maintained.

Councils support is requested to commence a process at the regional level of pursuing the alignment of government agency boundaries with all regional areas in Western Australia.

Background

The Peel Economic Development Unit, Working Group at their meeting of 31 July 2001 has agreed to put on the agenda to be discussed with the Peel Economic Development Unit

Executive meeting that the Peel Region should pursue the notion that all government agencies should have their boundaries aligned to the various regions throughout Western Australia.

Comments

The Shire President, Cr Star is Councils representative on the Peel Economic Development Unit Executive. Therefore before the next meeting of the Executive it is appropriate that Council should provide some direction to Cr Star on this matter, so that she is able to put forward the Shire of Serpentine – Jarrahdale's position in relation to;

1. Councils position on openly supporting and recognising it has a strong focus in the Peel Region, whilst acknowledging that the Shire does have existing formal links with the metropolitan area, which will always need to be maintained.
2. Councils support to commence a process at the regional level of pursuing the alignment of government agency boundaries with all regional areas in Western Australia.

The Shire is increasingly working more closely with the Peel Region on many issues, and it could be argued that we do have more in common with the four other local authorities in the Peel Region, than we do with our other neighbouring Councils.

Whilst it should not be ignored that benefits come from working with both the Peel Regional group and the Council's to our north and west, we often do not have a firm position in terms of how we identify ourselves.

It is important not to ignore the effects of the growth occurring down the South East corridor of the metropolitan area this is and will continue to have an effect on the Shire of Serpentine Jarrahdale. This activity will continue to grow and bring challenges to the Shire. However the Shire has always managed to "juggle" the relationship it has with the Peel region and the metropolitan area with some success. I do not see this "juggling act" necessarily stopping, as the growth occurs Council will have a number of balls in the air as we strive to ensure that our "Vision" is able to be maintained.

There are economic development benefits in Council having a strong view that they are in the "Peel Region". Government financial assistance for regional relocation by businesses in the metropolitan area to the regions is available. This assistance has traditionally been difficult to attract to this Shire as the government agencies do not identify the Shire of Serpentine Jarrahdale as part of a region, but rather as part of the metropolitan area. By having a formal view on our regional position, it provides an argument which can, when appropriate, be more strongly made with these agencies when business are considering relocating to the Peel region and the Shire of Serpentine Jarrahdale.

A number of initiatives are starting to occur in the Peel Region which are going to require that collectively a strong and supported position is able to be demonstrated. Some of these initiatives include the local leaders now meeting on a monthly basis, PEDU has now been in place for over 2 years and a regional resource sharing study is currently being undertaken.

Also to some extent the Communication and Marketing Strategy has assumed the Shire of Serpentine Jarrahdale is a "Peel" Council through the proposed brand WA signage which will align to the Peel Regional/Brand WA signage which is now in place at the major entrances to the Peel Region.

Currently Council is a part of the Metropolitan Regional Planning Scheme, and this is possibly the main area that would be effected should Council agree to pursue this alignment of agency suggestion.

The WA Planning Commission's Perth Futures Project is the development of a new strategic plan for the future growth of Perth. The project looks at metropolitan planning from three spatial levels, one of which is the Bunbury-Perth Axis, of which both the Peel Region and the traditional "Metropolitan" region are a part. Given this broad view of "metropolitan planning", it is largely irrelevant which administrative planning region the Shire is located in. The one advantage that would, however, flow from being within the Peel Region Scheme is locally based decision making which isn't necessarily available under current arrangements which are Perth based.

In terms of aligning local planning schemes within the Peel Region, which has been a stated objective of PEDU, the WA Planning Commission's requirement for all new schemes to adopt the Model Scheme Text (MST) format will largely alleviate any perceived inconsistencies. As local authorities within the State prepare and submit new local schemes for approval they will all take on the flavour of the MST. There is, notwithstanding the differences in local planning scheme controls, nothing stopping Peel Council's collaborating on policy matters where synergies may be available.

From the perspective of urban growth, the Shire is an integral part of the South East Corridor. All major urban infrastructure (road, rail, water, sewerage) currently servicing the Shire and likely to service the Shire in the future are provided through this corridor rather than through the Peel Region. The other Council's of the Peel Region may on occasion be in competition with for scarce funding for infrastructure projects with South East Corridor Council's. In this respect the Shire will always have issues in common with its northern neighbours. This dilemma is, however, not new. Such relationships are not inconsistent with closer administrative ties to the Peel, as it is not uncommon for a particular spatial area to fall within a number of "regions" depending on the criteria applied to defining regions and the purpose for which different regions are delineated.

Therefore, with the proposal to lobby for changes to government agency boundaries, Council needs be comfortable with its position on this matter. With the machinery of government changes happening at present, timing of such lobbying is considered good. Council has already experienced such re-alignment with the Peel Police District now created, and it is mooted that Waters and Rivers Commission are considering re-aligning their boundaries to natural catchment areas, which are similar to that of the Peel Region boundaries.

<u>Statutory Environment:</u>	Regional Development Commissions Act 1993
<u>Policy Implications:</u>	Council currently does not have a formal policy position on this matter and this item seeks to put this in place.
<u>Financial Implications:</u>	Not identified.
<u>Strategic Implications:</u>	Council is strategically aligned to the Peel Region as a local authority in the Peel Region; and as a Metropolitan Council under the Metropolitan Regional Planning Scheme.
<u>Community Consultation:</u>	Not applicable.
<u>Voting Requirements:</u>	Normal

Officer Recommended Resolution

1. Council openly supports and recognises that the Shire has a strong focus in the Peel Region, whilst acknowledging that it does have existing links with the metropolitan area, which may always be maintained.
2. Council supports a process at the regional level of pursuing the alignment of government agency boundaries with all regional areas in Western Australia.

CRSM012 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price seconded Cr Simpson that

1. Council openly supports and recognises that the Shire has a strong focus in the Peel Region, whilst acknowledging that it does have existing links with the metropolitan area, which need to be maintained.
2. Council supports a process at the regional level of pursuing the alignment of government agency boundaries with all regional areas in Western Australia.

Note: The Peel Region also forms a natural resource management area.

CARRIED 10/0

SM013/08/01 NEW WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION (WALGA) (A0163-04)			
Proponent	Single Association Working Group		
Officer	David Price – Chief Executive Officer	Date of Report	14/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

Preamble

Confirm the Council position in relation to representation at the zone level of the new single association of local government to be known as the Western Australian Local Government Association (currently the Western Australian Municipal Association WAMA).

Background

In the proposed new constitution for the single association the Shire of Serpentine-Jarrahdale will be represented in the South East Zone and not the Peel Zone.

This decision of the Single Association Taskforce was based on clause 5(3) of the Constitution (draft 6) which states-

"An Ordinary Member shall belong to either the metropolitan constituency or the country constituency, but not both. If an Ordinary Member has land both within and outside the Metropolitan Region Planning Scheme (MRPS), if the greater land area is in the MRPS, it will be deemed to be in the metropolitan constituency, otherwise it will be deemed to belong to the country constituency."

The Single Association Taskforce took advice from the Ministry of Planning, who informed them that the Shire of Serpentine-Jarrahdale has 100% of its land holdings in the Metropolitan Regional Planning Scheme. Because of this fact, the Shire has been included in the South East Zone rather than the Peel Zone.

Comments

The Peel Zone are concerned regarding this decision given the strong working relationship now developing across the region, based on the fact that the Peel Zone is representative of the membership of the Peel Regional Councils, of which the Shire of Serpentine Jarrahdale is a member, and that the loss of the Shire of Serpentine-Jarrahdale from the Peel Zone would reduce their "membership".

The Peel Zone has made it very clear to the Shire of Serpentine Jarrahdale delegates that it is very keen for the Shire of Serpentine Jarrahdale to remain an active member of this size. The matter was discussed at the Peel Zone meeting held on the 13 August 2001, with the

Council representatives on the Peel Zone, Cr Needham and Cr Hoyer present. The matter has also been raised with WAMA.

It is evident from the information provided from WAMA, which is outlined above, and discussions at the Peel Zone meeting that Council will not be given the opportunity to have a “vote” in both a Country and Metro Zone. WAMA advise that this situation was regarded by the Taskforce as undesirable, as it would effectively provide Council with dual representation (ie having two representatives on State Council advocating on its behalf) and put it on unequal footing with the other Member Local Governments of WALGA who are only represented in one Zone.

WAMA regret that Council were not consulted about this issue or the removal of the Shire from the Peel Zone, and have consequently agreed to raise with the Taskforce the possibility of Serpentine-Jarrahdale being included in the Peel Zone in a non-voting capacity.

If this is agreed to as a satisfactory solution, then it may be possible for the Peel Zone to include Serpentine-Jarrahdale as an ex-officio or Associate member. This would effectively allow the Shire to continue its strategic alliances/relationships with the members of the Peel Zone.

It is unlikely, however, that such an arrangement would be prescribed into the WALGA Constitution. It would probably be informal.

Statutory Environment: WAMA/WALGA Constitution

Policy Implications: No Policy implications are anticipated

Financial Implications: No financial implications are anticipated

Strategic Implications: Council will retain its strategic alliance with the Peel Region under this proposal, whilst complying with the proposed new constitution for the single association.

Community Consultation: Not required

Voting Requirements: Normal

CRSM013 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that

1. Council agrees the Shire of Serpentine-Jarrahdale will be represented in the South East Zone of the proposed new constitution and not the Peel Zone.
2. Council requests that WAMA seek the approval of the Peel Zone to include Serpentine-Jarrahdale as an ex-officio or associate member in a non voting capacity.

CARRIED 10/0

SM014/08/01 INFORMATION REPORT			
Proponent	Chief Executive Officer		
Officer	David Price – Chief Executive Officer	Date of Report	30/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			

SM014.1/08/01 2001 LOCAL GOVERNMENT STUDY TOUR – NEW ZEALAND (A0411)

Cr Star, Cr Needham and the Director Sustainable Development recently participated in the 2001 Local Government Study Tour organised by the Chief Executive Officer.

The study tour involved the attendance at the 2001 New Zealand LG Conference, plus visits to two local governments - Kapiti Coast and South Wairarapa District Councils.

The participants will provide members of the Strategic Management Committee and interested Councillors with a presentation of the information gained from the Study Tour at the conclusion of the Strategic Management Committee meeting.

A copy of the presentation and notes taken by Cr Star from the visitation is with the attachments marked SM014.1/08/01.

SM014.2/08/01 “WHO DARES WINS” CONFERENCE – 24-25TH SEPTEMBER 2001 (A0436-04)

The Economic Development Conference “Who Dares Wins” will be held in Mandurah on 24-25th September 2001. This conference has been initiated and facilitated by the Peel Economic Development Unit. Members of the Local Economic Development Unit have been encouraged to attend.

Councillors are asked to note their interest in attending this conference with the Chief Executive Officer.

A copy of the details of this conference are with the attachments marked SM014.2/08/01.

SM014.3/08/01 PEEL ECONOMIC DEVELOPMENT UNIT MEETING - 31ST JULY 2001 (A0839-03)

A copy of the minutes of the Peel Economic Development Unit Working Group Meeting held on 31st July 2001 is with the attachments marked SM014.3/08/01.

SM014.4/08/01 LOCAL ECONOMIC DEVELOPMENT UNIT MEETING – 7TH AUGUST 2001 (A0436-04)

A copy of the minutes of the Local Economic Development Unit (LEDU) meeting held on Tuesday 7th August 2001 is with the attachments marked SM014.4/08/01.

CRSM014 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that the Information Report to 10 August 2001 be received.
CARRIED 10/0

SM015/08/01 GERALD VAN RONGEN & LONGALINE PTY LTD AND THE SHIRE OF SERPENTINE-JARRAHDAL (A0686-05)			
Proponent	Phillips Fox		
Officer	David Price – Chief Executive Officer	Date of Report	16/8/01
Signatures	Author:	Senior Officer:	
Previously	C070/10/00, SM042/04/01		
Disclosure of Interest			

Preamble

Council to provide delegated authority to the Chief Executive Officer to swear, on the Shire's behalf, any affidavits necessary for the conduct of this litigation between Gerald Van Rongen & Longaline Pty Ltd and the Shire of Serpentine-Jarrahdale

Background

Council resolution C070/10/00 included the following be undertaken in relation to this matter.

Council advertise, as a Public Notice in a local newspaper this policy, including a supporting media release as to why the decision has been taken.

As a consequence of this advertisement, Mrs Nield has commenced legal proceedings against the Examiner Newspaper. On the 18 December 2000 the owner of the Examiner met with the Chief Executive Officer and Councils solicitor, Mr Dennis McLeod of McLeod and Co, who assisted in the preparation of the media release to discuss the matter.

Council's solicitors advised the representatives of the Examiner Newspaper that Council would not actively become involved, however we were prepared to consider assisting where requested only.

Since the meeting of 18 December 2000, the Examiner Newspaper has now engaged legal representation – Edwards Wallace Lawyers. Edwards Wallace Lawyers has now implicated Council in the matter as a third party. Edwards Wallace advised Council on the 15 March 2001 of this.

Council insurers referred the matter to Phillips Fox Lawyers who will be representing Council now that the matter has further developed.

Council was informed of this matter and the possible legal proceedings at their April 2001 Ordinary Meeting of Council.

At this meeting Council resolved the following;

“Moved Cr Buttfield seconded Cr Townsend

- 1. Council notes the information report on this matter in relation to the advertising statement by the “Shire of Serpentine-Jarrahdale to questions by Mr P and Mrs C Nield Lot 195 Boomerang Road, Oldbury relating to contamination and pollution issues” which was placed in the Examiner newspaper on 26 October 2000.*
- 2. Council advises Phillips Fox to keep Council informed at all times and that no acceptance of liability is to be made without reference to this Council.*
- 3. A copy of the Phillips Fox correspondence of 3 April 2001 and this decision be passed to McLeod and Co.*

CARRIED 8/0”

Comments

Council has now formally been implicated as a third party by the Lawyers representing the Examiner Newspaper, Edwards Wallace Lawyers.

The solicitors on behalf of our insurers representing the Shire of Serpentine-Jarrahdale, Phillip's Fox, have advised the Chief Executive Officer that it may be appropriate for Council to provide some authority to the Chief Executive Officer to *swear on the Shire's behalf* documentation such as "*any affidavits necessary for the conduct of this litigation*".

In their e-mail dated 16 August 2001 they write:

"I refer to our recent conversation and confirm that it is in my view appropriate that the Council grant to you the delegated authority to swear, on the Shire's behalf, any affidavits necessary for the conduct of this litigation."

It is proposed that the Chief Executive Officer be delegated the authority to be able to swear, on the Shire's behalf, any affidavits necessary for the conduct of this litigation taking into account point 2 of Council's decision in April 2001 - "*Council advises Phillips Fox to keep Council informed at all times and that no acceptance of liability is to be made without reference to this Council*".

Statutory Environment: Local Government Act

Policy Implications: Any policy implications relating to this matter are not able to be determined at this time.

Financial Implications: Council's insurers have confirmed "*that while Municipal Liability Scheme (MLS) reserves indemnity, MLS will run the claim on behalf of the Shire*".

Strategic Implications: No strategic Implications are known

Community Consultation: No community consultation is required.

Voting Requirements: Normal

CRSM015 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Price, seconded Cr Simpson that Council delegates authority to the Chief Executive Officer to swear on the Shire's behalf documentation such as any affidavits necessary for the conduct of this litigation between Gerald Van Rongen & Longline Pty Ltd and the Shire of Serpentine-Jarrahdale, taking into account point 2 of Council's decision in April 2001 - "*Council advises Phillips Fox to keep Council informed at all times and that no acceptance of liability is to be made without reference to this Council*".
CARRIED 10/0

SM016/08/01 PROPOSED SHIRE SPORT, LEISURE & RECREATION CENTRE (A0900)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	David Price - Chief Executive Officer	Date of Report	17/8/01
Signatures	Author:	Senior Officer:	
Previously	CRD01/07/01, CRD35/04/01, SM007/11/00, R02/09/99, P276/06/99, P252/04/99, P228/04/99		
Disclosure of Interest			

Preamble

Council to endorse concept plan prior to it being made available for community comment.

Background

Part three (3) of Council decision in April 2001 regarding this facility requires that the following be actioned;

- “3. *Subject to 2001/2002 budget funding and Council's purchasing guidelines, the YMCA be requested to provide a quotation to undertake the appointment of preferred architects to prepare a concept design. The concept design is to reflect the Shire's primary indoor recreation facility (MODEL B), but to be developed in two stages being Stage 1 MODEL C (2002/2003) and Stage 2 (Future Years). The concept plan is to be presented back to Council for endorsement prior to seeking public comment, and any minor amendments to it following Council and public consultation are also required to taken into consideration by the appointed architects.*”

In July 2001 Council agreed to establish a reference group to work with the consultants involved in the project.

- “1. *Council agrees to the establishment of a reference group comprising the members of the Community and Recreation Development Committee and the Chief Executive Officer, or his nominated representative, to provide guidance to consultants and staff and to report back to Council on the progressing of this facility.*
2. *The reference group will be able to make decisions associated with the project only if the matter being considered has been included in the Council budget or Council has previously delegated authority to the Chief Executive Officer to deal with it, otherwise the matter/s should be referred to Council.*”

Comments

The reference group will be meeting with the YMCA and the consultants undertaking the concept plan preparation at 4.00pm on Monday, 20 August 2001 in the Committee Room. Interested Councils are welcome to attend.

It is hoped that following this meeting the YMCA and consultants undertaking the concept plan will be in a position to be able to present the concept plan to Council for endorsement at the Ordinary meeting of Council on 27th August 2001.

A supplementary item to this item with a recommendation from the reference group will be prepared and presented to Council for consideration.

Statutory Environment: Local Government Act

Policy Implications: No policy implications

Financial Implications: Council has provided funds in the 2001-2002 budget to undertake this work.

Strategic Implications: This community consultation process being undertaken will provide direction for the development and future use of the Shire Recreation facility.

Community Consultation: Community survey, various displays of proposed facility, meetings with key community groups and Council or the reference group.

Voting Requirements: Normal

CRSM016 Committee/Officer Recommended Resolution

That Council will be presented with a recommendation from the Reference group regarding the concept plan being made available for community comment.

SUPPLEMENTARY INFORMATION – CRSM016

The Council appointed reference group (CRD 01/07/01) for the Shire Recreation Facility met with both representatives from the YMCA, who are assisting Council in preparing a Community Sport Recreational Facilities Funding (CSRFF) grant application and Woodhead International, who have been appointed as consultants to develop the concept plan for this facility on Monday 20 August 2001 as advised in this item.

The reference group considered a number of matters including:

1. Reviewing and discussing key aspects of the proposed concept plan and elevation for the proposed facility.

It is proposed that the more detailed draft concept plan and elevation, now being prepared will be made available in the Committee Room for Councillors to view from 4.00pm on Friday 24 August through to the Council meeting on Monday 27 August. Councillors are encouraged to view the drawings over this period (including the weekend).

2. Reviewing the proposed community survey, which will be provided to all residents in the Shire, seeking their views on the proposed facility.
3. Finalising dates and venues etc for the supporting community displays and workshops, which will also be undertaken during the community consultation process, prior to the CSRFF application being finalised.

In accordance with the Council Resolution CRD01/07/01, the reference group was able to finalise points 2 and 3, however, point 1, requires the endorsement of Council, as per Council Decision, CRD35/04/01.

Council is requested to endorse the draft Concept Plan and elevation as presented over the period 24 August – 27 August so that it may be made available for public consultation, taking into account point 4 of Council Decision CRD35/04/01.

- 4 *Following a public consultation process, comments are to be referred back to Council for consideration with a report presented to Council seeking approval of the final concept design.*

Consequently the Reference group, in accordance with CRD35/04/01, makes the following recommendation to Council;

CRSM016 COUNCIL DECISION/Reference Group Recommendation to Council – Item SM016/08/01

Moved Cr Price, seconded Cr Simpson

1. Council endorses that the draft Concept Plan and elevation as presented over the period 24 August – 27 August be made available for public consultation, taking into account point 4 of Council Decision CRD35/04/01.
2. Council authorises Woodhead International to complete the associated elevations and 3 dimensional sketches, which are associated with the endorsed concept plan and elevation, so that these may also be made available for public consultation.

CARRIED 10/0

SM017/08/01 BYFORD ROTARY CLUB PROPOSED MOTORBIKE FESTIVAL (RS0015)			
Proponent	Rotary Club		
Officer	Cr Jan Star	Date of Report	20/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest	Cr Hoyer		

The Rotary Club of Byford have contacted the Shire President and requested that Council sponsor them holding an Annual Motorcycle Rally on the oval at Jarrahdale.

CRSM017 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Price, seconded Cr Simpson that Cr Hoyer is to advise the Rotary Club of Byford that the proposed motorbike festival is not encouraged within Jarrahdale, however, Council would consider a similar event, if mountain bikes were the theme of such a festival.

CARRIED 10/0

8.5 Planning Development & Environment Meeting 20th August, 2001

COUNCIL DECISION

Moved Cr Needham seconded Cr Hoyer
The minutes of the Planning Development & Environment Committee Meeting held on 20th August, 2001 be received.
CARRIED 10/0

BUILDING

B02/08/01 PROPOSED WHOLESALE PLANT NURSERY: BOUNDARY FENCE APPLICATION – LOT 381 KARNUP ROAD, HOPELAND (P00150)			
Proponent	K Stevens		
Officer	W Chant - Principal Building Surveyor	Date of Report	09.08.01
Signatures	Author:	Senior Officer:	
Previously	P149/06/01		
Disclosure of Interest			
Delegation	Council		

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

Preamble

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

Background

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

Comments

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

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

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

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

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

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

Statutory Environment: Local Government Act 1995 – Fencing Local Law

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

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

Voting Requirements: Normal

Officer Recommended Resolution

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

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

CRB02 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Murphy seconded Cr Kirkpatrick

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

CARRIED 10/0

B03/08/01 VACANCY – WAMA MEMBER – HOUSING ADVISORY COMMITTEE (A0163-03)			
Proponent	Western Australian Municipal Association		
Officer	W Chant - Principal Building Surveyor	Date of Report	08.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

Member Councils are invited to submit nominations for this appointment.

Background

Qualifications: Elected member or serving officer experienced in or with a knowledge/interest in housing matters.

Term: Two years

Commences: Upon appointment

Reason for vacancy: Current member's term expired

Meetings: Bi-monthly

Location: To be advised

Day/time: To be advised

Duration: 1 – 2 hours

Meeting fee: Sitting fees paid to organisation not currently funded to attend HAC meetings

Terms of reference:

- Advise the Minister for Housing and Managing Director, Ministry of Housing on State Government housing policy and other related matters.

- Participate in the development of Ministry of Housing policy and program initiatives.
- Advise on or recommend research and the development of new policies and guidelines in areas of perceived need.
- Assist in identifying housing needs in the community.

Comments

Nominations close on Friday, 14 September 2001 at 4pm. The Western Australian Municipal Association notice and nomination forms are with the Principal Building Surveyor.

Statutory Environment: N/A

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

Community Consultation: N/A

Voting Requirements: Normal

Officer Recommended Resolution

That Council not make a nomination for the position of Western Australian Municipal Association member – Housing Advisory Committee.

CRB03 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Murphy seconded Cr Kirkpatrick that Cr Hoyer nominate to become a Western Australian Municipal Association member – Housing Advisory Committee
CARRIED 10/0

HEALTH

H01/08/01	HEALTH (POULTRY MANURE) REGULATIONS 2001 (A0587)		
Proponent	Health Department of Western Australia		
Officer	J Abbiss – Manager Assessments	Date of Report	06.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

The Shire of Serpentine-Jarrahdale has been asked to decide whether they wish to be included in a Table of local authorities to which the new Health (Poultry Manure) Regulations 2001 will apply.

Background

The stable fly is a biting, blood sucking insect pest that causes serious disruption to livestock industries, particularly horses and cattle, and communities in the outer metropolitan areas.

The major source of stable fly breeding is the use of raw poultry manure as fertiliser for crop production, particularly vegetables. The main breeding period is during the spring, summer and autumn months.

In December 2000, an Interagency Task force was set up by the former Ministers for Health and Primary Industry to facilitate resolution of the stable fly problem. The Taskforce included representatives from the Health Department of Western Australia, Agriculture WA, Department of Environmental Protection, Department of Commerce and Trade and the Chairman of the Stable Fly Management Steering Group.

The Taskforce met with representatives of local governments, the Western Australian Municipal Association, Western Power, Office of Energy, WA Broiler Growers Association/Blair Fox Generation consortium, egg layer industry, composting industry and horticultural industry.

Several options to reduce the stable fly problem were produced by the Taskforce and then discussed at a meeting of stakeholders on 9th April 2001 and there was general agreement that the following option was the preferred option -

“Allow restricted use of raw poultry manure in stable fly affected areas during the winter months of 1 May – 30 August and unrestricted use throughout the year outside those areas. Only composted or processed manure would be permitted for use in stable fly affected areas between 1 September and 30 April.”

How the Strategy would work:

- Raw poultry manure would be permitted to be used for horticultural purposes between 1 May – 30 August, in stable fly affected areas. This is the period when cooler winter conditions minimise stable fly breeding.

- During this winter period, industry would be obligated to use best practice in applying raw poultry manure. Best practices for minimising fly breeding associated with using raw poultry manure, including a video, have been widely circulated to the horticultural industry.
- During the period 1 September to 30 April, raw poultry manure would be prohibited for use in horticulture in stable fly affected areas. However, it could be used in production of composted/conditioned manure, which could subsequently be used in horticulture and for broad acre use in non-stable fly affected areas.

State Cabinet has approved the implementation of the strategy by September 2001. A draft health regulation has been prepared that would underpin the strategy and provide penalties for non-compliance eg sale, supply, storage or use of poultry manure during prohibited months. ***A copy of the draft Health (Poultry Manure) Regulations 2001 is with the attachments marked H01/08/01.***

The draft Regulation (Regulation 4) includes reference to a number of local government districts. It is considered these are the main localities that have been experiencing problems with stable fly or contain horticultural or other activities that generate or use manure and could contribute to stable fly breeding. Each local government has to decide whether they will be included.

It is hoped that those localities that contain significant horticulture or other activities that generate or use poultry manure are included in the regulations to ensure consistency of approach and as far as possible there is a level playing field.

The Shire of Serpentine-Jarrahdale received notification on Friday 3rd August 2001 and was asked to confirm by Monday the 6th August 2001 whether they wished to be included in the Table of districts to which the regulations will apply. The Executive reviewed the proposed legislation and a facsimile was sent to the Health Department of Western Australia advising that support for the Shire's inclusion was given subject to the matter being endorsed by Council.

Comments

Environmental Health Implications

Storage of manure:

The effect on egg laying and broiler farms of the district will be significant. Many will have their traditional markets for raw manure reduced during the high stable fly breeding season. This may result in manure being stored onsite, resulting in a potential increase in fly breeding and odour problems for residents living adjacent to such facilities. There is an anticipated increase in workload for Environmental Health Officers.

Disposal of manure:

The West Australian Broiler Growers Association is pursuing establishment of a poultry litter fired power generation plant but it is anticipated that it will take several years before the plant is operational. The composting industry may not have the capacity to process the volumes of manure and the cost of the composted product is higher and it is commercially less efficient as a fertiliser. It is anticipated that excess manure that is unable to be processed, stored or composted may then have to be disposed of to landfill.

Alternately if the Shire was not included in the Table, then there is the potential for increased broad acre disposal throughout the district as producers in other districts look for alternatives to storage and landfill.

Leaching of nutrients:

The time of the proposed permitted application of poultry manure during the winter months would also relate to the period of greatest leaching potential which could lead to potential increases in nutrient export into waterways and catchments in areas where large scale horticulture is prevalent.

Statutory Environment: Health Act 1911; proposed Health (Poultry Manure) Regulations 2001

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

Community Consultation: Time-frame provided did not give the opportunity to consult with affected community groups

Voting Requirements: Normal

Committee/Officer Recommended Resolution

That the Shire of Serpentine-Jarrahdale advise the Health Department of Western Australia that they wish to be included in the Table of Districts to which the Health (Poultry Manure) Regulations 2001 apply.

CRH01 COUNCIL DECISION

Moved Cr Hoyer seconded Cr Buttfeld

1. The Shire of Serpentine-Jarrahdale advise the Health Department of Western Australia that they wish to be included in the Table of Districts to which the Health (Poultry Manure) Regulations 2001 apply.
2. Due to the short time that Council was given for comment Council reserves the right to withdraw after the consultation with community groups.
3. Other avenues for the use of poultry manure be explored.

CARRIED 10/0

H02/08/01 MOSQUITO & MIDGE CONTROL (A0647)			
Proponent	Water Corporation of Western Australia		
Officer	J Abbiss – Manager Assessments	Date of Report	09.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Preamble

The Shire of Serpentine-Jarrahdale has previously contributed funds to a research project, in partnership with the Water Corporation, to develop an alternative, sustainable approach to midge and mosquito control. In order for the research to continue additional funds are required.

Background

Wetlands managed by various organisations like the Water Corporation or other local and government agencies provide an ideal habitat for breeding and larval development of midges and mosquitoes.

Recent studies conducted in the United States demonstrated that irrigation from sprinklers disrupted egg laying and emergence of mosquitoes. Similar effects are thought to be achieved by disrupting calm waters by aeration.

A pilot-scale trial was recently implemented at Floreat Lakes to determine the effectiveness of aeration and irrigation in controlling non-biting midges and mosquitoes at a wetland. These trials commenced in September 2000 and were due to be finalised in June 2001. Due to the irrigation system (installed by a contractor) failing to operate over this period, it is proposed that these trials be extended for another year to obtain meaningful results.

The total expenditure to date comprises \$289,518 funded by the Water Corporation and \$77,742 funded by project stakeholders. Approximately \$20,000 remains in the project's trust fund.

	1997/1998	1998/1999	1999/2000	2000/2001	TOTAL
Project Stakeholders	36,000	41,742	0	0	77,742
Water Corporation	11,377	54,400	109,741	114,000	289,518

The final stage of the project involves continuing the pilot-scale trial in Floreat Lakes. This will incorporate the installation and operation of a revised spray reticulation system, fieldwork to assess the impact of the system on target organisms (midges and mosquitoes) and non-target organisms (other aquatic organisms) and the preparation of a final report.

If the system is successful, a business plan may be produced to market the intellectual property gained by the research. Intellectual property would be shared on the basis of the amount of funding and assistance provided by project stakeholders.

To finalise the pilot-scale trial in 2001/2002, further funding of \$187,259 is required.

Other partners include:

City of Melville
Town of Kwinana
City of Cockburn
City of Wanneroo
City of Canning
Main Roads WA

City of Stirling
Shire of Murray
Water Corporation
Shire of Serpentine-Jarrahdale
City of South Perth
City of Joondalup
City of Mandurah
Health Department of Western Australia
Murdoch University
Town of Cambridge
Ministry of Housing

Comments

It is anticipated that future subdivisions will place an increased emphasis on water sensitive design and many will incorporate the use of constructed wetlands. Combine this with high water tables throughout most of the Shire, future development has real potential to increase the number of residents exposed to nuisance midge and mosquito-borne disease transmission. Mosquito-borne diseases are already being isolated in the Shire, albeit in small numbers at present.

Current construction and management options for effective midge and mosquito control in constructed wetlands are essentially in direct conflict with the environmental design requirements and desired environmental outcomes. The project, if successful, will provide an environmentally friendly technique that doesn't require modification of design requirements or use of pesticides.

Statutory Environment: N/A

Policy Implications: May be incorporated into the proposed Water Sensitive Design Policy at a later date

Financial Implications: \$500 from PES666

Strategic Implications:
1.4 Strengthen community groups and promote meaningful community input into Council decision
2.1 Encourage best practise environmental management

Community Consultation: N/A

Voting Requirements: Normal

CRH02 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Prichards that the Shire of Serpentine-Jarrahdale commits \$500 to assist in funding the mosquito and midge control research project from PES666.
CARRIED 10/0

PLANNING

P013/08/01 PROPOSED ROAD NAMES – SUBDIVISION OF LOT 106 SELKIRK ROAD, SERPENTINE (S113099)			
Proponent	Dykstra and Associates		
Officer	Jocelyn Cockbain – Planning Officer	Date of Report	27/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

Preamble

Council to consider request to approve the road names for the subdivision of Lot 106 Selkirk Road, Serpentine. The road names have been referred to Council as a result of them not being included in Council's Preferred Road Names List.

Background

The proponent has submitted the following road names with justifications for the above subdivision:

Heritage Pass: the road name picks up on the theme of Heritage Country, which for quite a number of years now has been the promotional name used for the broader locality in terms of tourism and encouragement of local investment. The preferred name is Heritage Pass but the applicant has also submitted the alternative name Scarp View Avenue.

Range View: this road name recognises the location and orientation of the road on the edge of the escarpment and hence reflects the resulting topographical view. The alternative name for this road is Butter Gum Close which picks up on a rare species of gum in the reserve which is located in proximity to the Estate.

A copy of the subdivision plan is with the attachments marked P013.1/08/01.

Comments

The Planning Officer has checked for similar names within the Perth UBD and found that there is a Scarp Road in Serpentine and therefore it is recommended that Council does not support the alternative name Scarp View Avenue as a result of similarity in the names. However the other proposed names do not appear to conflict with any other road names within the area.

Council's acceptance of the proposed road names will allow endorsement to be sought from the Geographic Names Board.

Statutory Environment: Land Administration Act

Policy Implications: Nil

Financial Implications: Nil

Strategic Implications: Nil

Community Consultation: Not applicable

Voting Requirements: Normal

Officer Recommended Resolution

1. Council approves the proposed road names Heritage Pass and Range View as being suitable for the subdivision of Lot 106 Selkirk Road, Serpentine.
2. The Department of Land Administration Geographic Names Committee be requested to endorse the above road names and reserve.

CRP013 COUNCIL DECISION/Committee Recommended Resolution

Moved Cr Hoyer, seconded Cr Richards that

1. Council approves the proposed road names Buttergum Close and Range View as being suitable for the subdivision of Lot 106 Selkirk Road, Serpentine.
2. The Department of Land Administration Geographic Names Committee be requested to endorse the above road names and reserve.

CARRIED 10/0

P019/08/01 PROPOSED ENTRY STATEMENT – LOT 106 SELKIRK ROAD, SERPENTINE (S113099)			
Proponent	Deighton Pty Ltd		
Officer	Jocelyn Cockbain – Planning Officer	Date of Report	10/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

Owner: Delphic Star Pty Ltd & Marlgurgh Pty Ltd
 Applicant: Deighton Pty Ltd
 Lot Area: 22.7659
 L.A. Zoning: Rural Living A
 MRS Zoning: Rural

Preamble

This report is to consider an application for the entry statements for the approved subdivision on Lot 106 Selkirk Road, Serpentine, known as Heritage Country Estate. It is recommended that the entry statements be approved.

Background

Council has received a development application for the entry statement into Heritage Country Estate on Selkirk Road.

Comments

A number of Councillors have suggested they Council has a policy prohibiting the construction of entry statements to new subdivisions. There appears to be no evidence of such a policy.

A number of years ago the Development Control Unit appears to have developed a set of standard recommended conditions of approval for subdivision referrals from the Ministry for Planning. There is a standard recommended condition of approval relating to entry statements as follows:

Permanent Entrance Statements

No permanent entrance statement for Rural Living A and B and Special Rural Zones.

In respect of the proposed subdivision it should be noted:

- that the subject provision is not a Council policy, it is a standard recommended condition of subdivision approval for referrals to the Ministry for Planning;
- Council's response to the Minister for Planning in respect of the subject subdivision, under cover dated 18th January 2000, did not include the subject condition;
- one of the proposed entry statements will face onto the South Western Highway, as a result the application has been referred to Main Roads WA. To date Council has not received any comments from Main Roads WA; and
- the subject subdivision is zoned Rural Living A.

A copy of a plan showing the entry wall to be placed on the corner of South Western Highway and Selkirk Road and the new road leading into the Estate is with the attachments marked P019.1/08/01.

Three entry statements are proposed. One on the corner of South Western Highway, and one either side of the new road leading into the new subdivision. The maximum height of the statements will be 2.1metres for the piers and 1.5metres for the actual wall and 8.5metres long. The statements will be constructed of rammed earth with signage rebated into the wall. The applicant has indicated that he is open to modifications of the proposed wall on South Western Highway.

The Director of Asset Services has indicated that the entry statements and the fences proposed for the estate should be treated as boundary fences and therefore should be maintained by the purchasers of the lots. The developer of the estate should also be responsible for maintenance of the infrastructure and landscaping within the estate for 12 months.

Despite this standard recommendation condition Council has approved a number permanent entry statements throughout the Shire, including Chestnuts Estate, Darling Views and Clare Morris Estate. As a result of these precedents being set the Assessments Team recommends that the entry statements be approved in accordance with the plans submitted, subject to approval of a building licence in accordance with the Building Code of Australia.

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

Policy Implications: Council currently does not have a policy on permanent entry statements however it does have a standard subdivision recommended condition

Financial Implications: Nil

Strategic Implications: Nil

Community Consultation: Not applicable

Voting Requirements: Normal

Officer Recommended Resolution

Council approves the proposed permanent entry statements for Heritage Country Estate subdivision in accordance with the details submitted on the 10th August 2001, subject to the following conditions:

1. Building licence is obtained for the development of infrastructure before any work commences on the site.
2. The developer of Lot 106 Selkirk Road is to maintain the infrastructure and landscaping for a period of 12 months.

CRP019 Committee Recommended Resolution

- A. That Council refuses the proposed permanent entry statements on the South Western Highway for the subdivision of Lot 106 Selkirk Road in accordance with the details submitted on the 10th August 2001 for the following reason:
1. The entry statement causes a detrimental effect to the landscaping and it is not considered an entry statement but an advertising sign.
- B. Council approves the proposed permanent entry statements on Selkirk Road for the subdivision of Lot 106 Selkirk Road in accordance with the details submitted on the 10th August 2001, subject to the following conditions:
1. Building licence is obtained for the development of infrastructure before any work commences on the site.
 2. The developer of Lot 106 Selkirk Road is to maintain the infrastructure and landscaping for a period of 12 months.

CRP019 COUNCIL DECISION

- A. Moved Cr Simpson, seconded Cr Price that Council refuses the proposed permanent entry statements on the South Western Highway for the subdivision of Lot 106 Selkirk Road in accordance with the details submitted on the 10th August 2001 for the following reason:
1. The entry statement causes a detrimental effect to the landscaping and it is not considered an entry statement but an advertising sign.
- B. Council approves the proposed permanent entry statements on Selkirk Road for the subdivision of Lot 106 Selkirk Road in accordance with the details submitted on the 10th August 2001, subject to the following conditions:
1. Building licence is obtained for the development of infrastructure before any work commences on the site.
 2. The developer of Lot 106 Selkirk Road is to maintain the infrastructure and landscaping for a period of 12 months.
- C. That the Name Heritage Country is not to be used.
CARRIED 10/0

NOTE: The name Heritage Country is the name used by the Heritage Country Development Agency to promote the area of the three Councils (Armadale/Gosnells/Serpentine-Jarrahdale) and Council considers it inappropriate to use on an extension of Eton Hills

P020/08/01 PROPOSED EXTRACTIVE INDUSTRY – SAND EXTRACTION – LOT 102 KING ROAD, OLDBURY (P00701)			
Proponent	Dykstra and Associates		
Officer	David Lodwick – Senior Planner	Date of Report	14/5/01
Signatures	Author:	Senior Officer:	
0Previously			
Disclosure of Interest			
Delegation	Council		

Owner: P Kaltsis
Applicant: Vinci & Sons Pty Ltd
Lot Area: 10.001ha
L.A. Zoning: Rural
MRS Zoning: Rural
Rural Strategy Policy Area: Rural
Rural Strategy Overlay: Not applicable
Bush Forever: Nil
Date of Inspection: 14 May 2001

Preamble

Council to consider application proposing sand extraction from the subject land. It is recommended that the application be refused.

Background

Topography

The topography of the subject land rises gently north 20m at the Boomerang Road frontage, and more sharply to a sandhill located in the central northern area of the land

A copy of the topographic survey plan is with the attachments marked P020.1/08/01.

The topographic detail also depicts the depth to the highest ground water which according to the applicant for this site is approximately 10m.

Vegetation

The land is substantially vegetated with Banksia woodland and undergrowth, particularly in the southern portion of the site. In the northern part, generally on the elevated sandhill, vegetation and undergrowth are more sparse and scattered

A copy of the aerial photograph is with the attachments marked P020.2/08/01.

Nuisance

The applicant advises that:

“Whilst the operations are required to comply with relevant Department of Environmental Protection regulations in relation to noise and dust standards, there is unlikely to be a noise or dust problem, particularly due to the following attributes:

- i) the land is in a broadacre rural area with no immediate adjoining dwellings;*
- ii) the land is surrounded by other rural activities which generate various noise, dust and odour levels (eg market gardens, turf farm, equestrian activities, grazing etc);*
- iii) the excavation is to be staged in smaller manageable stages; and*
- iv) the extraction area will always be surrounded by natural vegetation buffers.*

Further, due to the presence of vegetation between the extraction area and both the roads and adjoining properties, visual impact will be minimal. The finished level of the excavation will not be visible from any property boundary, and in any event this area will be revegetated.”

Proposal

Applicant proposes to extract an estimated quantity of 200, 000 cubic metres of sand in progressive stages over the next 5-10 years.

The proponent advises that the total area of actual sand extraction is to comprise some 4.885ha of the existing 10ha lot. The anticipated finished levels of the site are illustrated on the finished contour site plan.

A copy of the completed Contour Site Plan is with the attachments marked P020.3/08/01.

The proponent comments that the site is characterised by some regrowth vegetation with minimal understorey in the area subject of the excavation. Some vegetation will need to be removed whilst extraction operations are taking place, however, the site will be rehabilitated following sand extraction.

Method

Existing vegetation will be removed from approximately 5.0ha of this 10.0ha site. The vegetation and topsoil will be stockpiled adjacent to the excavation area and will be used at the conclusion of relevant stages for re-contouring and rehabilitation (revegetation).

Access

Access to the excavation area will be via the existing internal constructed driveway and crossover onto King Road. King Road is sealed to a good standard and also represents a major truck route (particularly given the numerous industries located adjacent to or requiring connection through to this Road).

Staging, Timing and Hours of Operation

The applicant considers that the sand resource will supply the district needs for a minimum of 5 years and up to 10 years. The planning approval is sought for a 10 year period.

The extraction of sand is to take place in stages of approximately 1.0ha each, with each stage being surveyed prior to commencement. Subsequent stages will not be commenced until the proponent has demonstrated commencement of rehabilitation on the previous stage.

Drainage

Due to the slope and elevation of the extraction area, drainage is stated to occur naturally out of the excavation area. The finished contour level is proposed to ensure that water does not collect in the excavation area but rather that the existing hydrology of the site is retained. This is particularly to be the case once relevant stages are progressively rehabilitated.

The applicant comments that:

“In respect of site hydrology, it is worth noting that with excavation levels anticipated down to the 14m contour, the base of the excavation will still be at least 2 metres from the highest known groundwater level.”

The applicant’s rehabilitation programme as described by the applicant is as follows:

1. *Purpose*

To enable the excavation area to be suitably rehabilitated (i.e re-contoured and revegetated) upon completion of relevant individual stages.

2. *Staging*

The sand extraction is to take place in stages of approximately 1.0ha with each stage being surveyed prior to commencement. Upon completion of one stage and prior to commencement of a subsequent stage, the proponent will rehabilitate the previous stage.

3. *Re-contouring*

Since the finished contours levels do not propose a deep excavation, but rather propose the lowering of a small hill on the property, only minimal re-contouring will be necessary. The slopes will be battered at 1:6. However, with each stage the overburden sand will be utilised to grade the extraction area gently into the existing natural ground level at the edge of the excavation area.

4. *Topsoil*

The topsoil and removed revegetation will be stockpiled prior to commencement of excavation activities on a particular stage. Upon completion of each stage, the topsoil will be replaced and spontaneous regrowth will occur from existing seeds contained within the topsoil.

5. *Seeding*

Upon the completion of each stage, the topsoil which is to be replaced, will also be seeded with seeds collected from local species. Revegetation through both the topsoil ‘seed bed’ and direct seeding will occur at a density consistent with the existing on-site vegetation.”

Comments

Under Council’s Town Planning Scheme, “Industry – Extractive” is a Use in the Rural zone for which approval is at the discretion of Council (i.e ‘AA’). Separate approval of the WA Planning Commission is also required under the provisions of the Metropolitan Region Scheme. In this regard, the application has been referred to the Commission for determination. The Commission will determine the application once Council’s position is known.

The application was also referred to surrounding landowners for comment in accordance with Council’s Assessments Team work procedure for applications considered to have substantial land use impact.

The proposal has also been referred to the Water and Rivers Commission for advice on water environmental management requirements and the Commissioner for Soil Conservation, as the application advocates the clearing of more than 1hectare of land.

Public Comments

During the advertising period from 9 July to 30 July 2001 a total of 10 public submissions were received all objecting to the proposal. Submissions include Community Groups (i.e: Peel Metropolitan Horse and Pony Club, Boomerang Creek Landcare Group).

An extract of quotes from submissions (refer below) are of the major issues raised:

“Flora Conservation

The proposed mine site is part of a high natural ridge covered with good quality Banksia woodland. This ridge has been identified as ‘Bushland Preservation” on plans circulated by Council at a number of local planning workshops. Sand mining is incompatible with any genuine bushland preservation policy.

The lot in question 102 King Road has established Sheokes by the 100. One I can show you with a bat colony, throughout much of the year (whereas the Blackburn Bush block only had about seven stands of Sheoke) 102 King Road has established Healthy Banksias up to and around 1.5 metres girth, there are many WA Xmas Trees one measuring 1.8metres girth this is the last surviving Xmas tree of this size for miles.

This property is one of the last remaining natural undisturbed original bushland properties of this type of Flora and Fauna in the area. Wallaby faeces can still be found. Bandicoot abound. The bio diversity of Flora is of great significance, the Rainbow Bee Eater is an annual November visitor the flock nesting in the area and increasing annually, the Scarlet Robin has been identified and photographed, as has the Rufous Whistler, this locals are concerned about due to its reliance on bush of the type on Lot 102 that Council now seems overly keen to destroy for all time. These two are only rarer occupants, parrots, silver eyes, honey eaters etc are of course prolific.

The State Government has a policy to limit clearing in rural catchments to retain 20 percent of the vegetative cover. The Coastal Plain sections of this shire retain only 12 percent of the vegetative cover and the figures for the northern section of the Shire are considerably lower. It is well recognised that revegetation is never as effective as native vegetation in controlling water tables, and cannot hope to replace the biodiversity values lost when native vegetation of this quality is cleared. Therefore the clearing of the vegetation on the site could affect the ecological health of the surrounding district.

To infer that the elevated sandhill area in the northern part of the site is relatively sparse is misleading. That small area was in fact cleared for a planned dwelling and kennel complex in 1998 and is now well on its way to regenerating. More over the lot in question is one of the few uncleared lots in the area, and to turn it into yet another sand pit when 2 already exist within just a few kilometres would be a travesty.

Local Vegetation Significance

Our primary concern is the protection of the biodiversity values represented by the native vegetation of the site. Contrary to claims in the application report, the area has never been cleared and represents one of the only large areas of vegetation in relatively good condition in the immediate area. The attached map shows the areas of remnant vegetation in the Oldbury district.

The figures indicate the percentage of the remnant that is relatively undisturbed. These figures were compiled during a recent assessment of the condition of remnant vegetation in the Shire and show that most of the surrounding vegetation is disturbed, while this area and the adjacent remnant on the Shire reserve contains vegetation that is only lightly disturbed. The size and condition of the two vegetation units taken as a whole, show this to be an area with potential to preserve biodiversity values over the long term. Most of the vegetation remaining in the shire is disturbed and while this area of vegetation may be disturbed it is among the best examples that remain.

Section 3.1.5 states that the subject area supports regrowth vegetation. To the knowledge of local residents who have been farming in this district since 1945, the area has never been cleared. This observation is supported both by the relatively intact pattern on the aerial photograph and the age of the over storey vegetation. These low Bassendean dunes are slow to revegetate and seldom regain the original structure. The pattern of the vegetation suggests that this is one of the best examples of Bassendean Dune vegetation, outside of the conservation reserves, in this district.

The native vegetation on the proposed pit side is in reasonable condition and could be considered for inclusion into one reserve with lot 427 (Pony Club).

Landform

We believe sand mining will permanently downgrade the landscape quality & amenity of the area.

The lowering of the existing sandhill sounds innocent. However, going by the contour maps which accompany the application this 'lowering' is in the region of 12 metres – which is a significant alteration in ground levels. On a regional level the vertical scale of the existing ridge line is a valuable asset because this country is otherwise virtually flat terrain."

This lot is possibly the highest point in our locality with view across the flat land to the hills that have considerable future value; a sandpit will remove this forever and replace it with a 14m hole.

Dust

Due to prevailing winds, sand mining activities will generate a dust problem for residents on both sides of King Road for most of the summer.

Proximity to three nearby houses on the west side of the proposed pit. Hutchins place at approximately 150 metres from proposed pit. Our house at approximately 400 metres from the proposed pit. The house at 510 King Road approximately 400 metres from proposed pit. The strong easterly winds will deposit sand and dust into and onto our house (our only drinking water supply).

As we do not have access to scheme water, we are dependent upon collection of rainwater from our roof areas for all our domestic needs. Therefore the dust that will undoubtedly be generated by mining activities presents a major potential hazard particularly as our house is only 300m from the centre of the proposed extraction."

Buffer

Much of the 15 metre buffer between our property boundary & the proposed sand mine has already been cleared. The applicant's statement (Section 4.0) that the mine area will 'always be surrounded by natural bushland' is flawed. The applicant's must rely on the continued integrity of bushland on our property for screening on the eastern side of their activities.

The buffers proposed between the pit edges and the boundary are woefully inadequate. They vary in depth from 15 to 20 metres along 3 of the boundaries which does not provide an adequate visual or functional buffer for an activity such as sand mining.

Rehabilitation/Staging

The mine plan and rehabilitation strategy provided by the applicant are sketchy & do not fully illustrate what is proposed, nor commit them to a definitive strategy or rehabilitation program.

The character who claims in 3.2.4 that 'topsoil will be replaced and spontaneous regrowth will occur from existing seeds contained within the topsoil.' I wonder can the oracle demonstrate this claim.

How will the proponents stabilise stock piled top soil? Nearby sand pits have not been rehabilitated and managed to an acceptable standard. What makes this proposal any different?

The applicant's (3.24 Topsoil) statement regarding storage and removal vegetation and topsoil is technically questionable. Whilst stockpiling of seed rich topsoil is an established *practice, respreading must occur within one season, while the seed is still viable. Long term*

stock piles with deeply buried seed will not produce spontaneous regrowth when it is respread.

End Use

Based on nearby experiences will this sand pit, (should it proceed) become a rubbish tip or land fill site?

Amenity

The rural life style is being eroded away by the combined accumulative effect of sand pits, land fill and other developments.

It is our understanding that the land on which the Pony Club is situated has been set aside for recreational purposes. Clearly as a recreational amenity its value will be considerably reduced if we have to contend with noise, constant movement of heavy vehicles and the effects of sand blowing in the event of a breeze.

The locality of Oldbury is essentially quiet and passive rural activities, sheep, horses, cattle, roses, cut flowers, trees. Local landowners live on their properties and established houses in the area reflect the peaceful life style in which we choose to live. A sandpit on this lot will be in conflict with our existing environment.

Whilst sand mining may indeed be a legally acceptable land use in areas zoned 'rural.', it is certainly not in keeping with a broadacre rural life style which we are endeavouring to preserve in our area by means of substantial tree planting, creation of sustainable pasture etc.

A motto on one of the Shires billboards welcoming people to the Peel Region states 'Share The Beauty' but if the Shire approves this proposal there will be even less beauty to share. What's more we will have to put up with a very unsightly, noisy, dust making blight on the landscape every time we step out of our front door.

Noise

Sand mining requires the use of heavy machinery which will create a noise problem for local residents.

King Road is already heavily used by large trucks servicing nearby feedlots, poultry farms etc. More heavy haulage will exacerbate the traffic hazards; particularly for nearby residents entering and leaving their properties."

We feel that the trucks and the use of heavy machinery will increase the noise level and will destroy the feeling of living on a rural property. We already experience noise from the Jackson Road Landfill site.

Since this development is proposed for the block adjacent to the Pony Club grounds, our members are extremely concerned about the inevitable impact it will have on our activities. We are anxious about the potential danger to children should their mounts be frightened by the noise of heavy earth moving equipment and trucks.

To suggest that noise from existing rural activities in the area justifies the addition of **noise** associated with a mining operation on our doorstep is a nonsense! Although our property is not adjoining I fail to see how the road that separates us could protect us from related noise or dust. Furthermore we have yet to be disturbed by the quoted rural activities such as grazing, grass and hydroponic vegetable growing nor the galloping of horses during 'equestrian activities'.

There is no stated hours of operation in the proposal and as we are already disturbed by the noise of bulldozers from near by landfill operations from as early as 6.00am and at times as late as 10.00pm the addition of more bulldozers and trucks just across the road is just not acceptable.

Traffic

King Road handles more than its share of heavy traffic and any attempt to channel large sand trucks and trailers into King Road from the proposed site would be dangerous.

Although a reduction in domestic traffic on King Road is evident since the opening of the southern extension of the Kwinana Freeway, the same cannot be said of heavy truck traffic. The rumble of trucks carrying building waste and landfill along King Road has in fact increased significantly in recent months which, when added to the regular sheep transport activity, mounts to heavy truck numbers being already excessive.

Dieback

Banksia is notoriously susceptible to Dieback. With the movement of heavy machinery and trucks into the site, it is realistic to anticipate the spread of Phytophthora unless extremely stringent hygiene and washdown of machinery is enforced. It is not unreasonable to anticipate that Phytophthora could spread to our property.

Groundwater

Section 3.1.5 claims that water will not collect in the excavation area and infers that it will be possible to excavate to a depth of 14 metres AHD. Perth's Groundwater Atlas shows this area lying between the 19 and 20 metres AHD contours for maximum water table height. This is consistent with our observations that the groundwater rises to the surface of adjacent sandplains that have a surface contour of approximately 19 metres AHD.

This has implications for the impact on the groundwater table during operations, the future uses of the site and the proponents ability to rehabilitate the site. In order to bring the final level of the pit above the groundwater level, it would be necessary to import sand or to clear the surrounding areas. The statement that water would not collect in the site possibly assumes that the groundwater level will be equal to that of the base of the nearby drain. A "draw down" of groundwater levels occurs in areas immediately adjacent to drains, but, as the Atlas shows, not to this distance or extent.

Government Agency(s) Comments

Water and Rivers Commission

The Commission note that the property falls within the Peel Harvey Catchment Area and must comply with this policy.

To comply with the general policy provision 5.4 of Statement of Planning Policy, the applicant is encouraged to revegetate the property with local indigenous species and high water using species to achieve a vegetated area 50% of the land area.

The Commission notes that permission is required from the Commissioner for Soil and Land Conservation to clear any area greater than 1 hectare.

The Commission state that they will not support the direct discharge of stormwater into any nearby creeks, wetlands or drainage lines under any circumstances. Machinery and vehicles stored on site should be appropriately stored to prevent any fuel or chemicals leaking and causing contamination to nearby water sources.

The Water and Rivers Commission will not accept any lowering of the groundwater as this will lead to an export of nutrients off the site and will also adversely impact upon remnant vegetation. There should be a minimum separation of 1.2 metres between the floor level and the Annual Average Maximum Groundwater Level (AAMGL).

The Commission consider that the Serpentine Groundwater area has reached sustainable allocation limits and therefore, if any groundwater is required for the development, the proponent should contact the Water and Rivers Commission regarding their groundwater requirements.

Agriculture Western Australia

Advice received:

“A proposal for this development was received from Dykstra and Associates on behalf of Vinci and Sons Pty Ltd on 23 April 2001. Dykstra and Associates have been advised of the need to submit a Notice of Intention (NOI) to clear land in order for this proposal to be assessed. I will advise you further on this matter once a NOI has been received and assessed.”

Shire’s Extractive Industry Local Law

Council Extractive Industry Local Law was gazetted as amended 20 December 1999. It sets down the requirements/procedures for a person(s) seeking approval to excavate land and requirements to obtain a licence. In respect of the subject application, Clause 6.1 is applicable as follows:

“Limits On Excavation Near Boundary

- 6.1 *Subject to any licence conditions imposed by the local government, a person shall not, without the written approval of the local government, excavate within –*
- a) *20 metres of the boundary of any land on which the excavation site is located;*
 - b) *20 metres of any land affected by a registered grant of easement;*
 - c) *40 metres of any thoroughfare; or*
 - d) *40 metres of any watercourse”*

The submitted plan which advocates a 15 metre side and rear setback does not meet the setback(s) requirements specified under Council’s Local Law.

The lack of an appropriate and sufficient development buffer was also confirmed in submissions received as highlighted above.

Shire’s Local Rural Strategy

The subject land is included in the Rural Policy Area as identified under the Shire’s Rural Strategy. The listed desirable, conditional or undesirable land uses in this Policy Area do not include “Extractive Industry.

Existing quarried areas and areas of land suitable for extraction activities in the Shire are identified in the Raw Materials Extraction Policy Area of the Rural Strategy.

The application site is not identified in the Raw Materials Extraction Policy area and insufficient justification has been provided that an approval outside the policy area against the strategic intentions of the Rural Strategy is appropriate.

In the context of the above, it is appropriate that the proposal be compared with existing state planning policies namely the Draft Jandakot Structure Plan and WA Planning Commission’s Statement of Planning Policy No.10 – Basic Raw Materials.

Jandakot Structure Plan

The Jandakot Structure Plan is to provide a framework for development of the southern section of land immediately surrounding the Jandakot Groundwater Underground Water Pollution Control area (generally comprising the localities of Oakford, Mandogolup, Casuarina, Wellard, Anketell and the Spectacles).

The Final Report of the Jandakot Structure Plan has been prepared by Turner Master Planners, but awaits release for advertising by the WA Planning Commission. As such, whilst the Structure Plan is only a Draft document, it nevertheless indicates and signals the current preferred strategic intentions for development within the Study area and assessment of the application in relation to the Structure Plan is considered both relevant and appropriate.

Under the Draft Jandakot Structure Plan, the subject site is identified as “Landform/Landscape Protection”. For this category, 7.2.10 of the Structure Plan Report states:

The prominent sand ridges in the southern rural areas have been highlighted on the structure plan as an area worthy further consideration and detailed planning with a view to protection of this landform feature. Sympathetic residential, rural land use and subdivision should be encouraged to keep this feature.

In the Structure Plan Appendix C guidelines it is further stated that *“the ridge is a prominent landform/landscape feature within the relatively flat rural terrain. It provides dramatic views of the Area through to the foothills. Further investigation into the physical extent of the ridge, its character and context within the broader rural landscape, should be undertaken to ensure ascertain which areas are most strategic to the ridges’ environmental enhancement. This should provide insight into what form of enhancement is required and the appropriate range of environmental improvement responses. The ridge face, top and adjoining areas are likely to be most significant for landscape protection.*

Landform protection should be provided to the ridge from uses and activities that affects its form including:

- *Mining activity, which should be banned, and where the landform has been affected, landscape rehabilitation should be undertaken,*
- *Horse agistment, that can lead to the deterioration of the soil and landform, and*
- *Other activities that affect the appearance of the landscape and soil quality of the ridge.*

The proposal is considered by the Assessments and Strategic Planning Teams to be in direct conflict with the above recommendations and guidelines of the Draft Jandakot Structure Plan. The Structure Plan for areas identified as “Landform/Landscape Protection” recommends that mining activity should be banned.

Furthermore, the application provides for significant alteration to the existing landscape/landform feature. The ridge provides for dramatic views of the area into the foothills. In this respect, there is absence of applicant submission of a landform/landscape and flora survey as appropriate to demonstrate that measures are in place to suitably and adequately protect this regionally significant landform feature.

WA Planning Commission’s Statement of Planning Policy No.10 – Basic Raw Materials

Clause 6.3.1 of this Policy details the relevant considerations in determining such applications for development as follows:

6.3.1 Before determining an application for an extractive industry operation the Commission and/or local government should consider as appropriate:

1. *The significance of the resource in terms of its positioning in a priority resource location, key extraction area, or extraction area;*

Comment - The property is not outlined in the Policy as a priority resource or extraction site.

2. *The effect of the proposed extractive industry on any native flora and fauna, the natural landscape, groundwater quality, quantity and use, surface drainage and surface water quality, and sites of cultural and historic significance on and near the land. An application in an environmentally significant area may require referral to the Department of Environmental Protection;*

Comment

Natural environment impacts from the proposed development are:

- Direct loss of native vegetation via clearing;
- Indirect loss of vegetation via import of plant disease, weeds, increased site disturbance;
- Reduction in native fauna habitat;
- Increased pollution risk to groundwater quality

Issues associated to these environmental impacts are:

- Impact on landscape/landform
- Ability to control wind erosion and stabilise the site following sand extraction;
- Ability to reinstate Banksia woodland
- Satisfactory end use of site following sand extraction.

Direct loss of native vegetation via clearing/ Indirect loss of vegetation

The quarry pit area is 4.8 ha. Approximately 1.5 ha appears to have been cleared illegally in the past two years. The remaining 3.3 ha of banksia woodland is in good condition.

A 20-metre strip of vegetation on the property's eastern boundary has been cleared - the proposed eastern buffer.

The vegetation on the lot is considered to be of local conservation value. It is not included within Bush Forever or the Shire's Conservation Zone policy area. Nevertheless it has local nature conservation significance, provides habitat for local fauna and a major contributor to the rural landscape.

Re-creation of banksia woodland to a standard near its present condition, diversity, structure, health is unlikely to occur without rehabilitation works extending over a 10-15 year period after the pit de-commissioning. See rehabilitation comments below.

Impact on fauna

The proposal will result in the loss of fauna habitat for native species, including bandicoots, reptiles and amphibians. Some amelioration of this impact would occur through regular baiting for foxes and rabbits.

Increased pollution risk to groundwater quality

No information is provided on the storage and handling of fuels and lubricants and the servicing of machinery. Standard practice for an operation of this size is that storage does not occur or occurs within a bunded and sealed area to contain 110% of stored volume. (All

servicing, other than the most basic procedures with low risk of leaking or spilling lubricants or fuels, is to occur off-site).

1. *The effect of the proposed extractive industry on agricultural land;*

Comment

Land Clearing and Agricultural Value

The fact that this land has not been cleared is due to landowners choosing not to clear it when the law allowed them to do so (pre 1980's). Secondly, the land is of extremely low agricultural value, and was not worth clearing for this purpose. Ecological/habitat impacts now suggest that the land should not be cleared.

2. *The effect of vehicular traffic, noise, blasting, dust and vibration on the amenity of the surrounding area having regard to existing and future uses;*

Comment – Nuisance impacts:

Noise

The proponent has not included noise predictions in the submission and as a consequence the potential impact on surrounding residents cannot be determined. Although the site is located in a "broadacre rural area" the potential for off-site noise impacts cannot be entirely negated and will be largely determined by the number and type of machinery used for excavation.

The transport of sand from the site will also result in an increase in the number of haulage trucks using local roads. Given that road traffic noise is generally exempt from current noise legislation the impact of increased road traffic noise should be a matter that Council considers in its deliberation with regard to this proposal. No detail has been provided as to the number of truck movements likely to enter and exit the site.

Dust

The proponent has not indicated how dust is to be managed on site, simply stating that the excavation is to be staged in "smaller manageable stages". Where there is potential for dust to cross boundaries and affect adjoining properties, particularly with seasonal winds, management strategies should be clearly outlined. In addition, the management of dust from haulage trucks has not been identified and control measures outlined.

3. *The ability to rehabilitate the land to a form or for a use which is compatible with the long term planning for the site and surrounding area.*

Comment

Proposed rehabilitation

The detailed objectives and standards of rehabilitation are not stated in the application. Statements of the methods of rehabilitation are not supported with information to verify the outcomes implied in the proposal.

It is implied that the site will be revegetated back to the current standard of Banksia Woodland on the site (quality, diversity, habitat). This standard of rehabilitation has not been undertaken in Perth. Current best practice for rehabilitation of banksia woodland over sand quarries dictates that the works continue for at least 3 years after the pit has been decommissioned. The approximate cost of this standard of rehabilitation is \$10,000 per hectare. Given that 5 ha of rehabilitation is required, then the total estimated rehabilitation cost is \$50,000

It is further considered that should the applicant wish to progress the application, then further work is required to prove up the rehabilitation commitments made in the application and include such aspects as no. of plants, species, densities (pre-development and post rehabilitation).

Long-term implications and optimal use of the property's sand resource

Consideration should be given to the implications of approval of the proposal and the end-use options for the quarry.

The current proposal will form a large hole in the ground, albeit with 1 in 6 slopes. It will not take on a natural landform appearance. It is debatable that it will be rehabilitated back to banksia woodland.

No end use is proposed other than to rehabilitate the site back to banksia woodland.

4. The ability to stage the extraction operations to avoid conflicts with adjacent land uses

Comment - A small staged development

A central issue to this proposal and all sand quarry developments is the proposed staging of excavation. Whilst the application states that the quarry operation will be staged into approximately 1.0 ha cells, no staging plan is provided.

Sand quarries, on the scale of 5ha are extremely unlikely to be able to stage their extraction and rehabilitation activities. Firstly, the quarry is likely to operate the quarry to produce at least two or three products: white sand, yellow sand, and fill sand. Fill sand is of a quality that cannot be used as either white or yellow sand and is of lesser value.

It is likely that access to all two or three products will be required for as long as possible. This means that staged operation is made impossible (The proposal does mention that the site comprises white to grey sands at the surface and yellow sand at depth. Extraction in nearby locations demonstrates that yellow and white sands also occur in pockets).

Secondly, the practicalities of Banksia Woodland rehabilitation and the associated costs mean that it is extremely unlikely that rehabilitation would occur in 1 ha stages. Staging of the proposed pit is therefore unlikely to occur because of the size of the quarry and the nature of the development, and the standard of rehabilitation required.

A condition from Council that the operation and rehabilitation be staged to one or even two-hectare cells would be very difficult to administer from previous experience.

Staged development of sand quarries is only possible in larger proposals, and even then is often met with resistance from the industry. The difficulty of staging this proposal has implications for the storage and use of topsoil. The seed store in topsoil quickly loses its viability, and topsoil in sandy soils should not be stored for more than 12 months.

Conclusion

The above report incorporates the combined comments of the Senior Planner, Planning Officer, Manager Assessments and Environmental Officer. Comments are reflective of the shared views of these officers which do not support the application due to it being in conflict with the WA Planning Commission's "Statement of Planning Policy No.10 – Basic Raw Materials", Draft Jandakot Structure Plan and Council's Extractive Industry Local Law.

Furthermore, the submissions received during the advertising period as well as confirming the above concerns, namely: land clearing, adverse impacts on flora and fauna, groundwater

and alteration to regionally significant landform feature etc, raise major nuisance impacts (i.e noise, dust), and road safety that may be associated with the proposal.

There is significant issues raised with staging and the rehabilitation programme (which is not acceptable). There are also long term implications with optimal end use for the site not suitably addressed by the proposal.

The application does not demonstrate and/or lend itself to satisfactory resolution of outstanding concerns and as such, the proposal is accordingly recommended for refusal by Council's Assessments Team.

Statutory Environment: Town Planning and Development Act 1928

Policy Implications: Draft Jandakot Structure Plan, Rural Strategy

Financial Implications: Nil

Strategic Implications: Adverse environmental and amenity impacts on neighbouring community with extraction activities and associated operations.

Community Consultation: Advertised to surrounding landowners

Voting Requirements: Normal

CRP020 Committee/Officer Recommended Resolution

That Council refuses the application dated 30 April 2001 proposing sand extraction at Lot 102 King Road, Oldbury for the following reason(s):

1. The application does not comply with WA Planning Commission's "Statement of Planning Policy No.10 Basic Raw Materials" by virtue of such development having adverse impacts on native flora and fauna (i.e clearing), effects of noise, dust and vibration on the amenity of the surrounding area having regard to existing and future uses;
2. The inability to rehabilitate the land to a form or for a use which is compatible with the long term planning for the site and surrounding area and stage the extraction operations to avoid conflicts with adjacent land uses;
3. The subject land is not included in the "Raw Materials Extraction Policy Area" of the Shire's Rural Strategy which makes provision for and identifies suitable sites and existing quarried areas for such purposes as proposed. The subject land is also not identified as a priority resource location and/or key extraction area under the WA Planning Commission's "Statement of Planning Policy No.10 – Basic Raw Materials";
4. The proposal by advocating substantial vegetation clearance and landform alteration is in direct conflict with the recommendations and guidelines of the Draft Jandakot Structure Plan which has identified the site for "Landform/Landscape Protection". The Structure Plan states: Landform protection should be provided to the ridge from uses and activities that affects its form including mining activity which should be banned;
5. Given the significant number of submissions received against the proposal during the advertising period, approval of the application is not seen by Council as being in the public interest

Note: The Senior Planner advised that he had received an email from the Ministry for Planning advising that the Hon Minister for Planning and Infrastructure has determined to advertise the draft Jandakot Structure Plan.

CRP020 COUNCIL DECISION

Moved Cr Simpson, seconded Cr Murphy that Council refuses the application dated 30 April 2001 proposing sand extraction at Lot 102 King Road, Oldbury for the following reason(s):

- A.
1. The application does not comply with WA Planning Commission’s “Statement of Planning Policy No.10 Basic Raw Materials” by virtue of such development having adverse impacts on native flora and fauna (i.e clearing), effects of noise, dust and vibration on the amenity of the surrounding area having regard to existing and future uses;
 2. The inability to rehabilitate the land to a form or for a use which is compatible with the long term planning for the site and surrounding area and stage the extraction operations to avoid conflicts with adjacent land uses;
 3. The subject land is not included in the “Raw Materials Extraction Policy Area” of the Shire’s Rural Strategy which makes provision for and identifies suitable sites and existing quarried areas for such purposes as proposed. The subject land is also not identified as a priority resource location and/or key extraction area under the WA Planning Commission’s “Statement of Planning Policy No.10 – Basic Raw Materials”;
 4. The proposal by advocating substantial vegetation clearance and landform alteration is in direct conflict with the recommendations and guidelines of the Draft Jandakot Structure Plan which has identified the site for “Landform/Landscape Protection”. The Structure Plan states: Landform protection should be provided to the ridge from uses and activities that affects its form including mining activity which should be banned;
 5. Given the significant number of submissions received against the proposal during the advertising period, approval of the application is not seen by Council as being in the public interest

B That options for the use of this land should be further explored by the Director of Sustainable Development

CARRIED 10/0

P024/08/01 PROPOSED SCHEME AMENDMENT AND DEVELOPMENT OF A LOCAL PLANNING POLICY RELATING TO SIGNS AND ADVERTISING (A0764)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Jocelyn Cockbain – Planning Officer	Date of Report	9/8/01
Signatures	Author: _____ Senior Officer: _____		
Previously	P181/02/99; P014/07/98; P282/04/98		
Disclosure of Interest			
Delegation	Council		

Preamble

Council to consider initiating an amendment to Town Planning Scheme No.2 relating to signs and advertising within the Shire. This Scheme amendment is accompanied by a Local Planning Policy to enhance and outline the requirements set out in the Amendment.

Background

In 1998 Council prepared a Local Law relating to Signs and Advertising within the Shire. The Local Law was sent to the joint standing committee on delegated legislation in July 1999. Unfortunately the Local Law was disallowed as a result of the legislative council going to recess a week prior to the Local Law being considered and leading to automatic disallowance of the Local Law.

There is a need for some form of control over advertising and signage within Council's Scheme and policies. Currently Council has only very minor provisions relating to the control of advertising within the Scheme. Planning applications are required for the erection of any form of advertising, however Council officers have no real guidance to what type or form of advertising is acceptable.

Council has a Policy on Signs – PP6, the policy sets out some criteria and requirements for signage in the Shire. However the Strategic Planning Team believe that this Policy, created in 1984, is out dated and does not address the issues relating to visual impact, application requirements and the compatibility with the surrounding businesses and environment and therefore there is a need to supersede this policy. Some of the appropriate provisions contained in this policy have been carried forward into the Local Planning Policy.

A copy of the Planning Policy PP6 – Signs is with the attachments marked P024.1/08/01.

Comments

Outdoor advertising signage is about communicating messages to consumers, and it comes in many forms. It can be printed, painted, projected or illuminated onto a wide variety of surfaces. Illuminated signs can include neon tubes, floodlights or back lights. Flags, bunting, awnings, tethered balloons, pylon signs, window signs, roof signs, hoardings, fibre optics, television, flashing and chasing signs and animated signs are all examples of the broad scope of advertising that we encounter every day of our lives.

Signs may be on buildings, facias, windows, walls or roofs. Freestanding signs may be on frames or on poles or on street furniture.

Council officers main concerns in regard to new advertising signage relate to the following issues:

General

- the visual impact on surrounding land and buildings;
- the visual impact on the streetscape generally;

Specific

- whether a new sign is compatible with any existing signs on the site;
- whether a new sign complements the dominant character of the surrounding urban landscape;
- whether a new sign complements the architectural style and character of the building, site or area;
- whether a new sign compromises surrounding land uses due to its size, design, location or the use of illumination or devices such as flashing or moving elements;
- whether a new sign may be hazardous to vehicular or pedestrian traffic;
- whether a new sign on or attached to a heritage building is discreet and complements the building and area;
- whether rationalisation or reduction in the number of existing signs is appropriate and achievable; and
- whether building or locality identification is improved by the prominent display of street numbers

The Model Scheme Text introduces a schedule listing advertisements exempt from requiring planning approval. The Strategic Planning Team recommends that Council place a schedule in line with that in the Model Scheme Text into the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 and prepare a supporting Local Planning Policy to guide advertising applications submitted to Council.

In relation to an amendment to Town Planning Scheme No.2 the Strategic Planning Team recommends that Town Planning Scheme No.2 be amended as follows:

1. Insert clause 5.1.2(i) as follows

Any of the exempted classes of advertisements listed in Appendix 18 except in respect of a place included in Appendix 13 or within the Jarrahdale Townscape and Heritage Precincts as depicted in Appendix 14.

2. Delete clause 5.5.3 – this clause relates to the erection of signs within the Residential or Special residential zone and will be superseded by this amendment and the Local Planning Policy.
3. Insert after clause 7.14.4

7.15 CONTROL OF ADVERTISING

7.15.1 Definitions

For the purpose of this clause –

“advertiser” means any one or more of the land owner, occupier, licensee or other person having an interest in or benefiting from the display on an advertisement;

“advertisement” means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.

“display” in relation to an advertisement, includes the erection and placement of the advertisement;

“exempted advertisement” is an advertisement exempted from the requirement to obtain planning approval listed in Appendix 18; and

“existing advertisement” means an advertisement that is –

- a) lawfully displayed before the commencement of this Scheme; or
- b) displayed under a licence for other approval granted by the Council before commencement of this Scheme.

7.15.2 Measuring the Size of Advertisements

The size of advertisement is to be measured as the greatest horizontal dimension of the advertisement multiplied by the greatest vertical dimension of the advertisement and excludes the supporting structures.

7.15.3 Existing and Exempted Advertisements

Subject to the provisions of the Main Roads (Control of Signs) Regulations 1983, and notwithstanding the provisions of clause 7.15.4, the Council’s prior Planning Approval is not required in respect of those advertisements listed in Appendix 18 – Exempted Advertisements or an existing advertisement, which may continue to be displayed in accordance with the licence or approval, if any, granted by the Council.

7.15.4 Notices Affecting the Display of Advertisements

- 1) Where in the opinion of the Council, the display of an advertisement, including an exempted or existing advertisement, seriously conflicts with –
 - a) the requirements of the Scheme;
 - b) any Local Planning Policy;
 - c) the orderly and proper planning of a locality;
 - d) the conservation of the amenity of a locality; and
 - e) the design, scale and relationship of existing buildings or surrounding of the advertisement;
 the Council may, by notice in writing, require the advertiser to remove, relocate, adapt or otherwise modify the advertisement within the period specified in the notice.

- 2) Where, in the opinion of the Council, an advertisement has deteriorated inappropriately having regard to the matters set out in 7.15.4(1), or where the advertisement ceases to be effective for the purpose for which was displayed, the Council may by notice in writing require the advertiser to –
 - a) repair, repaint or otherwise restore the advertisement to a standard specified by Council in the notice; or
 - b) remove the advertisement.

- 3) A notice under this clause is to –
 - a) be given to the advertiser;
 - b) refer to the advertisement which is the subject of the notice;
 - c) give full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and
 - d) specify the period, not being less than 60 days, within which the action specified is to be completed by the advertiser.

- 4) Subject to the provisions of the Act, a person on whom the notice is served under this clause has a right of appeal against the Council's decision to serve the notice.

- 5) Where in the opinion of the advertiser, an advertisement requires replacing or renewing, all changes are to be in accordance with the Scheme and the related Local Planning Policy.

4. Insert Appendix 18.

APPENDIX 18 – EXEMPTED ADVERTISEMENTS

Residential	1. Wall (Public Assembly)	One advertisement with a maximum size of 0.2m²
	2. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	3. Window (Internal, non-visible)	There are no restrictions on size or number of Window (Internal, non-visible) advertisements as long as they are not visible in any way from outside the building.
	4. Construction Site	<u>Dwellings</u> : one advertisement per street frontage with a maximum size of 1.5m² . <u>Multiple Dwellings, Shops, Commercial and Industrial Projects</u> : as for dwellings with a maximum size of 3m² .

	<p>11. Display Home</p> <p>12. Real Estate</p>	<p>dwelling, shops, commercial and industrial projects with a maximum size of 5m² plus one additional advertisement sign showing the name of the project builder with a maximum size of 5m².</p> <p>One advertisement sign for each dwelling on display with a maximum size of 3m² plus one additional advertisement sign for each group of dwellings displayed by a single project builder giving details of the project building company and the range of dwellings on display with a maximum size of 2m².</p> <p><u>Single houses or vacant land:</u> One advertisement sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed with a maximum size of 1.5m².</p> <p><u>Grouped or Multiple Dwellings, Shops, Commercial and Industrial Properties:</u> as for single house or vacant land with a maximum size of 3m².</p> <p><u>Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5ha:</u> as for single house or vacant land with a maximum size of 5m².</p>
<p>Jarrahdale Heritage and Townscape Precinct</p>	<p>1. Wall (Public Assembly)</p> <p>2. Wall (Name, No. and Address)</p> <p>3. Window (Internal, non-visible)</p> <p>4. Construction Site</p> <p>5. Display Home</p> <p>6. Real Estate</p>	<p>One advertisement with a maximum size of 0.2m²</p> <p>One advertisement with a maximum size of 0.2m²</p> <p>See Residential zone</p> <p>See Residential zone</p> <p>See Residential zone</p> <p>See Residential zone</p>
<p>Commercial; Showroom/ Warehouse; Mixed Business; Highway Commercial; Town Centre; General Industrial; Light Industry</p>	<p>1. Wall (Name, No. and Address)</p> <p>2. Window (Visible)</p> <p>3. Window (Internal, non-visible)</p> <p>4. Ground Based</p>	<p>One advertisement with a maximum size of 0.2m²</p> <p>Shall not cover more than 50% of the glazed area of any one window or exceed 10.0m² in area in aggregate per tenancy on a lot.</p> <p>See Residential zone</p> <p><u>Portable:</u> One advertisement with a maximum vertical or horizontal dimension of 1.0m and have an area of not more</p>

	5. Construction Site	than 0.6m² . <u>Not Portable</u> : One advertisement with a maximum vertical dimension of 1.2m and a maximum area of 1.5m² .
	6. Real Estate	See Residential zone
Neighbourhood Centre	1. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	2. Window (Internal, non-visible)	See Residential zone
	3. Ground Based	See Commercial zone
	4. Construction Site	See Residential zone
	5. Real Estate	See Residential zone
Special Use	1. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	2. Window (Internal, non-visible)	See Residential zone
	3. Construction Site	See Residential zone
	4. Real Estate	See Residential zone
Rural	1. Wall (Public Assembly)	One advertisement with a maximum size of 0.2m²
	2. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	3. Window (Visible)	See Commercial zone
	4. Window (Internal, non-visible)	See Residential zone
	5. Ground Based	See Commercial zone
	6. Construction Site	See Residential zone
	7. Real Estate	See Residential zone
Special Rural; Rural Living; Farmlet	1. Wall (Public Assembly)	One advertisement with a maximum size of 0.2m²
	2. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	3. Window (Internal, non-visible)	See Residential zone
	4. Ground Based	See Commercial zone
	5. Construction Site	See Residential zone
	6. Real Estate	See Residential zone

All signs listed above are non-illuminated. If illumination is requested then Planning approval must be obtained from Council.

Regulatory Signs

Any signage which indicate and identify a law or regulation which it would be an offence or unlawful to disregard will not require any planning approval from Council.

Emergency Service Signs

Any emergency services signs that relate to fire and/or emergency management responses will not require any planning approval from Council. The sign must not exceed a maximum area on 0.25m² (eg. 0.500m x 0.500m). These signs may be placed in any zone or on any Reserve within the Shire.

A copy of the proposed Local Planning Policy No. 5 – Control of Advertisements is with the attachments marked P024.2/08/01.

It is recommended by the Strategic Planning Team that the Council initiate the above amendment to Town Planning Scheme No.2 relating to signs and the above Local Planning Policy.

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

Policy Implications: Development of a new Local Planning Policy and introduction of signage into Town Planning Scheme No.2

Financial Implications: The enforcement of this Local Planning Policy will increase Council officers workload and therefore it additional resources will be required to manage and enforce this policy.

Strategic Implications: Greater control of signage and advertising in the Shire plus direction given to developers and Council officers on signage

Community Consultation: Whilst the Town Planning Scheme stipulates that Local Planning Policies can be advertised for a period of 14 days it is recommended that the Local Planning Policy be advertised at the same time and for the same period (42 days) as the amendment as both documents are interlinked and depend on one another.

Voting Requirements: Normal

CRP024 COUNCIL DECISION/Committee/Officer Recommended Resolution

Moved Cr Simpson, seconded Cr Price that

1. Council, pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended) resolves to initiate an amendment to the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 to introduce new signage and advertising clauses and Appendix 18 listing exempted advertisements as follows:

1. Insert clause 5.1.2(i) as follows

Any of the exempted classes of advertisements listed in Appendix IX 18 except in respect of a place included in Appendix 13 or within the Jarrahdale Townscape and Heritage Precincts as depicted in Appendix 14.

2. Delete clause 5.5.3 – this clause relates to the erection of signs within the Residential or Special residential zone and will be superseded by this amendment and the Local Planning Policy.

3. Insert after clause 7.14.4

7.15 CONTROL OF ADVERTISING

7.15.1 Definitions

For the purpose of this clause –

“advertiser” means any one or more of the land owner, occupier, licensee or other person having an interest in or benefiting from the display on an advertisement;

“advertisement” means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.

“display” in relation to an advertisement, includes the erection and placement of the advertisement;

“exempted advertisement” is an advertisement exempted from the requirement to obtain planning approval listed in Appendix 18; and

“existing advertisement” means an advertisement that is –

- a) lawfully displayed before the commencement of this Scheme; or
- b) displayed under a licence for other approval granted by the Council before commencement of this Scheme.

7.15.2 Measuring the Size of Advertisements

The size of advertisement is to be measured as the greatest horizontal dimension of the advertisement multiplied by the greatest vertical dimension of the advertisement and excludes the supporting structures.

7.15.3 Existing and Exempted Advertisements

Subject to the provisions of the Main Roads (Control of Signs) Regulations 1983, and notwithstanding the provisions of clause 7.15.4, the Council’s prior Planning Approval is not required in respect of those advertisements listed in Appendix 18 – Exempted Advertisements or an existing advertisement, which may continue to be displayed in accordance with the licence or approval, if any, granted by the Council.

7.15.4 Notices Affecting the Display of Advertisements

1) Where in the opinion of the Council, the display of an advertisement, including an exempted or existing advertisement, seriously conflicts with –

- a) the requirements of the Scheme;
- b) any Local Planning Policy;
- c) the orderly and proper planning of a locality;
- d) the conservation of the amenity of a locality; and

e) the design, scale and relationship of existing buildings or surrounding of the advertisement;
 the Council may, by notice in writing, require the advertiser to remove, relocate, adapt or otherwise modify the advertisement within the period specified in the notice.

2) Where, in the opinion of the Council, an advertisement has deteriorated inappropriately having regard to the matters set out in 7.15.4(1), or where the advertisement ceases to be effective for the purpose for which was displayed, the Council may by notice in writing require the advertiser to –

- a) repair, repaint or otherwise restore the advertisement to a standard specified by Council in the notice; or
- b) remove the advertisement.

3) A notice under this clause is to –

- a) be given to the advertiser;
- b) refer to the advertisement which is the subject of the notice;
- c) give full details of the action or alternative courses of action to be taken by the advertiser to comply with the notice; and
- d) specify the period, not being less than 60 days, within which the action specified is to be completed by the advertiser.

4) Subject to the provisions of the Act, a person on whom the notice is served under this clause has a right of appeal against the Council's decision to serve the notice.

5) Where in the opinion of the advertiser, an advertisement requires replacing or renewing, all changes are to be in accordance with the Scheme and the related Local Planning Policy.

4. Insert Appendix 18.

APPENDIX 18 – EXEMPTED ADVERTISEMENTS

Zone	Exempted Sign Type	Number and Maximum Size
Residential	13. Wall (Public Assembly)	One advertisement with a maximum size of 0.2m²
	14. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	15. Window (Internal, non-visible)	There are no restrictions on size or number of Window (Internal, non-visible) advertisements as long as they are not visible in any way from outside the building.
	16. Construction Site	<u>Dwellings:</u> one advertisement per street frontage with a maximum size of 1.5m² . <u>Multiple Dwellings, Shops, Commercial and Industrial Projects:</u> as for dwellings with a maximum size of 3m² . <u>Large Development or Redevelopment projects involving shopping centres, office or other buildings exceeding 3 storeys in height:</u> as for multiple dwellings, shops, commercial and

Zone	Exempted Sign Type	Number and Maximum Size
	<p>17. Display Home</p> <p>18. Real Estate</p>	<p>industrial projects with a maximum size of 5m² plus one additional advertisement sign showing the name of the project builder with a maximum size of 5m².</p> <p>One advertisement sign for each dwelling on display with a maximum size of 3m² plus one additional advertisement sign for each group of dwellings displayed by a single project builder giving details of the project building company and the range of dwellings on display with a maximum size of 2m².</p> <p><u>Single houses or vacant land:</u> One advertisement sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed with a maximum size of 1.5m².</p> <p><u>Grouped or Multiple Dwellings, Shops, Commercial and Industrial Properties:</u> as for single house or vacant land with a maximum size of 3m².</p> <p><u>Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5ha:</u> as for single house or vacant land with a maximum size of 5m².</p>
Jarrahdale Heritage and Townscape Precinct	<p>7. Wall (Public Assembly)</p> <p>8. Wall (Name, No. and Address)</p> <p>9. Window (Internal, non-visible)</p> <p>10. Construction Site</p> <p>11. Display Home</p> <p>12. Real Estate</p>	<p>One advertisement with a maximum size of 0.2m²</p> <p>One advertisement with a maximum size of 0.2m²</p> <p>See Residential zone</p> <p>See Residential zone</p> <p>See Residential zone</p> <p>See Residential zone</p>
Commercial; Showroom/ Warehouse; Mixed Business; Highway Commercial; Town Centre; General Industrial; Light Industry	<p>7. Wall (Name, No. and Address)</p> <p>8. Window (Visible)</p> <p>9. Window (Internal, non-visible)</p> <p>10. Ground Based</p>	<p>One advertisement with a maximum size of 0.2m²</p> <p>Shall not cover more than 50% of the glazed area of any one window or exceed 10.0m² in area in aggregate per tenancy on a lot.</p> <p>See Residential zone</p> <p><u>Portable:</u> One advertisement with a maximum vertical or horizontal dimension of 1.0m and have an area of not more</p>

Zone	Exempted Sign Type	Number and Maximum Size
	11. Construction Site	than 0.6m² . <u>Not Portable:</u> One advertisement with a maximum vertical dimension of 1.2m and a maximum area of 1.5m² . See Residential zone
	12. Real Estate	See Residential zone
Neighbourhood Centre	6. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	7. Window (Internal, non-visible)	See Residential zone
	8. Ground Based	See Commercial zone
	9. Construction Site	See Residential zone
	10. Real Estate	See Residential zone
Special Use	5. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	6. Window (Internal, non-visible)	See Residential zone
	7. Construction Site	See Residential zone
	8. Real Estate	See Residential zone
Rural	8. Wall (Public Assembly)	One advertisement with a maximum size of 0.2m²
	9. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	10. Window (Visible)	See Commercial zone
	11. Window (Internal, non-visible)	See Residential zone
	12. Ground Based	See Commercial zone
	13. Construction Site	See Residential zone
	14. Real Estate	See Residential zone
Special Rural; Rural Living; Farmlet	7. Wall (Public Assembly)	One advertisement with a maximum size of 0.2m²
	8. Wall (Name, No. and Address)	One advertisement with a maximum size of 0.2m²
	9. Window (Internal, non-visible)	See Residential zone
	10. Ground Based	See Commercial zone
	11. Construction Site	See Residential zone
	12. Real Estate	See Residential zone

All signs listed above are non-illuminated. If illumination is requested then Planning approval must be obtained from Council.

Regulatory Signs

Any signage which indicate and identify a law or regulation which it would be an offence or unlawful to disregard will not require any planning approval from Council.

Emergency Service Signs

Any emergency services signs that relate to fire and/or emergency management responses will not require any planning approval from Council. The sign must not exceed a maximum area on 0.25m² (eg. 0.500mm x 0.500mm). These signs may be placed in any zone or on any Reserve within the Shire.

2. Council, pursuant to Part 9 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 resolve to advertise the Draft Local Planning Policy No.5 – Control of Advertisements.
3. Council Policy – Planning PP6 Signs be deleted.
4. That the draft Scheme Amendment and Local Planning Policy be referred to the Sign and Advertising industry to seek their comment and feedback on both draft documents.

CARRIED 10/0

P026/08/01 2001 RURAL STRATEGY REVIEW (A0803-06)			
Proponent	Rural Strategy Review Working Group		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	14/8/01
Signatures	Author: Senior Officer:		
Previously	P134/10/96, P335/03/97, P327/05/98, P218/04/99, P098/02/01, P099/02/01		
Disclosure of Interest	Cr Murphy – owns land within this review (interest of impartiality)		
Delegation	Council		

Preamble

The purpose of this report is to consider the *Draft Rural Strategy Review 2001* (the review) for adoption for advertising and referral to the Ministry for Planning for comment.

A copy of the draft Rural Strategy Review 2001 has been separately circulated to all Councillors.

Background

At its meeting of 26th February 2001 Council considered a report on the review. On consideration of the matter Council resolved:

“CRP098 Council Decision/Committee Recommended Resolution

Moved Cr Price, seconded Cr Townsend that the draft Rural Strategy Review be referred to a working group consisting of the Planning Committee members and other interested Councillors on Friday, 2nd March at 1pm.

Carried 10/0”

Review Process

The 1996 Rural Strategy Review introduced a process for subsequent reviews as follows:

“...that a review of the Rural Strategy be undertaken initially every 12 months, (with flexibility to extend this period to two years as the Strategy matures) in accordance with the following process: -

1. *Council resolves to undertake a review and advise the community accordingly;*
2. *Current Rural Strategy is reviewed and evaluated;*
3. *Proposed modifications are identified and explained;*
4. *Contents of review to be discussed with the Ministry for Planning;*
5. *Consent to advertise the draft review;*
6. *Council to evaluate the submissions and endorse/modify the draft review; and*
7. *Review submitted to the Western Australian Planning Commission for endorsement.”*

Comments

Consistent with the objectives for the review established in 1997, the review takes a “maintenance” approach. The fundamental philosophies on which the 1994 Rural Strategy was based are not challenged. To the contrary, they are still considered relevant, if not actually ahead of their time. It is acknowledged that these objectives were framed with a 12-18 month review period in mind (from adoption of the 1996 review). It is not considered that the greater lapse of time has diminished the relevance of the objectives.

The review is in seven sections. Section 1.0 puts the review in context. It describes the 1994 Rural Strategy and the 1996 review. Section 2.0 outlines significant developments in WA Planning Commission Policies and puts the Rural Strategy into the context of the State Planning Strategy. The Draft Agricultural and Rural Land Use Planning Policy is discussed separately in section 3.0. At section 4.0 demand and supply, population growth and the implications of these issues on dwelling stocks are discussed. At section 5.0 specific policy issues considered to be in need of review are addressed. These include landscape protection, environmental repair, rural subdivision, the Blair Road agricultural precinct, settlement in the rural zone, zoning of agricultural areas of local significance, the Conservation zone and a proposed new Residential and Stable Policy Area. Specific submissions to alter existing policy areas are assessed at section 6.0 and some concluding remarks are included in section 7.0.

The Rural Strategy Review Working Group met on 2 March 2001. The requirements of the working group were incorporated into the review. Significant modifications effected as a consequence of the working groups meeting of 2 March 2001 were:

- A qualifying statement was inserted into section 2.5 noting the exclusion of mineral sands from the definition of “basic raw materials”.
- Section 2.9 Future Perth was inserted.
- Section 4.8 Concluding Observations was inserted.
- Discussion was inserted into section 5.3.1 Minimum Lot Sizes in respect of a revised minimum lot size in the scarp, along with Recommendation No. 15A and Plan No. 6A.
- Discussion and recommendations relating to the farmland concession rate was deleted.
- Section 5.10 Property Incomes and Farm Viability was inserted.
- Recommendation No. 39 in relation to submission no. 4 was altered from one of non-support to one of support.
- Recommendation No. 44 in relation to submission no. 8 was altered from one of non-support to one of support.
- Recommendation No. 54 in relation to submission no. 18 was altered and Recommendation no. 54A inserted. Rather than a change of policy area from Rural Landscape Buffer to Rural Living A/B, a change to Rural Living B Policy Area only is supported.
- Recommendation No. 72 in relation to submission no. 36 was altered from one of partial support and partial non-support to one of non-support.

- Discussion was inserted into section 6.4 Proposals Referred to the Review by Council in relation to Referral A. The addition clarifies that Council would consider a submission to the strategy based on the urban village concept enunciated in the original Rural Strategy.
- *Appendix 10 – Brief Assessment of Property Incomes and Viability for Agricultural Operations in Serpentine-Jarrahdale* was inserted.

Due to key Councillors and staff being absent on the New Zealand Study Tour, further consideration of the review has not been possible prior to August 2001. The amended review document was circulated to Councillors prior to a further meeting of the working group rescheduled from 6th August to 15th August due to Local Government Week commitments. Additional requirements of the working group from the meeting of 15 August, aside from minor corrections and additions were:

- Discussion previously inserted into section 5.3.1 Minimum Lot Sizes in respect of a revised minimum lot size in the scarp, along with Recommendation No. 15A and Plan No. 6A was deleted.
- Submission No. 4 was supported for Farmlets rather than Rural Living B.
- Submission No. 14 in respect of Lot 2 Selkirk Road supported for 4 lots.
- Submission No. 17 was deleted on the basis that the property had been transferred since the submission was made.
- Reference to structure planning was included in the discussion to Submission No. 31.
- Submission 39 – the Mardella Precinct was included in the draft report (refer CRP099/02/01) with a recommendation of non-support
- Referral C – Proposed Rural Enterprise Precinct was deleted.
- Discussion previously inserted into section 6.4 Proposals Referred to the Review by Council in relation to Referral A was included in discussion in relation to Submission No.'s 6 and 24. The addition clarifies that Council would consider a submission to the strategy based on the urban village concept enunciated in the original Rural Strategy.
- The extent of a modified Landscape Protection Policy Area was agreed.

Prior to public exhibition commencing drafting of maps has to occur. It is anticipated that this work will take in the order of four (4) weeks.

Statutory Environment: Nil. There is no statutory obligation to review a rural strategy.

Policy Implications: The Rural Strategy is Council's principal land use management policy.

Financial Implications: Within budget.

Strategic Implications: The Rural Strategy is Council's principal statement of strategic land use direction.

Community Consultation: Community consultation is part of the adopted process for the carrying out of reviews of the Rural Strategy.

Voting Requirements: Normal

Committee/Officer Recommended Resolution

1. Council adopts the Rural Strategy Review 2001 for public advertising for 42 days subject to the completion of plan drafting.
2. Council, in accordance with step 4 of the process for carrying out reviews of the Rural Strategy adopted by Council as part of the 1996 Review and subsequently endorsed by the WA Planning Commission, refers the draft 2001 Rural Strategy Review to the Ministry for Planning for comment.

COUNCIL DECISION:

Moved Cr Price seconded Cr Hoyer
To suspend standing orders 12.4
CARRIED 10/0

COUNCIL DECISION:

Moved Cr Buttfield seconded Cr Price
To re-instate standing orders
CARRIED 10/0

CRP026 COUNCIL MOTION

Moved Cr Buttfield, seconded Cr Richards that the matter be deferred back to Committee for further discussion.
LOST 4/6

CRP026 COUNCIL DECISION

Moved Cr Needham , seconded Cr Price that

1. Council adopts the Rural Strategy Review 2001 for public advertising for 42 days subject to the completion of plan drafting.
2. Council, in accordance with step 4 of the process for carrying out reviews of the Rural Strategy adopted by Council as part of the 1996 Review and subsequently endorsed by the WA Planning Commission, refers the draft 2001 Rural Strategy Review to the Ministry for Planning for comment.

CARRIED 6/4

9. MOTION OF WHICH NOTICE HAS BEEN GIVEN

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

Moved Cr Needham seconded Cr Murphy that Item C025/08/01 be dealt with as an item of new business of an urgent nature.

C025/08/01	LEAVE OF ABSENCE – COUNCILLOR PRICE (A0024)		
Proponent	Cr J Price		
Officer	Cr J Price	Date of Report	27.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Council		

Cr Price requested Leave of Absence for the month of September 2001.

COUNCIL DECISION:

Moved Cr Buttfield seconded Cr Simpson that Cr Price be given leave of absence from the September 2001 Ordinary Council Meeting.
CARRIED 10/0

10.1 INCLUDING CHIEF EXECUTIVE OFFICER/OFFICER REPORTS

The Chief Executive Officer invited Cr Kirkpatrick to share with Councillors the information he has obtained following his visit to the Eastern States and noted that the Director or Asset Services will be providing a report at the September Asset Committee Meeting.

10.2 COUNCILLORS QUESTIONS

11. INFORMATION REPORT – COMMITTEE DELEGATED AUTHORITY

11.1 Corporate Services – 13th August, 2001

C014/08/01 PEEL STRUCTURAL REFORM PROGRAMME (A0109-02)			
Proponent	Peel Economic Development Unit		
Officer	D. E Price – Chief Executive Officer	Date of Report	30-07-01
Signatures	Author:	Senior Officer:	
Previously	SM050/05/01		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC014/08/01 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Hoyer:

1. Councillors provide feedback to Mr Jorgensen in relation to the project “objectives” outlined in this item.
2. The members of the Strategic Management Committee and the Chief Executive Officer agree to form a reference group. The role of the reference group will be to:
 - a) Work with Murray Jorgensen and Associates, at both a Shire level and at a Regional level on the development of a Regional Strategy that will identify resource and technical Expertise sharing opportunities and establish Action Plans/Strategies.
 - b) Refer the final report and recommendation back to Council for consideration.
3. Mr Jorgensen be thanked for his presentation.

CARRIED 4/0

C016/08/01 SERVICE LEVEL ACCORDS (A0580)			
Proponent	Chief Executive Officer		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	03/08/01
Signatures	Author:	Senior Officer:	
Previously	CRC024/08/00		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC016/08/01 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Kirkpatrick:

1. Council endorses the framework and principles of the Service Level Accords for the following service teams Corporate Services, Ranger Service, Records Management and Library Services and the Service Level Accords be adopted for the provision of service/s for the 2001/2002 financial year.
2. The service level accords remain the intellectual property of the Shire and that any use of the accords will require authorisation by the Chief Executive Officer.

CARRIED 4/0

C018/08/01 SWEARING IN NEW COUNCILLOR – NORTH WARD (A0039)			
Proponent	Local Government Act 1995		
Officer	G R Dougall – Director Corporate Services	Date of Report	07/08/01
Signatures	Author:	Senior Officer:	
Previously	C002/07/01		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC018 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Murphy:

Council notes the change of date to 27 August 2001 for the swearing in of the newly elected North Ward Councillor due to no election being required.

CARRIED 4/0

C019/08/01 CONFIRMATION OF PAYMENT OF CREDITORS (A0917)			
Proponent	Director Corporate Services		
Officer	P. Igglesden – Customer Services Officer/Creditors Clerk	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC019 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Murphy:

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

CARRIED 4/0

C020/08/01 DEBTOR ACCOUNTS WITH A BALANCE IN EXCESS OF \$1,000 (A0917)			
Proponent	Director Corporate Services		
Officer	J. Fletcher – Customer Services Officer/Cashier	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC020 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Murphy:

That Council receive and note the report on Debtors accounts with a balance in excess of \$1,000 outstanding for 90 days or greater as at 1 August 2001.

CARRIED 4/0

C021/08/01 SUNDRY DEBTOR OUTSTANDING ACCOUNTS (A0917)			
Proponent	Director Corporate Services		
Officer	J. Fletcher – Customer Services Officer/Cashier	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC021 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer seconded Cr Murphy:

That Council receive and note the report on Sundry Debtor Outstanding Accounts as at 1 August 2001.

CARRIED 4/0

C022/08/01 RATE DEBTORS REPORT (A0917)			
Proponent	Executive Manager Corporate Services		
Officer	N.J. Galbraith – Rates Officer	Date of Report	
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC022 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Kirkpatrick:

That Council receive and note the report the Rate Debtors accounts as at 31 July 2001.

CARRIED 4/0

C023/08/01 INFORMATION REPORT			
Proponent	Director Corporate Services		
Officer	G.R. Dougall – Director Corporate Services	Date of Report	Various
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRC017/08/01 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Kirkpatrick seconded Cr Hoyer:

That the information report be received.

CARRIED 4/0

11.2 Asset Services – 13TH August, 2001

AS022/08/01 NATIONAL ROAD FUNDING CAMPAIGN (A0355-02)			
Proponent	Western Australian Municipal Association		
Officer	Robert Harris Director Asset Services	Date of Report	06.08.01
Signatures	Author: Senior Officer		
Previously	AS035/11/00, AS038/12/00		
Disclosure of Interest			
Delegation	Committee in accordance with resolution SM049/05/01		

CRAS022 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Richards seconded Cr Simpson that the Western Australian Municipal Association be advised that Council's previous decision to not financially support a campaign for increased Federal road funding at this time is confirmed.

CARRIED 4/0

AS023/08/01 INFORMATION REPORT			
Proponent	Director Asset Services		
Officer	Various	Date of Report	Various
Signatures	Author: Senior Officer		
Previously			
Disclosure of Interest			
Delegation	Committee in accordance with resolution SM049/05/01		

CRAS023 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Richards seconded Cr Simpson that the information report to the 31 July be received .CARRIED 4/0

11.3 Community & Recreation Development – 13th August, 2001

CRD06/08/01 SOUTH WEST GAMES INC (A0141)			
Proponent	South West Games Inc		
Officer	D Henderson – Relief Community Development Officer	Date of Report	8.08.01
Signatures	Author: Senior Officer:		
Previously	CRD03/07/01		
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

Officer Recommended Resolution

That Mrs Mason and Ms Firth be thanked for their attendance at the meeting.

CRCRD06 COMMITTEE DECISION

Moved Cr Price seconded Cr Needham

- 1 That Mrs Mason and Ms Firth be thanked for their attendance at the meeting.
- 2 That the Shire of Serpentine-Jarrahdale write a letter to the Management Committee formally accepting the invitation to join South West Games Inc and participate in the April 2003 games event.
- 3 That expressions of interest be called for a volunteer Shire Coordinator.

CARRIED 4/0

CRD07/08/01 INFORMATION REPORT			
Proponent	N/A		
Officer	D Henderson – Relief Community Development Officer	Date of Report	7.08.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

Officer Recommended Resolution

That Council accepts the June 2001 information report.

CRCRD07 COMMITTEE DECISION

Moved Cr Simpson seconded Cr Needham

- 1 That Council accepts the June 2001 information report.
- 2 That a place be booked for the Sport & Recreation Industry Conference to be held in Joondalup 27/28 September 2001.

CARRIED 4/0

CRD08/08/01 "BANNERS IN THE TERRACE" (A0033)			
Proponent			
Officer	D Henderson – Relief Community Development Officer	Date of Report	8.08.01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

CRCRD08 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Richards seconded Cr Needham that a letter of congratulation and thanks be sent to the staff and students of Marri Grove Primary School for their achievement.

CARRIED 4/0

11.4 Building Services - 20th August, 2001

B04/08/01 INFORMATION REPORT			
Proponent	N/A		
Officer	S Searle – Assessments Support Officer	Date of Report	09.08.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

CRB04 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy seconded Cr Star that Council accepts the July 2001 Information Report.

CARRIED 4/0

11.5 Health Services – 20th August, 2001

H03/08/01 INFORMATION REPORT			
Proponent	N/A		
Officer	J Abbiss – Manager Assessments	Date of Report	09.08.01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – in accordance with resolution SM049/05/01		

CRH03 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star seconded Cr Murphy that Council accepts the June/July 2001 Information Report.

CARRIED 4/0

11.6 Planning Development & Environment – 20th August, 2001

P010/08/01 LANDCARE CENTRE – STRATEGIC DIRECTION AND WORKING PROJECTS (A0847)			
Proponent	Serpentine-Jarrahdale Landcare Centre		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	6/8/01
Signatures	Author:	Senior Officer:	
Previously	N/A		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

Officer Recommended Resolution

Council accepts the delegation from the Landcare Development Officer Ms Cathy Lyons.

CRP010 COMMITTEE DECISION

Moved Cr Star, seconded Cr Murphy that

1. Council accepts the delegation from the Landcare Development Officer Ms Cathy Lyons.
2. Council notes the considerable achievements of the Landcare Centre.

CARRIED 4/0

E002/08/01 LOCAL ENVIRONMENTAL INITIATIVES (ICLEI) 'WATER CAMPAIGN'			
Proponent	Environmental Officer		
Officer	Andrew Del Marco - Environmental Officer	Date of Report	24/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

Officer Recommended Resolution

1. Council not nominate as a pilot Council for the ICLEI Water Campaign in 2001/2002 and reconsider its position as part of 2002/2003 Principal Activities Plan deliberations.
2. Council informs ICLEI Australia of its decision.

CRE002 COMMITTEE DECISION

Moved Cr Star, seconded Cr Hoyer that

1. Council not nominate as a pilot for the ICLEI Water Campaign in 2001/2002.
2. Council informs ICLEI Australia that it would like to hear a presentation so that it may be discussed at the Peel Development Commission, Peel Economic Development Unit and the Peel Harvey Catchment Council level as a possible regional approach and that it may be considered at the Organisational Review of Council as it may fit with Councils other needs.

CARRIED 4/0

E003/08/01 DRAFT LOCAL PLANNING POLICY NO. 6 – WATER SENSITIVE DESIGN (A0972)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Del Marco - Environmental Officer	Date of Report	9/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

Officer Recommended Resolution

LOCAL PLANNING POLICY NO. 6 - WATER SENSITIVE DESIGN

1. Operation of this Local Planning Policy

- (a) This local planning policy has been prepared to meet the requirements of Part 9 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No 2.
- (b) This policy does not bind the Council in respect of any application for planning approval but the Council will have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

This policy is also intended to:

- i) Assist Council's consideration of structure plans; and
- ii) Guide Council's advice to the Western Australian Planning Commission regarding fulfillment of subdivision conditions.

- (c) If a provision of this policy is inconsistent with the:
- (i) Statement of Planning Policy No. 2 (Peel-Harvey Coastal Plain Catchment), the Statement of Planning Policy prevails;
 - (ii) Environmental Protection (Peel-Harvey Estuarine System) Policy 1992, the Environmental Protection Policy prevails;
 - (iii) Shire of Serpentine-Jarrahdale Town Planning Scheme;
- the Scheme prevails.
- (d) This policy applies to all rezonings, structure plans, detailed area plans, subdivisions and development proposals and applies throughout the Shire of Serpentine-Jarrahdale.
- (e) Detailed specifications to help meet the objectives of this policy will be maintained in the Byford Urban Stormwater Management Strategy and are contained within the Water and Rivers Commission's Manual for Managing Urban Stormwater Quality in WA.

2. Definitions

“best management practice” (BMP) means best management practices as published in the Water and Rivers Commission's *“A Manual for managing urban stormwater quality in Western Australia”* dated August 1998 will be used in conjunction with the Principles for design and assessment of best management practices (i.e. Section 5 of this policy).

“fringing vegetation” means native vegetation that

- a) occurs in or adjacent to; or
- b) is dependent for its survival upon,

a watercourse or protected wetland.

“native vegetation” means any locally indigenous plant species or community of plants.

“open drain habitat” means that part of the drain that is permanently or seasonally inundated or vegetated with aquatic vegetation. Its area can be determined (in square metres) from the extent of inundation or aquatic vegetation. Open drain habitat usually provides habitat for aquatic fauna such as water beetles and frogs. In some instances and particularly in rural areas, open drain habitat occurs along roads, but it is generally confined to trunk drainage.

“protected wetland” means a wetland or portion of a wetland protected under Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 or its successor (i.e. the Environmental Protection (Swan Coastal Plan Wetlands) Policy or any wetland mapped as a Conservation Category wetland by the Water and Rivers Commission. Determination of Conservation Category Wetlands shall be based on vegetation condition (as in aerial photography held by the Shire dated January 2000) and wetland assessment criteria as described in Hill *et al* 1996 (Wetlands of the Swan Coastal Plain Volume 2A)

Stormwater management system – all designs and proposals included in a development to achieve the objectives of water sensitive design and this policy

“watercourse” means -

- a) any river, creek, stream or brook, whether artificially improved or altered or not;
- b) any conduit that wholly or partially diverts a river, creek, stream or brook from its natural course and forms part of that river, creek, stream or brook; or

- c) any natural collection of water into, through, or out of which any thing referred to in paragraph (a) or (b) flows, whether artificially improved or altered or not,

in which water flows or is contained whether permanently, intermittently or occasionally.

Water sensitive design (WSD) – a multi-disciplinary approach to stormwater management based on addressing the multiple objectives of water flow control, water quality improvement, flood protection, nature conservation, and enhancement of recreational, landscape and educational opportunities.

“**wetland**” an area of seasonally waterlogged or inundated, or permanently inundated land, characterised by hydric soils or vegetation typical of these waterlogged or inundated conditions.

3. Policy Objectives

The objectives of the policy are as follows:

- a) Assist in enhancing the beneficial uses of all watercourses and wetlands in the Shire. In particular, these beneficial uses are their use:
- i) as a habitat for:
 - locally indigenous fauna, including migratory or threatened species; or
 - locally indigenous flora, including threatened species;
 - ii) for the maintenance of the diversity and abundance of locally indigenous fauna and flora species;
 - iii) to provide a biologically productive and genetically diverse natural environment and maintain ecological processes
 - iv) to reduce the impact of storm events and flooding’
 - v) to create and enhance recreational opportunities in parts of the Shire of Serpentine-Jarrahdale;
 - (vi) in helping form the natural, rural landscape and amenity of the Shire;
 - (vii) their value and association with Aboriginal spirituality and European heritage.
- (b) Ensure water sensitive design best management practices are implemented for all new proposals in the Shire;
- (c) Improve water quality in the Shire and quality of water entering receiving water bodies;
- (d) Develop a network of multiple use corridors throughout the shire.

4. Principles for design and assessment of best management practices

Council shall ensure that all development utilises best water sensitive design (WSD) management practice when exercising its decision-making and compliance auditing in respect to rezonings, structure plans, subdivisions or development approvals. The following principles will be used to assess the extent to which a proposal meets best WSD management practice.

4.1 Catchment based approach to stormwater management

Subcatchments within the development shall be identified to:

- a) show surface water flows including peak flow characteristics,
- b) water related environments and places of significance,
- c) pollution sources and loads, and
- d) support the proposed design, treatment trains, location of best WSD management practices and Multiple Use Corridors.

Stormwater management systems shall address stormwater flows entering the development's catchment(s). Developments shall be designed with due regard to proposed land use as reflected in the Town Planning Scheme, Rural Strategy, Local Planning Strategy and the volumes of water likely to be generated upstream of the development.

4.2 Best Water Sensitive Design management practices

Stormwater management systems shall be based on best Water Sensitive Design management practices appropriate to the type of development, proposed land use and the impact of the proposed drainage approach.

The selection and siting of best WSD management practices shall be based on the individual characteristics of the site, the desired performance objectives, and any impacts of the BMP. BMP's should meet all water sensitive design objectives, be cost effective, attractive and an environmental enhancement. All BMPs will be assessed for their effectiveness in minimising or trapping pollution, especially pollutants in the 'first flush'.

Best WSD management practices are included in *A Manual for Managing Urban Stormwater Quality in Western Australia*. Current examples include: constructed wetlands, wet basins, vegetated swales, and soil amendment.

It is recognised that new best WSD management practices will be developed over the life of this policy and shall be assessed as to how well they meet the objectives of this policy.

The design of best WSD management practices shall address public health and safety aspects, including physical safety, fire management and impact on midge and mosquito breeding and numbers.

The Environmental Protection Authority *Guidelines for Environment and Planning* specify a general requirement that "all stormwater be disposed on-site to the extent that 1 in 10 year storm event of 72 hour duration is retained for three to seven days" before disposal off-site. Proponents will be required to demonstrate compliance with the Environmental Protection Authority criteria until such time as the Water and Rivers Commission or Environmental Protection Authority develop new criteria (presumably based on hydrologic effectiveness and detention times as recommended in the Commissions *A manual for managing urban stormwater quality in Western Australia*).

Wherever possible use should be made of stormwater run-off, especially from hard paved areas. Components of stormwater management should be located so they follow natural contours.

4.3 Stormwater use and quality treatment shall occur at source or as high as possible in the catchment

This is a key principle of water sensitive design and applies to all catchment scales from the smallest catchment (e.g private residential lot) to the river catchment scale.

4.4 Measures shall be considered to avoid pollution in the first instance

Proposals shall consider how pollution (including nutrients) will be limited from entering the stormwater management system. These are referred to as source control and include such examples as community awareness programs to reduce input of fertilisers and litter traps.

4.5 The stormwater management system adopts a treatment train approach

A treatment train approach is where best WSD management practices are applied in sequence to maximise water quality improvement and achieve other objectives of water sensitive design at the appropriate scale of development.

4.6 Water resource management is addressed at all catchment levels

All development proposals shall address water quantity and quality at each stage or scale of development. For example, residential subdivisions shall consider minimisation of run-off at the lot, street and subdivision scales.

4.7 Property is protected from flooding or damage by surface water or groundwater

4.7.1 Watercourses and main drains

All development along watercourses, main drains and overland flow paths for the 100 year storm recurrence interval shall have floor levels at least 300mm above the 100 year flood level. Council recommends floor levels to be 500mm above the 100 year level, particularly in areas with heavy soils. If the 100 year flood level is not known building floor levels shall be at least 300 mm above the surrounding road network of the development.

Watercourses and drainage reserves should be of sufficient width to allow for 1:6 batters, appropriate access for maintenance, and the floodway associated with the 100 year event. A minimum reserve width of 30m with an average of 50 m is required to allow for the natural meandering of a watercourse and the flood plain, revegetation, and maintenance accessways or multi-use paths.

4.7.2 Groundwater levels

To protect housing from flooding and rising damp from groundwater, development in areas where the Average Annual Maximum Groundwater Level (AAMGL) is at or within 1.2m of the surface, the importation of fill will be required together with the provision of sub surface drainage, placed at the AAMGL. In areas where the AAMGL is more than 1.2m from the surface, sub-surface drainage may still be required to restrict the rise in groundwater and ensure that adequate separation of building floor slabs from groundwater is achieved.

The AAMGL should be determined to the satisfaction of the Water and Rivers Commission.

4.8 Post development outflows approximate pre-development conditions (i.e. water level and flow regimes are maintained)

4.8.1 Water flows – watercourses

In order to prevent in-stream erosion, peak flows in watercourses should not exceed pre-development conditions for the particular storm average recurrence interval (e.g. the peak flow reaching the watercourse from the catchment in a 10 year event should remain the same after development).

Longer duration low-level flows in watercourses to maximise detention times on-site consistent with advice in the Water and Rivers Commission *A manual for managing urban*

stormwater quality in Western Australia are acceptable to enable increased water volumes to be discharged off-site.

Adequate on-site detention is required to ensure this criterion can be met.

4.8.2 Water levels – Protected wetlands

A hydrological study shall be undertaken by the developer of protected wetlands within or abutting the development to determine how the water level regime of the wetland can be maintained.

Where subsoil drains are used for development abutting protected wetlands, a 100m hydrological buffer between the sub surface drain and the wetland is required to allow the groundwater to assume its natural level adjacent the wetland.

Where protected wetland is likely to be or is a perched wetland, a protective swale is required upstream of the wetland to prevent flooding from groundwater rises, with the depth of the swale being determined based on an assessment of the vegetation around the wetland.

4.9 Stormwater management system design shall incorporate natural (ecological) features of watercourses and wetlands and restore or construct them where appropriate

4.9.1 Vegetation protection

Fringing native vegetation along watercourses and around wetlands shall be retained and protected.

Fringing vegetation shall not be removed from within buffer zones recommended by the Environmental Protection Authority *Guidelines for Environment and Planning*, which are:

Watercourse or wetland	Buffer zones - Distance from outer edge of wetland damp zone, or edge of watercourse channel
Watercourses with permanent water or protected wetlands*	50m
Seasonally flowing watercourses; other wetlands	30m
Watercourses which flow in response to specific rain events	10m

4.9.2 Vegetation restoration and revegetation

Where fringing vegetation is absent or in poor condition, then measures are required to restore the vegetation in terms of species diversity and plant numbers.

Watercourses should be vegetated with native vegetation for 15m either side of the watercourse and maintenance accessway. Watercourses within Multiple Use corridors should be vegetated with native vegetation for a minimum of 20m either side of the watercourse and maintenance accessway.

Protected wetlands should be revegetated consistent with the vegetation types and plant groupings that occur in the wetland to at least 15m from the outer edge of the damp zone.

* The 15m is based on a study of fish and fish habitat in the Canning River and its tributaries that found a correlation between the presence of in-stream and foreshore vegetation to 15m either side of a watercourse and the number of native fish species. There are many other benefits of foreshore revegetation.

Batters and reserve widths are addressed under “Protection of property from flooding” above.

Buffer zones for significant watercourses and protected wetlands shall become reserves vested in Council.

Non-native vegetation shall be removed and replaced with native vegetation, except where the non-native vegetation has identified landscape or heritage value.

Measures shall be implemented by the developer to control erosion until the vegetation has been established.

4.9.3 Biodiversity and fauna habitat

Features that provide fauna habitat and improve water quality shall be incorporated into stormwater management systems, and include:

- Native vegetation – particularly sedges and rushes to promote filtering;
- Pool and riffle sequences to improve aeration and oxygenation;
- Ponds, pools or stormwater gullies designed as sediment traps;
- Watercourse profiles that provide a range of fauna habitats.

4.10 Development of a network of Multiple Use Corridors (MUCs)

Multiple Use Corridors are linear reserves which integrate the multiple purposes of water quantity and quality management, nature conservation and ecological function, and recreational and educational opportunities. They form the major spines of the stormwater management and wildlife corridor systems throughout the Shire.

The design of MUC's will be assessed on:

- a) The treatment train of best WSD management practices;
- b) Management of peak and base flows including flood flows;
- c) Nett ability to remove pollutants and reduce movement of pollutants
- d) Their enhancement of local amenity, especially for those developments adjacent to the Corridor; (Development surrounding the MUC should in turn maximise public and private views into the Corridor).
- e) Creation of recreational and educational opportunities.
- f) Net impact on biodiversity and fauna habitat
- g) Public safety and health - The design of best MUCs shall address public health and safety aspects, including physical safety, fire management and impact on midge and mosquito breeding and numbers; and

Multiple Use Corridors shall be developed throughout the Shire on the following watercourses:

- a) all watercourses shaded on the plan marked 'Major watercourses of Serpentine-Jarrahdale' attached to this policy; and

A copy of these plans is with the attachments marked E003.1/08/01.

- b) watercourses identified as MUCs in the Byford Structure Plan
- c) watercourses designated as MUC's as part of amendments to Council's Town Planing Scheme; and
- d) other watercourses as designated by Council.

Multiple use corridor width will vary according to site characteristics. An average width of 100 metres should be vested in public ownership as a minimum, with additional width if

needed for recognising floodway characteristics, constructed wetlands and basins, protection of riparian vegetation, or recreational needs. The 50m should be measured from the edge of the riparian vegetation not from the centreline of the watercourse.

Management Plans for MUCs shall form part of Stormwater Management Plans. MUCs should be divided into zones or priority use areas for management purposes and to avoid land use conflicts.

4.11 Maintenance and operating requirements

Proposals shall describe management requirements for the stormwater management system and include estimated costs of maintenance. Maintenance requirements costs are to include costs of specific best WSD management practices throughout the development and total Multiple Use Corridor maintenance.

5. Application to proposals

This policy applies to all rezonings, structure plans, detailed area plans, subdivisions and development proposals throughout the Shire of Serpentine-Jarrahdale.

Council will not consider any application for subdivision in the Byford Structure Plan Area, without first receiving a Stormwater Management Plan, which demonstrates development, will comply with this Policy and the Byford Urban Stormwater Management Strategy.

Council may request a Stormwater Management Plan for any other rezonings, structure plans, detailed area plans, subdivisions and development proposals throughout the Shire of Serpentine-Jarrahdale to ensure that development shall comply with this policy.

CRE003 COMMITTEE DECISION

Moved Cr Star, seconded Cr Needham that Council, pursuant to Part 9 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No.2 resolves to adopt the Draft Local Planning Policy No.6 – Water Sensitive Design as follows:

LOCAL PLANNING POLICY NO. 6 - WATER SENSITIVE DESIGN

1. Operation of this Local Planning Policy

- (a) This local planning policy has been prepared to meet the requirements of Part 9 of the Shire of Serpentine-Jarrahdale Town Planning Scheme No 2.
- (c) This policy does not bind the Council in respect of any application for planning approval but the Council will have due regard to the provisions of the policy and the objectives which the policy is designed to achieve before making its determination.

This policy is also intended to:

- i) Assist Council's consideration of structure plans; and
- ii) Guide Council's advice to the Western Australian Planning Commission regarding fulfillment of subdivision conditions.
- (c) If a provision of this policy is inconsistent with the:
 - i) Statement of Planning Policy No. 2 (Peel-Harvey Coastal Plain Catchment), the Statement of Planning Policy prevails;
 - ii) Environmental Protection (Peel-Harvey Estuarine System) Policy 1992, the Environmental Protection Policy prevails;
 - (iii) Shire of Serpentine-Jarrahdale Town Planning Scheme;

the Scheme prevails.

- (d) This policy applies to all rezonings, structure plans, detailed area plans, subdivisions and development proposals and applies throughout the Shire of Serpentine-Jarrahdale.
- (e) Detailed specifications to help meet the objectives of this policy will be maintained in the Byford Urban Stormwater Management Strategy and are contained within the Water and Rivers Commission's Manual for Managing Urban Stormwater Quality in WA.

2. Definitions

“best management practice” (BMP) means best management practices as published in the Water and Rivers Commission's *“A Manual for managing urban stormwater quality in Western Australia”* dated August 1998 will be used in conjunction with the Principles for design and assessment of best management practices (i.e. Section 5 of this policy).

“fringing vegetation” means native vegetation that

- a) occurs in or adjacent to; or
- b) is dependent for its survival upon,

a watercourse or protected wetland.

“native vegetation” means any locally indigenous plant species or community of plants.

“open drain habitat” means that part of the drain that is permanently or seasonally inundated or vegetated with aquatic vegetation. Its area can be determined (in square metres) from the extent of inundation or aquatic vegetation. Open drain habitat usually provides habitat for aquatic fauna such as water beetles and frogs. In some instances and particularly in rural areas, open drain habitat occurs along roads, but it is generally confined to trunk drainage.

“protected wetland” means a wetland or portion of a wetland protected under Environmental Protection (Swan Coastal Plain Lakes) Policy 1992 or its successor (i.e. the Environmental Protection (Swan Coastal Plain Wetlands) Policy or any wetland mapped as a Conservation Category wetland by the Water and Rivers Commission. Determination of Conservation Category Wetlands shall be based on vegetation condition (as in aerial photography held by the Shire dated January 2000) and wetland assessment criteria as described in Hill *et al* 1996 (Wetlands of the Swan Coastal Plain Volume 2A)

Stormwater management system – all designs and proposals included in a development to achieve the objectives of water sensitive design ad this policy

“watercourse” means -

- a) any river, creek, stream or brook, whether artificially improved or altered or not;
- b) any conduit that wholly or partially diverts a river, creek, stream or brook from its natural course and forms part of that river, creek, stream or brook; or
- c) any natural collection of water into, through, or out of which any thing referred to in paragraph (a) or (b) flows, whether artificially improved or altered or not,

in which water flows or is contained whether permanently, intermittently or occasionally.

Water sensitive design (WSD) – a multi-disciplinary approach to stormwater management based on addressing the multiple objectives of water flow control, water quality

improvement, flood protection, nature conservation, and enhancement of recreational, landscape and educational opportunities.

“**wetland**” an area of seasonally waterlogged or inundated, or permanently inundated land, characterised by hydric soils or vegetation typical of these waterlogged or inundated conditions.

3. Policy Objectives

The objectives of the policy are as follows:

- a) Assist in enhancing the beneficial uses of all watercourses and wetlands in the Shire. In particular, these beneficial uses are their use:
 - i) as a habitat for:
 - locally indigenous fauna, including migratory or threatened species; or
 - locally indigenous flora, including threatened species;
 - ii) for the maintenance of the diversity and abundance of locally indigenous fauna and flora species;
 - iii) to provide a biologically productive and genetically diverse natural environment and maintain ecological processes
 - iv) to reduce the impact of storm events and flooding’
 - v) to create and enhance recreational opportunities in parts of the Shire of Serpentine-Jarrahdale;
 - (viii) in helping form the natural, rural landscape and amenity of the Shire;
 - (ix) their value and association with Aboriginal spirituality and European heritage.
- (b) Ensure water sensitive design best management practices are implemented for all new proposals in the Shire;
- (c) Improve water quality in the Shire and quality of water entering receiving water bodies;
- (d) Develop a network of multiple use corridors throughout the shire.

4. Principles for design and assessment of best management practices

Council shall ensure that all development utilises best water sensitive design (WSD) management practice when exercising its decision-making and compliance auditing in respect to rezonings, structure plans, subdivisions or development approvals. The following principles will be used to assess the extent to which a proposal meets best WSD management practice.

4.1 Catchment based approach to stormwater management

Subcatchments within the development shall be identified to:

- a) show surface water flows including peak flow characteristics,
- b) water related environments and places of significance,
- c) pollution sources and loads, and
- d) support the proposed design, treatment trains, location of best WSD management practices and Multiple Use Corridors.

Stormwater management systems shall address stormwater flows entering the development's catchment(s). Developments shall be designed with due regard to proposed land use as reflected in the Town Planning Scheme, Rural Strategy, Local Planning Strategy and the volumes of water likely to be generated upstream of the development.

4.2 Best Water Sensitive Design management practices

Stormwater management systems shall be based on best Water Sensitive Design management practices appropriate to the type of development, proposed land use and the impact of the proposed drainage approach.

The selection and siting of best WSD management practices shall be based on the individual characteristics of the site, the desired performance objectives, and any impacts of the BMP. BMP's should meet all water sensitive design objectives, be cost effective, attractive and an environmental enhancement. All BMPs will be assessed for their effectiveness in minimising or trapping pollution, especially pollutants in the 'first flush'.

Best WSD management practices are included in *A Manual for Managing Urban Stormwater Quality in Western Australia*. Current examples include: constructed wetlands, wet basins, vegetated swales, and soil amendment.

It is recognised that new best WSD management practices will be developed over the life of this policy and shall be assessed as to how well they meet the objectives of this policy.

The design of best WSD management practices shall address public health and safety aspects, including physical safety, fire management and impact on midge and mosquito breeding and numbers.

The Environmental Protection Authority *Guidelines for Environment and Planning* specify a general requirement that "all stormwater be disposed on-site to the extent that 1 in 10 year storm event of 72 hour duration is retained for three to seven days" before disposal off-site. Proponents will be required to demonstrate compliance with the Environmental Protection Authority criteria until such time as the Water and Rivers Commission or Environmental Protection Authority develop new criteria (presumably based on hydrologic effectiveness and detention times as recommended in the Commissions *A manual for managing urban stormwater quality in Western Australia*).

Wherever possible use should be made of stormwater run-off, especially from hard paved areas. Components of stormwater management should be located so they follow natural contours.

4.3 Stormwater use and quality treatment shall occur at source or as high as possible in the catchment

This is a key principle of water sensitive design and applies to all catchment scales from the smallest catchment (e.g private residential lot) to the river catchment scale.

4.4 Measures shall be considered to avoid pollution in the first instance

Proposals shall consider how pollution (including nutrients) will be limited from entering the stormwater management system. These are referred to as source control and include such examples as community awareness programs to reduce input of fertilisers and litter traps.

4.5 The stormwater management system adopts a treatment train approach

A treatment train approach is where best WSD management practices are applied in sequence to maximise water quality improvement and achieve other objectives of water sensitive design at the appropriate scale of development.

4.6 Water resource management is addressed at all catchment levels

All development proposals shall address water quantity and quality at each stage or scale of development. For example, residential subdivisions shall consider minimisation of run-off at the lot, street and subdivision scales.

4.7 Property is protected from flooding or damage by surface water or groundwater

4.7.1 Watercourses and main drains

All development along watercourses, main drains and overland flow paths for the 100 year storm recurrence interval shall have floor levels at least 300mm above the 100 year flood level. Council recommends floor levels to be 500mm above the 100 year level, particularly in areas with heavy soils. If the 100 year flood level is not known building floor levels shall be at least 300 mm above the surrounding road network of the development.

Watercourses and drainage reserves should be of sufficient width to allow for 1:6 batters, appropriate access for maintenance, and the floodway associated with the 100 year event. A minimum reserve width of 30m with an average of 50 m is required to allow for the natural meandering of a watercourse and the flood plain, revegetation, and maintenance accessways or multi-use paths.

4.7.2 Groundwater levels

To protect urban housing from flooding and rising damp from groundwater, development in areas where the Average Annual Maximum Groundwater Level (AAMGL) is at or within 1.2m of the surface, the importation of fill will be required together with the provision of sub surface drainage, placed at the AAMGL. In areas where the AAMGL is more than 1.2m from the surface, sub-surface drainage may still be required to restrict the rise in groundwater and ensure that adequate separation of building floor slabs from groundwater is achieved.

The AAMGL should be determined to the satisfaction of the Water and Rivers Commission.

4.8 Post development outflows approximate pre-development conditions (i.e. water level and flow regimes are maintained)

4.8.1 Water flows – watercourses

In order to prevent in-stream erosion, peak flows in watercourses should not exceed pre-development conditions for the particular storm average recurrence interval (e.g. the peak flow reaching the watercourse from the catchment in a 10 year event should remain the same after development).

Longer duration low-level flows in watercourses to maximise detention times on-site consistent with advice in the Water and Rivers Commission *A manual for managing urban stormwater quality in Western Australia* are acceptable to enable increased water volumes to be discharged off-site.

Adequate on-site detention is required to ensure this criterion can be met.

4.8.2 Water levels – Protected wetlands

A hydrological study shall be undertaken by the developer of protected wetlands within or abutting the development to determine how the water level regime of the wetland can be maintained.

Where subsoil drains are used for development abutting protected wetlands, a 100m hydrological buffer between the sub surface drain and the wetland is required to allow the groundwater to assume its natural level adjacent the wetland.

Where protected wetland is likely to be or is a perched wetland, a protective swale is required upstream of the wetland to prevent flooding from groundwater rises, with the depth of the swale being determined based on an assessment of the vegetation around the wetland.

4.9 Stormwater management system design shall incorporate natural (ecological) features of watercourses and wetlands and restore or construct them where appropriate

4.9.1 Vegetation protection

Fringing native vegetation along watercourses and around wetlands shall be retained and protected.

Fringing vegetation shall not be removed from within buffer zones recommended by the Environmental Protection Authority *Guidelines for Environment and Planning*, which are:

Watercourse or wetland	Buffer zones - Distance from outer edge of wetland damp zone, or edge of watercourse channel
Watercourses with permanent water or protected wetlands*	50m
Seasonally flowing watercourses; other wetlands	30m
Watercourses which flow in response to specific rain events	10m

4.9.2 Vegetation restoration and revegetation

Where fringing vegetation is absent or in poor condition, then measures are required to restore the vegetation in terms of species diversity and plant numbers.

Watercourses should be vegetated with native vegetation for 15m either side of the watercourse and maintenance accessway. Watercourses within Multiple Use corridors should be vegetated with native vegetation for a minimum of 20m either side of the watercourse and maintenance accessway.

Protected wetlands should be revegetated consistent with the vegetation types and plant groupings that occur in the wetland to at least 15m from the outer edge of the water body.

* The 15m is based on a study of fish and fish habitat in the Canning River and its tributaries that found a correlation between the presence of in-stream and foreshore vegetation to 15m either side of a watercourse and the number of native fish species. There are many other benefits of foreshore revegetation.

Batters and reserve widths are addressed under “Protection of property from flooding” above.

Buffer zones for significant watercourses and protected wetlands shall become reserves vested in Council.

Non-native vegetation shall be removed and replaced with native vegetation, except where the non-native vegetation has identified landscape or heritage value.

Measures shall be implemented by the developer to control erosion until the vegetation has been established.

4.9.3 Biodiversity and fauna habitat

Features that provide fauna habitat and improve water quality shall be incorporated into stormwater management systems, and include:

- Native vegetation – particularly sedges and rushes to promote filtering;
- Pool and riffle sequences to improve aeration and oxygenation;
- Ponds, pools or stormwater gullies designed as sediment traps;
- Watercourse profiles that provide a range of fauna habitats.

4.10 Development of a network of Multiple Use Corridors (MUCs)

Multiple Use Corridors are linear reserves which integrate the multiple purposes of water quantity and quality management, nature conservation and ecological function, and recreational and educational opportunities. They form the major spines of the stormwater management and wildlife corridor systems throughout the Shire.

The design of MUC's will be assessed on:

- a) The treatment train of best WSD management practices;
- b) Management of peak and base flows including flood flows;
- c) Net ability to remove pollutants and reduce movement of pollutants
- d) Their enhancement of local amenity, especially for those developments adjacent to the Corridor; (Development surrounding the MUC should in turn maximise public and private views into the Corridor).
- e) Creation of recreational and educational opportunities.
- f) Net impact on biodiversity and fauna habitat
- g) Public safety and health - The design of best MUCs shall address public health and safety aspects, including physical safety, fire management and impact on midge and mosquito breeding and numbers; and

Multiple Use Corridors shall be developed throughout the Shire on the following watercourses:

- a) all watercourses shaded on the plan marked ‘Major watercourses of Serpentine-Jarrahdale’ attached to this policy; and
- b) watercourses identified as MUCs in the Byford Structure Plan

Multiple use corridor width will vary according to site characteristics. An average width of 100 metres should be vested in public ownership as a minimum, with additional width if needed for recognising floodway characteristics, constructed wetlands and basins, protection of riparian vegetation, or recreational needs. The 50m should be measured from the edge of the riparian vegetation not from the centreline of the watercourse.

Management Plans for MUCs shall form part of Stormwater Management Plans. MUCs should be divided into zones or priority use areas for management purposes and to avoid land use conflicts.

4.11 Maintenance and operating requirements

Proposals shall describe management requirements for the stormwater management system and include estimated costs of maintenance. Maintenance requirements costs are to include costs of specific best WSD management practices throughout the development and total Multiple Use Corridor maintenance.

5. Application to proposals

This policy applies to all rezonings, structure plans, detailed area plans, subdivisions and development proposals throughout the Shire of Serpentine-Jarrahdale.

Council will not consider any application for subdivision in the Byford Structure Plan Area, without first receiving a Stormwater Management Plan, which demonstrates development, will comply with this Policy and the Byford Urban Stormwater Management Strategy.

Council may request a Stormwater Management Plan for any other rezonings, structure plans, detailed area plans, subdivisions and development proposals throughout the Shire of Serpentine-Jarrahdale to ensure that development shall comply with this policy.

CARRIED 4/0

E004/08/01 RESERVE NAMING, BEENYUP BROOK (RS0085), MANJEDAL BROOK (RS0053) AND MYARA BROOK (RS0090)			
Proponent	Environmental Officer		
Officer	Andrew Del Marco -	Date of Report	8/8/01
Signatures	Author: Senior Officer:		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRE004 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star, seconded Cr Needham that

1. Reserve names Manjedal Brook Reserve (37934), Beenyup Brook Stream Reserve-Malarkey Road (41304) and Myara Brook Reserve (23778) be put forward to the DOLA Nomenclature Committee for endorsement
2. Council approves the erection of signage at each reserve following endorsement of proposed names by DOLA.

CARRIED 4/0

E005/08/01 INFORMATION REPORT			
Proponent	Environmental Officer		
Officer	Andrew Del Marco - Environmental Officer	Date of Report	1/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee In Accordance With Resolution SM049/05/01		

Officer Recommended Resolution

The Information Report to 10 August 2001 be received.

CRE005 COMMITTEE DECISION

Moved Cr Star, seconded Cr Murphy that

1. The Information Report to 10 August 2001 be received.
2. Council writes to the Conservation Commission of WA requesting them to hold a workshop for the Peel Region.
3. Items E005.9/08/01 & E005.10/08/01 be deferred to the September Planning Development and Environment Committee meeting.

CARRIED 4/0

P009/08/01 MANAGEMENT ORDER – RESERVE 41485 (PROPOSED OAKFORD COMMUNITY CENTRE) (RS0158)			
Proponent	Director Sustainable Development		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	11/7/01
Signatures	Author:	Senior Officer:	
Previously	CRD26/02/01		
Disclosure of Interest	Cr Murphy		
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP009 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Star that Council requests the Oakford Oldbury Association Inc to consider taking responsibility for the preparation of a management plan for Reserve 41485.

CARRIED 4/0

P011/08/01 SERVICE LEVEL ACCORDS (A0580-02)			
Proponent	Chief Executive Officer		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	03/08/01
Signatures	Author:	Senior Officer:	
Previously	P242/05/99;P003/08/00		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

P011 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy, seconded Cr Hoyer that

1. Council adopts the Service Level Accords for the Environmental Planning, Assessments and Community Development service teams for the provision of service/s for the 2001/2002 financial year.
2. The service level accords remain the intellectual property of the Shire and that any use of the accords will require authorisation by the Chief Executive Officer.

CARRIED 4/0

P012/08/01 CRITICAL ISSUES FACING AUSTRALIAN AGRICULTURE (A0943)			
Proponent	Perenjori Shire Council		
Officer	Andrew Del Marco – Environmental Officer	Date of Report	10/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP012 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy, seconded Cr Needham that

1. Council notes the information provided by Perenjori Shire Council.
2. Council provides a preliminary response to Perenjori Shire Council which:
 - a) Acknowledges that the agricultural industries and rural towns are going through a difficult period given basic structural economic and environmental problems.
 - b) Suggests that a wider review of the agricultural sector than that flagged in Perenjori's request may be required to address the impact of government policies on agricultural production, the rural land base, and environmental capability.
 - c) Advises that recent improvements in the quarantine system have been put in place since the Foot and Mouth outbreak in the United Kingdom.
 - d) Brings to Perenjori's attention the proposal by State Government to downgrade agricultural support services to Serpentine-Jarrahdale by the closure of the Pinjarra office.
 - e) Factors the environmental importance into agricultural production.
 - f) Advises that the falling economic returns to farmers mean that less Landcare work is likely.

CARRIED 4/0

P014/08/01 PROPOSED HOME BUSINESS – FLORIST – LOT 177 KEIRNAN STREET, MUNDIJONG (P01647)			
Proponent	B & L Madeo		
Officer	David Lodwick – Senior Planner	Date of Report	18/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

P014 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy, seconded Cr Needham that Council refuses the application to establish a Home Business – Florist at Lot 177 Keirnan Street, Mundijong for the following reasons:

1. The proposed use is defined under the Town Planning Scheme No. 2 as a “shop” and is more appropriate for location on a commercial zoned site;
2. Approval would set an undesirable precedent for surrounding landowners to seek approval for similar commercial pursuits in contravention of zoning and planning principles for location of such development type in strategic nodes prominent to main traffic routes away from quiet residential streets;
3. Prospect for incremental expansion of the business over time would likely lead to adverse amenity impacts to neighbouring landowners by way of increased traffic, car parking requirements, noise generation and signage.

CARRIED 4/0

P015/08/01 PROPOSED SELF CONTAINED TRANSPORTABLE UNIT FOR SUNDAY SCHOOL USE AND OCCASIONAL LEADER AND HOLIDAY MEETINGS – LOT 33 CLIFTON STREET, BYFORD (P01672)			
Proponent	Reverend D Bradbury		
Officer	David Lodwick – Senior Planner	Date of Report	18/7/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP015 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Murphy that Council approves the application for a temporary self contained transportable for Sunday School Use and occasional leader and holiday meetings in accordance with application dated 2 July 2001 and subject to the following conditions:

1. Compliance with the Health (Public Buildings) Regulations 1992. Applicant to apply for a certificate of Accommodation for a public building;
2. The development to be setback a minimum of 3 metres from the side boundary;
3. Provision of disabled access and facilities in accordance with the Building Code of Australia;
4. The structure is to be removed two years from the date of planning approval being issued, at which time planning approval becomes null and void.

CARRIED 4/0

P016/08/01 PROPOSED BULLNOSE CANOPY – LOT 30 PATERSON STREET, MUNDIJONG (P01238)			
Proponent	J Ahmat		
Officer	David Lodwick – Senior Planner	Date of Report	17/7/01
Signatures	Author:	Senior Officer:	
Previously	P013/07/99		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP016 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Murphy, seconded Cr Needham that

- A. Council refuses the application for a bullnose canopy at Lot 30 Paterson Street, Mundijong for the following reasons:
1. The development would cause adverse visual amenity impacts by being dissimilar and not in keeping with existing heritage style architectural structures and urban built form along Paterson Street, a focal street into Mundijong;
 2. Would set an undesirable precedent for other nearby commercial establishments along Paterson Street to seek approval for similar structures not supported under point 1 above.
- B. Council would be prepared to consider an amended proposal which provides for a skillion or flat roofed verandah supported on timber/steel posts in keeping with the heritage theme of Paterson Street.

CARRIED 4/0

P017/08/01 PROPOSED SMALL ENGINE REPAIR BUSINESS – LOT 221 MARDJA LOOP, MARDELLA (P01098)			
Proponent	C Simmons		
Officer	David Lodwick – Senior Planner	Date of Report	12/7/01
Signatures	Author:	Senior Officer:	
Previously	P013/07/99		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP017 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Star that Council approves the proposed small engine repair business (Light Industry) at Lot 221 Mardja Loop, Mardella in accordance with application dated 29 June 2001 and subject to the following conditions:

1. Building licence to be obtained for development infrastructure;
2. Compliance with Darling Views Estate “Building and Development” Guidelines;
3. Construction of a single residence on the property prior to commencement of business operations;
4. Development to comply at all times with the Environmental Protection (Noise) Regulations 1997;
5. Hours of operation to be limited to 8.00am to 5.30pm, six days a week - Monday to Saturday inclusive;
6. Signage and development to comply in all respects with the Scheme requirements for the subject estate under Amendment 72 to Town Planning Scheme No.2;
7. An alternative on-site disposal system is required to service the development;
8. In accordance with the scheme provisions for the estate, the applicant is to submit to Council a report containing details of the waste generation and its management for approval by Council’s Health section prior to issue of a building licence

CARRIED 4/0

P018/08/01 PROPOSED CHANGE OF USE – SINGLE RESIDENTIAL TO SALON FOR THE PURPOSE OF BEAUTY, HAIR STYLING DESIGN, SKIN AND SCALP THERAPY – LOT 105 (NO. 816) SOUTH WESTERN HIGHWAY, BYFORD (P01632)			
Proponent	B Appleton		
Officer	David Lodwick – Senior Planner	Date of Report	8/8/01
Signatures	Author:	Senior Officer:	
Previously	P013/07/99		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP018 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star, seconded Cr Murphy Council refuses the application proposing change of use from single residential to salon for the purpose of beauty, hair styling design, skin and scalp therapy (shop) at Lot 105 (No.816) South Western Highway, Byford for the following reasons:

1. The proposal is in contravention of the Draft Byford Structure Plan which earmarks the subject land as suitable for Residential land use. In this regard, such development type is more suited for location on commercial, highway commercial, mixed business or neighbourhood centre zoned land as identified on the Draft Byford Structure Plan;
2. Approval of the application would lead to unplanned and uncoordinated proliferation of commercial retail uses (“ribbon” development) along the application (eastern) side of South Western Highway in the Byford townsite (between Clifton Street and Walters Road) with associated resultant increase of adverse amenity and safety impacts to neighbouring land/nearby community in respect of traffic congestion, off street car parking, noise, signage etc

CARRIED 4/0

P021/08/01 PROPOSED TRANSPORT DEPOT – NO. 820 (LOT 41) ROWLEY ROAD, OAKFORD (P00792)			
Proponent	A & A Beale		
Officer	David Lodwick – Senior Planner	Date of Report	10/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP021 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star, seconded Cr Needham that Council approves the proposed transport depot at Lot 41 (No.820) Rowley Road, Oakford in accordance with application dated 16 May 2001 and subject to the following conditions:

1. Approval is specific to the applicant only;
2. Approval is for the parking of 3 commercial vehicles only, each with a maximum length of 19.0m and not to exceed 42.5 tonne GVM;
3. No mechanical works other than minor maintenance of subject three commercial vehicles to be carried out;
4. Trucks are to be parked at the rear of property adjacent/behind existing storage shed in accordance with submitted site plan;
5. Business signposting to be limited to completely within the property and shall not exceed 0.5m² (ie 1.0m x 0.5m) on the property frontage. The height of the sign from ground level shall not exceed 1.5m.
6. A landscaping programme to be implemented by the applicant to satisfaction of Council which effectively screens the truck parking area from the road. In this regard, revegetation with no less than three rows of local native trees and shrubs at

two metre spacings between plants is to be planted by the applicant by September 2002.
CARRIED 4/0

P022/08/01 PROPOSED CHANGE OF USE FROM SINGLE RESIDENTIAL TO FAMILY DAY CARE CENTRE – LOT 326 FIELDER ROAD, SERPENTINE (P00785)			
Proponent	Michelle Skitt		
Officer	David Lodwick – Senior Planner	Date of Report	9/8/01
Signatures	Author: _____ Senior Officer: _____		
Previously			
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP022 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Star that

- A. Council, in accordance with Section 3.2.5(b) of Town Planning Scheme No. 2 determines that a Family Day Care Centre is a use which may be consistent with the objectives and purpose of the Rural Living A zone.
- B. Council approves the proposed change of use from “Single Residential” to “Family Day Care Centre” at Lot 326 Fielder Road, Serpentine in accordance with application dated 2nd August 2001 and subject to the following conditions:
 1. Operating hours to be restricted to 8.00am to 4.00pm Monday to Wednesday;
 2. Not more than 7 children to be on the premises at any given time;
 3. Premises to be subject to occasional inspection by Council’s Environmental Health Services section;
 4. Advertising signage for the development/land use is prohibited;
 5. Development/land use to comply at all times with the Environmental Protection (Noise) Regulations 1997;
 6. The applicant to obtain a license to operate the premises as a “Family Day Care Centre” as required under the Community Services Child Care Regulations 1988;
 7. Compliance with Health (Food Hygiene) Regulations 1993;
 8. Compliance with Australian New Zealand Food Standards Code

CARRIED 4/0

P023/08/01 BYFORD STRUCTURE PLAN – MODIFICATIONS REQUIRED (A0769-03)			
Proponent	Shire of Serpentine-Jarrahdale		
Officer	Andrew Watson – Director Sustainable Development	Date of Report	6/8/01
Signatures	Author: _____ Senior Officer: _____		
Previously	SM004/11/00, P086/01/01, P087/01/01		
Disclosure of Interest			
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP023 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Hoyer, seconded Cr Star that Council receives and notes the report on the WA Planning Commission’s consideration of the Proposed Byford Structure Plan.

CARRIED 4/0

P025/08/01 INFORMATION REPORT			
Proponent	Director Sustainable Development		
Officer	Lisa Fletcher – Support Officer Sustainable Development	Date of Report	1/8/01
Signatures	Author:	Senior Officer:	
Previously			
Disclosure of Interest	Cr Murphy		
Delegation	Committee – In accordance with Resolution SM049/05/01		

CRP025 COMMITTEE DECISION/Officer Recommended Resolution

Moved Cr Star, seconded Cr Needham that the Information Report to 14 August 2001 be received.

CARRIED 4/0

COUNCIL DECISION:

Moved Cr Needham Seconded Cr Simpson that the information report be received.
CARRIED 10/0

12. CLOSE

The meeting closed at 8.39pm.