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MINUTES OF THE ORDINARY COUNCIL MEETING HELD IN THE COUNCIL CHAMBERS, 6 PATERSON STREET, MUNDIJONG ON MONDAY, 27 AUGUST 2012. THE SHIRE PRESIDENT DECLARED THE MEETING OPEN AT 7.00PM AND WELCOMED COUNCILLORS, STAFF AND MEMBERS OF THE GALLERY.

1. ATTENDANCES & APOLOGIES (including Leave of Absence):

IN ATTENDANCE:

COUNCILLORS: B Moore Presiding Member
M Harris
D Atwell
J Kirkpatrick
S Piipponen
C Randall
M Ricketts
B Urban
G Wilson

OFFICERS: Mr R Gorbunow Acting Chief Executive Officer
Mr B Gleeson Director Development Services
Mr A Hart Director Corporate Services
Mrs S van Aswegen Director Strategic Community Planning
Mrs D Bridson Agendas and Minutes Officer

APOLOGIES: Nil

Members of the Public - 21

Members of the Press - 1

2. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE:

Trina Clayton, 340 Lightbody Road, Mardella

I would like to thank the Council for allocating money to recommence the sealing of Lightbody Road. I am disappointed that the Shire President seems determined to seal the kilometre of the road from the end of the existing bitumen rather than the kilometre in front of the majority of homes on Lightbody Road.

Q1. Can the President explain how the sealing of the next kilometre will alleviate the dust problem experienced by residents on Lightbody Road?

A1. The proposed kilometre of bitumen seal ear-marked in the financial year 2012/13 will not alleviate the dust problem.

Q2. Will the Council make a commitment to put funds aside in consecutive financial years to ensure the completion of Lightbody Road?

A2. Council cannot commit expenditure in the budget for future years. Council can consider the request as part of the budget process for the appropriate financial year.

Keith Whibley, 22 Cranbourne Way, Byford

The footpath along Abernethy Road between Gordon Road and Warburton Road has fallen into a state of disrepair to the point of it being unsafe to walk along. This path is used by residents of both The Glades and the Trotting Complex going into Byford. A large number of school students use it to catch school buses that stop along Abernethy Road.

Q1. When is the council going to repair this path to make it safe to use?

A1. Due to the High School development on Abernethy Rd, it was necessary to create a temporary ingress/egress for materials to be delivered on site. The path was damaged by the contractor during delivery of large amounts of fill material to the construction site. Two areas that were damaged have been repaired. There is one damaged area near Gordon Road that the contractor has advised the Shire is scheduled to be reinstated within the next two weeks.

David Houseman, 17 Clifton Street, Byford

Thank you for responding to my question in regards to closing the laneway next to the Town Hall. The response I received stated that Council does not support closure of the laneway between the Byford Hall and Mary Street as it would be inconsistent with objectives and visions for the future development of the Byford townsite.

I did not word my question very well, what I meant to have said was what has the Council done in regards to erecting Garrison style fencing at the Town Hall end of the laneway. I did not intend to ask for the laneway to be closed off at Mary Street. By fencing the Town Hall side the laneway would then become a cul-de-sac.

The Byford Townsite Detailed Area Plan has been formally adopted to guide the planning and development of the Byford old quarter and has these objectives; No. 1 is to maximise the use of the rear laneways and No. 2 that they be designed for safety and surveillance. With regards to point 1, naming the laneway would allow lots which front it to be given the address of the laneway and not from Clifton Street or Beenyup Road. If the laneway is unnamed then narrow, long easements sandwiched between fencing would be required to provide access to mail, waste pick up etc from the street instead of the laneway. By not naming it, the use of the rear lane is minimised and not maximised and safety and surveillance will be compromised by having these narrow easements which will be a burglars dream.

The structure plan states that the laneways be designed for safety and surveillance. The Shire's inaction over the years in regards to this matter contravenes its very own structure plan. I have been asking the Shire, in particular the Planning Department, for nearly 6 years to start the process of naming. This inaction makes a mockery of the state government's encouragement for infill, to gain subdivision approval I had to give the Shire \$20,000. My neighbour also gave \$20,000. My next door neighbour (The Anglican Church) had their fee waved and their land front the equivalent of four lots. This equates to \$80,000 that the shire is now obliged to pay. All up so far \$120,000 has been injected into the laneway.

Q1. Can the shire please give some loose change and erect tasteful fencing and a street light at the Town Hall end of the laneway? This will provide a clear vision both up and down the laneway.

This combination will provide safety and surveillance and at least give the police the ability to apprehend the vandals that run up the laneway when they are seen damaging the Town Hall. Councillor Urban is a Police Officer and I ask what he feels about this request.



By the way, I am in my third year of paying rates on my vacant lot which is unmarketable. The rate payments are now close to \$4,000.

Q2. *Can some of this money go to paying the power bill for the light?*

- A. Council has resolved not to support the closure of the laneway and it will remain open to pedestrian use. The placement of fencing or a maze across the end of the laneway is also not supported.

The placement of a light at the end of the end of the laneway is not considered necessary as there is sufficient lighting around the town hall.

Brad Caulfield, 19 Maxwell Street, Serpentine, 6125 - Steel Kit Homes (Noise Pollution)

It has been over 4 years since Steel Kit Homes erected a 60 metre long shed on Lot 3621 Richardson Street, Serpentine, zoned General Purpose, with no Council approval. Steel Kit Homes are a noise polluting business. There is constant clanging, banging and grinding of steel. There is ear piercing screeching from air tools and beep, beep sounds coming from reversing alarms from their forklifts from the time they start work. Steel Kit have done 2 noise monitoring surveys on their business. The first was well above the Noise Regulation Act and the second was done with their shed doors closed which was rejected by SJ Shire. In May 2011 the WAPC gave noise polluting Steel Kit Homes retrospective planning approval for 5 years, subject to conditions. A comprehensive stage noise impact assessment of the site was to be done within 6 weeks to comply with the Noise Reg Act. This still has not been done. 13 conditions were set out by SJ Shire and WAPC for Steel Kit Homes to comply to which none have been done.

Q1. *When is the SJ Shire going to do something about Steel Kit Homes complying to the conditions set out by WAPC and the SJ Shire?*

Steel Kit Homes are a noise polluting business. They do what they like on that site with no regard to anyone who lives in this area and the SJ Shire is doing nothing about it. Steel Kit Homes should be in an industrial zoned area not in the main street of Serpentine.

- A1. Shire officers have undertaken a number of inspections at the property to ensure compliance with the planning conditions.

In relation to noise, the Shire's Environmental Health Officers advised the business owner and their noise consultant that the noise management plan was inadequate. The business owner and consultant disagreed with the Shire officer's view. The Shire forwarded the noise management plan to the Noise Section at the Department of Environment and Conservation (DEC) requesting their assessment and interpretation of the suitability of the noise assessment and proposed management plan.

The DEC has now formally advised the Shire that they support the consultant's noise assessment and the proposed noise control measures. The DEC advise that while the noise control measures may not be able to fully comply with the Regulations, it is recommended that the operator implement the control measures and work with the Shire and the nearby community to attain an acceptable noise management plan.

Shire Environmental Health Officers are now reviewing the consultant's report and proposed controls and will work with the operator to ensure all noise minimisation measures are implemented while informing and consulting with nearby residents.

Officers are continuing to work with the operator on compliance with other engineering related conditions at the property.



3. PUBLIC QUESTION TIME:

Public question time commenced at 7.01pm.

Marian Best, 805 Bournbrook Avenue, Cardup

I do not want a lean-to to go on the RDA property which is at the back of our property. It already looks like an industrial area, so no more. Their property has taken a lot of money off the value of our property.

They already have various sheds and other buildings; I will not live at the back of an industrial area.

Q1. How much more is Council going to let happen at this property.

Q2. Where is the fire break?

Q3. Where are the council people that are supposed to monitor this property?

Q4. Are you going to pay for my paddocks to be de-weeded again this year?

The Shire President advised that these questions will be taken on notice and responded to in writing and that this matter will be thoroughly investigated by Shire officers. The Shire President advised that he will also meet Mrs Best on site in a couple of week's time to discuss the matter.

Sandra Hawkins, 27 Burgess Drive, Byford - President of the Byford Scarp Resident Association

There is a strip of road on Vicars Pass and a section of road on Quiberon Link, both places on the Byford Scarp Estate which urgently require repair.

I have telephoned the Shire offices on numerous occasions and written to the Shire President regarding this issue. This has been going on for over 18 months for the Vicars Pass section and for over three years on Quiberon Link. The residents are furious that this small repair can take so long to carry out, also one section has had several unprofessional repairs done which have resulted in leaving a dangerous situation for one household in particular. The stones have been showered onto the lawn and driveway of the property by vehicular traffic turning the corner probably at excessive speed. Unfortunately the morons of this world have no respect for anyone else but it is our duty to see that a safe environment prevails.

Q1. I ask Council when these repairs are going to be done?

By the way there is also a small pothole entering the Scarp on Clondyke that constantly reappears and needs attention.

There are other larger issues which our association will address with the Shire's Engineers and Park Rangers in the near future.

The Shire President advised that this question will be taken on notice and responded to in writing and that this matter will be addressed in the near future.

Jan Star, Jarrahdale – OCM024.1/08/12

I note the review of the Rural Land Strategy is on the agenda. In the officer's report there is recognition and support for the important role of agriculture in the Shire which does not seem to be wholeheartedly embraced in the "Land Insights" document. At one point (p25) their report states that the agricultural production is declining.

Q1. Was this based on a comparison of the production figures from the Department of Agriculture and Food WA?

Q2. And for what year?

The Shire President advised that we did get a thorough report, basically we have certain niche industries here that we need to support and encourage. We have urban infill. The Shire President advised that these questions will be taken on notice and responded to in writing.

Brendan Adam, 48 Plaistowe Blvd, Byford

I speak in regards to a letter sent out by the Serpentine Jarrahdale Shire regarding the park/playing fields surrounded by Plaistowe Boulevard, Portwine Ave, Spearmint Drive and Caraway Ave. It was proposed that club rooms be built on this family park area which is questionable for the kinds of activities put forward by the Shire. There was a meeting on the park grounds on 9 June 2012 between 10.30am and 13.30pm, which had such low numbers that many believe it didn't give a true reflection of the actual desires of people in the area for the park facilities direction.

I have door knocked and chatted to a few neighbours of mine and find that the playing fields proposal is an unwelcomed change, and they have questions that need clarification due to unwanted outcomes to rate payers that are inherent with playing grounds and club room infrastructure that the Shire will not be able to correct.

These include but are not limited to:

- Parking: The oval seriously lacks this necessary facility and the unwanted outcome will be people parking on verges blocking driveways and causing congestion of roads as well as inevitable damage to front gardens.
- Clubrooms and Toilets: These attract crime, a location for people to loiter and vandalise which can put residents at risk when people come to confront the vandals as well as devaluing property in the entire area.
- Devaluation of Property: People fear that unless the facilities proposed are not maintained scrupulously and are a professional facility (grounds are not big enough for this) then we will face long lasting devaluation of our property and slow growth on property values.
- Churning up of the Field Itself: The nature of some of the sports proposed causes unsightly damage to the grass fields as the area is subject to mild flooding.
- Late Night Training: The clubs will no doubt later request to have this field equipped with unsightly flood lighting used for night time training which can be as late as 9.00pm.
- Damage to Housing from These Sports: As the field itself is quite small for these activities it is likely that there could be damage from a cricket ball hitting a house or other damage.
- Privacy: The influx of people into the area can cause additional unwanted intrusion of your privacy or opportunistic theft of items that would be otherwise safe in a quiet neighbourhood.
- Decreased Park Access: People are unhappy with the proposed sports taking their freedom of use of the park away due to weekend sports clashing with leisure time.

- Night Shift Workers: People that do night shift are concerned that the sports will disturb the peace they need to manage fatigue for their work.

People are also annoyed at the Shire's stance on this proposal of "what they say goes" and "this is going ahead". Also, unanswered emails and phone calls on this issue have been another sour note on these proposed works. The under signed (refer to petition) have made suggestions that better reflect the culture of people and families in the area. Some suggestions include barbeque areas, better play equipment or a water feature. They will oppose any kind of clubroom structure.

The questions I ask on behalf and for the undersigned (refer to petition) are:

Q1. Why are these works going ahead when the 95% of people in the area are against it?

Q2. Why were the undersigned (refer to petition) not asked or consulted on what they wanted first before something was chosen for them? So as to avoid the situation of protest.

Q3. Why were our emails and phone calls not returned when we voiced concerns to the Shire when we opposed the works or had questions we needed answering.

Q4. What will the Shire do to fully prevent the above mentioned issues and protect the rate payer's happy current lifestyle?

The Shire President advised that these questions will be taken on notice and responded to in writing.

Keith Whibley, 22 Cranbourne Way, Byford

I would like to bring to the attention of the Council the Coffey Report on the Glades Village Lake Management Plan passed at the Ordinary Council Meeting on 28 November 2011.

I have two questions on this report:

Q1. I would like to know if any Councillors read this report prior to voting on the plan at the meeting on 28 November 2011?

Q2. There are many inconsistencies in the report and it appears to just skim the surface rather than be a detailed analysis. It makes suppositions based on a "best case scenario", why was no scenario requested based on a less than ideal scenario or even a "worst case scenario"?

The Shire President advised that these questions will be taken on notice and responded to in writing and that this item is currently before the State Administrative Tribunal and will be included in Policy Forum debate in September. This matter will be addressed in the next couple of weeks.

Tony Mustica, 900 Hopkinson Road, Cardup – Proposed Industrial Area

Mundijong, Kargotich and Bishop Roads and Tonkin Highway, this industrial area requires a 2km buffer zone.

The area to the north east is not 2km from the town lots of small subdivisions and SJ Grammar School. If a buffer zone is required it should be on the whole four sides or if a wall is sufficient for the east side it should be either a buffer zone or a wall.



If a person subdivides land they have to supply the roads and public open spaces out of that land. In this case the public land is supplied by the neighbours. If for example, 100 hectares is required industrial and 100 hectares for a buffer zone, then an area of 200 hectares should be required.

Q1. For example, if Alcoa required 100 hectares then shouldn't they purchase the whole 200 hectares as one piece just like any other land developer and then supply the buffer zone out of their land not the neighbours land free of charge?

The Shire President advised that this question will be taken on notice and responded to in writing.

The Director Corporate Services left the room at 7.17pm and returned at 7.18pm.

Linda Starcevich, 76 Baigup Loop, Cardup

Over the past month my household has been inundated with smoke from a neighbour's burn off every day and night, we have been unable to open windows, hang out washing or partake comfortably in any outdoor activities without coughing, runny eyes and sore throat. My animals have also been suffering from similar symptoms, but sadly cannot move indoors to escape this. This only stopped after the arrival of last week's rain.

After over 20 days straight of smoke inundation and in frustration a week ago, I rang my local Fire Control Officer and was told by his wife that you can burn 24 hours per day, 7 days per week in this Shire and that it's just bad luck about the washing. I asked her about the nuisance and health issues and the response was "oh well" followed by silence. I was told that there is no policy or local law relating to burn offs and smoke and that the Shire only has general hints. She then told me that this is what everyone in this Shire wants, which is clearly not the case as I would not be here tonight.

After this rather surprising discussion I looked at the Serpentine Jarrahdale Shire Health Local Laws 1999, and under part five – Nuisance and General, I found the following:

"Escape of Smoke etc.

- 52.(1) Subject to Sub-Section (2), an owner or occupier of premises shall not cause or permit the escape of smoke, dust, fumes, offensive or foul odours, liquid waste or liquid refuse from the premises in such quantity or of such a nature as to cause or to be a nuisance.*
- (2) Sub-Section (1) does not apply to smoke from the chimney of a private dwelling house."*

In this case it seems that local health laws are ignored.

I then referred to the neighbouring City of Armadale regulations and found on their website, and I quote, "Burning of any type is not permitted, including incinerators, on Sundays and Public Holidays". They also have a local health law, which states:

"The City of Armadale Health Local Law prohibits:

The escape of smoke to such quantity or nature as to be a nuisance to any person.

The burning of any plastic, rubber, green garden waste, wet materials or any other matter likely to cause a smoke nuisance.

Burning at any time during a period where a "Haze Alert: has been issued for the Perth metropolitan area by the Western Australian Bureau of Meteorology".

The City of Armadale also have hints for burning, one of which states "make sure smoke and sparks will not affect your neighbour's washing or living conditions". Having previously been a resident of the City of Armadale, please let me assure you that their rangers do respond to and order to put out burn offs on a Sunday, as well as smoke inundation reports.

Q1. Based on all the above, my question to Council tonight is, why does the Serpentine Jarrahdale Shire not have one day per week when burning is prohibited, when residents can be assured that they can hang out their washing, participate in outdoor activities and open windows in a comfortable smoke free environment?

Photographs were provided by Ms Starceovich.

The Shire President advised that this question will be taken on notice and responded to in writing and that this matter will be investigated by officers.

Michael Dagostino, 434 Kargotich Road, Oakford

Q1. Why has the Draft Rural Land Strategy, as tabled, varied so markedly from the objective?

I thought this was a progressive and forward thinking Council. I am very disappointed with this report.

The Shire President advised that this question will be taken on notice and responded to in writing and that the matter will be discussed as per the agenda during tonight's meeting.

Public question time concluded at 7.22pm.

4. PUBLIC STATEMENT TIME:

Public statement time commenced at 7.22pm.

Robin Nussey, 81 Lingdon Lane, Serpentine - Draft Rural Land Strategy

I am a retired agricultural scientist with 25 years experience at the Department of Agriculture and Food in senior roles in agricultural economics, marketing, policy and planning. I have farmed on Bassendean Sands within the Serpentine Jarrahdale Shire for over 30 years, including 25 years at the above 60 hectare property.

In our view, the Draft Rural Land Strategy:

- Has been designed to get a rubber stamp from the WA Planning Commission;
- Fails to understand that simply increasing lot size will not make commercial farming profitable, particularly on the Shire's poor, light soils;
- Ignores the fact that the Department of Agriculture and Food document, "potential Rural Land Uses on the Palusplain", fails to identify any new farming options for these soils; and
- Ignores its own "market demand and economic assessment" report, which noted only one sale of a lot exceeding 40 hectares over a 27 month period

Commercial farming of the Bassendean Sands is not economically sustainable. Smaller lot sizes would help spread, beyond a single family, the cost and labour burden required to rehabilitate the landscape. We would dearly love to look after the land better, but most of our capital is tied up in excess land.

There appears to be no justification for the Draft Strategy to propose a blanket minimum lot size of 80 hectares for the *Rural – Balance Policy Area* (currently 40 hectares). This is heading in the wrong direction. The objectives and development guidelines proposed for the *Landscape – Rural Policy Area* (minimum 20 hectares lot size) would be more suitable for the Bassendean Sand areas.

The Shire's farmers provide its rural character/ambience.

Jan Star, Jarrahdale

The Council is to be commended on the objectives of the Rural Land Strategy Review. While I will probably make a submission on items of detail there is much that I regard as positive. I do draw Councillors' attention to two matters.

1. The Market Demand and Economic Assessment appears to lack the rigour needed for future planning and should not supplant the very strong vision that the Council has maintained for the rural nature of the Shire. In fact, an attempt to overturn this vision some time ago did result in a wipe-out of those Councillors in a subsequent election. Cr Kirkpatrick would remember this and has been a strong advocate of community support for such a vision.
2. The figures for water availability for land capability maps for the eastern part of the Swan Coastal Plain were available in the second half of the 1990s. Also, the Department of Water are currently looking at the hydrology of the Serpentine drainage basin. Neither of these facts, while highly relevant, is recognised, in fact in the reference to land capability there is an explicit reference to lack of information of water availability. Councillors should be aware of this misinformation if they are making evidence based decisions.

Public statement time concluded at 7.26pm.

5. PETITIONS & DEPUTATIONS:

Petitions and deputations commenced at 7.26pm.

- 5.1 Cr John Kirkpatrick presented a petition on behalf of Mr Brendan Adam of 48 Plaistowe Boulevard in Byford, regarding the development plan for a sporting club at Plaistowe Boulevard. The petition contained 67 signatures of residents located within the proposed area. The petition does not comply with the Shire's Standing Orders 3.6(1). The petition was received and the contents noted.

Petitions and deputations concluded at 7.28pm.

6. PRESIDENT'S REPORT:

The Shire has recently undergone a change where our CEO of seven years has ceased her contract with Council to further her studies and to enjoy more time with her young family. Joanne Abbiss brought many strengths to the Serpentine Jarrahdale Shire and her strength in governance and forward planning have allowed us to have strategic planning in place which would be the envy of many other municipalities. We wish her well for the future.

The Council unanimously appointed Mr Richard Gorbunow, our current Director Engineering, to fill the position as Acting CEO until Council can properly advertise the position to what could be described as an arduous job, with the SJ Shire being the second fastest growth area in the whole of Australia, with residential impact and growth advancing on rural holdings, the relocation of the Veterinary School and Biomedical facilities, initially in part, to Whitby and the implementation and development of Town Structural plans as well as encouraging commercial development to allow residents shopping within the municipality. Richard has come with an extensive background and experience and we look forward to him guiding us through this challenging period.

Tonight the Council will discuss the release for public comment of the "Rural Strategy" which provided a review in 2001 and is the only major addressing since 1994 of "where we want to go and where we are heading into the future". This will involve much public input and debate and hopefully allow us as a council, to properly represent the views of our residents. Exciting times!

Honorary Freeman titles are rarely given but I am very pleased to announce Councillor John Kirkpatrick will receive this recognition at a reception in September. John has contributed tirelessly over many years.

7. DECLARATION OF COUNCILLORS AND OFFICERS INTEREST:

Cr Moore declared an interest of impartiality in item OCM024/08/12 as he is a landowner within the Rural Strategy area. This will not affect the way he votes.

Cr Moore declared an interest of impartiality in item OCM025/08/12 as he is a landowner within the area. This will not affect the way he votes.

Cr Wilson declared an interest of impartiality in item OCM024/08/12 as he is a landowner within the Rural Strategy area. This will not affect the way he votes.

Cr Piipponen declared an interest of impartiality in item OCM024/08/12 as he is a landowner within the Rural Strategy area. This will not affect the way he votes.

Cr Atwell declared an interest of impartiality in item OCM024/08/12 as he is a landowner within the Rural Strategy area. This will not affect the way he votes.

Cr Atwell declared a financial interest in item OCM025/08/12 as he is a landowner within the area. He will leave the room while this item is being discussed and will not vote.

Cr Harris declared an interest of impartiality in item OCM025/08/12 as she has a brother that owns a property in that area, this will not affect the way she votes.

8. RECEIPTS OF MINUTES OR REPORTS AND CONSIDERATION FOR RECOMMENDATIONS:

8.1 Ordinary Council Meeting – 13 August 2012

Moved Cr Harris, seconded Cr Piipponen

The attached minutes of the Ordinary Council Meeting held on 13 August 2012 be confirmed. ([E12/5746](#))

CARRIED 9/0

8.2 Special Council Meeting – 16 August 2012

Moved Cr Harris, seconded Cr Piipponen

The attached minutes of the Special Council Meeting held on 16 August 2012 be confirmed. ([E12/5759](#))

CARRIED 9/0

**9. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN:**

OCM023/08/12	REVIEW OF POLICY G801 - COUNCILLOR ENTITLEMENTS AND DELETION OF POLICY G809 - GIFTS TO PAST COUNCILLORS AND G813 - COUNCIL MEMBER TRAINING (A1048)
Author:	Lisa Fletcher - Organisational Improvement Officer
Senior Officer:	Joanne Abbiss - Chief Executive Officer
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

EXECUTIVE SUMMARY

Council is requested to adopt revised Policy G003 - Councillor Entitlements and rescind Policy G809 - Presentation to Past Councillors and Policy G813 - Council Member Training.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

CGAM009/08/11 - Review of Council Policy G801 - Councillor Entitlements and G809 - Presentation to Past Councillors.

COMMUNITY / STAKEHOLDER CONSULTATION

No community consultation was required.

REPORTG003 - Councillor Entitlements

Updates to reflect the current Councillor telecommunications and technology allowance has resulted in a review of this Policy. It was decided to condense the information pertaining to allowances and expenses provided to Councillors into the one policy. This includes those expenses and allowances related to Councillors attending training and also gifts provided to Councillors at the end of their term in recognition of their service to the community.

This Policy has also been renumbered in line with a formatting review of the policy manual.

G809 - Presentation to Past Councillors

Information contained in this policy has now been captured in the new policy G003 - Councillor Entitlements.

G813 - Council Member Training

Relevant information contained in this policy has now been captured in the new policy G003 - Councillor Entitlements.

Conclusion

It is requested that Council adopt the revised Policy G003 - Councillor Entitlements and rescind Policies G809 - Gifts to Past Councillors and G813 - Council Member Training.

ATTACHMENTS

- [OCM023.1/08/12](#) - Current policy G809 - Gifts to Past Councillors (E12/4657)
- [OCM023.2/08/12](#) - Current policy G813 - Council Member Training (E12/4658)
- [OCM023.3/08/12](#) - Current policy G801 - Councillor Entitlements (E12/4659)



- [OCM023.4/08/12](#) - Revised Policy G003 - Councillor Entitlements (E12/4660)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

Council's Plan for the Future has placed an emphasis on Council and the Leadership Team continually driving Strategy and Policy development to reflect direction and respond to emerging issues.

STATUTORY ENVIRONMENT

Various sections of the *Local Government Act 1995* and *Local Government (Administration) Regulations 1996* are quoted throughout the revised Policy G003 - Councillor Entitlements.

FINANCIAL IMPLICATIONS

The revised policy relates to payment of Councillor expenses which are provided for in Council's annual budget.

VOTING REQUIREMENTS

ABSOLUTE MAJORITY

OCM023/08/12 COUNCIL DECISION/Officer Recommendation

Moved Cr Harris, seconded Cr Kirkpatrick
That Council:

- 1. Adopt the revised Policy G003 - Councillor Entitlements as per attachment OCM023.4/08/12.**
- 2. Rescind Policy G809 - Gifts to Past Councillors and Policy G813 - Council Member Training.**

CARRIED BY ABSOLUTE MAJORITY 9/0

OCM024/08/12	DRAFT RURAL LAND STRATEGY ADOPTION FOR PURPOSES OF ADVERTISING & REQUEST FOR CONFIRMATION TO ADVERTISE FROM THE WESTERN AUSTRALIAN PLANNING WAPC (SJ1082)
Author:	Peter Varelis - Senior Strategic Planner
Senior Officers:	Deon van der Linde - Executive Manager Strategic Planning Suzette van Aswegen - Director Strategic Community Planning
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

Proponent:

Shire of Serpentine Jarrahdale

Owner:

Various

Town Planning Scheme No. 2 Zoning:

Various

Metropolitan Region Scheme Zoning:

Various

EXECUTIVE SUMMARY

The Council of the Shire of Serpentine Jarrahdale (the Shire) at its Ordinary Meeting held 19 December 2011 resolved to endorse a project plan and associated consultants brief for the preparation of a new Rural Land Strategy (the Strategy). Broadly, the purpose of the Strategy is to enhance the Shire's rural character and its role as an important economic contributor to the Shire and the broader region. The Strategy will clearly indicate the areas capable of agricultural land uses and consider how other rural uses, including intensive agriculture and rural residential, will be considered. It will also provide guidance on how the

Shire should process planning applications, including Scheme Amendments, in rural areas and address rural settlement patterns. It is hoped that the Strategy will help to enhance agricultural productivity, diversity and guide land use in a more environmentally and economically sustainable manner.

The Strategy will be Council's key strategic document that provides guidance to landowners on the future rezoning, development and use of rural land within the Shire. The Strategy outlines new policy areas in the Shire and will require the Shire to initiate the drafting of Town Planning Scheme No. 3 (TPS 3).

Since Council's resolution on 19 December 2011 the following has occurred:

1. Consultants were engaged to initiate the drafting of the new Strategy;
2. At the request of Council preliminary consultation was undertaken in various locations of the Shire;
3. Officers compiled the information from consultation;
4. A Phase 1 Outcomes Report was compiled, the purpose of the report was to review the following:
 - a) Current land uses throughout the Shire;
 - b) Tourist uses and opportunities;
 - c) Land capability;
 - d) Market demand for different property sizes; and
 - e) Investigate the economic viability of traditional farming activities and alternate agricultural uses.
5. The findings of the Phase 1 Outcomes Report were presented to Council at a Policy Forum and are included in Part B – Background of the Strategy; and
6. A draft Strategy has been prepared and developed by consultants with the Shire's officers, in accordance with the Town Planning Regulations 1967 (as amended) for Council's consent and the Western Australian Planning Commission (WAPC) confirmation for public advertising.

In the context of the above matters it is important to progress to the next stage of the process to ensure a continued focus on the Strategy.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

SD075/12/11 – (OCM 19 December 2011) Endorsement of the Rural Land Strategy Project Plan and Consultant Brief.

COMMUNITY / STAKEHOLDER CONSULTATION

Preliminary Consultation

Extensive and robust preliminary consultation has occurred to date. Further and detailed consultation will occur with the community and relevant stakeholders through the progression of the statutory consultation processes.

Statutory Consultation – Town Planning Regulations 1967 (as amended) – Regulation 12A & 12B

Regulation 12 of the Town Planning Regulation 1967 (the Regulations) outlines the process by which local government should prepare and amend Local Planning Strategies. In the context of the Rural Land Strategy being the lead strategic document to guide land use planning in the Shire's rural areas and being utilised for the initiation of Scheme

Amendments it is important that the process outlined by the Regulations is followed in its entirety.

It is important to note that the WAPC may request modifications to Council's endorsed Strategy. Should this occur Council will be required to amend the Strategy accordingly, if Council advertise the Strategy without the requested amendments it may not be given due regard in the consideration of Scheme Amendments and will prevent the Strategy from being ultimately finalised. It is important that the Strategy accords with the requirements of State Planning Policy (SPP) and upholds the principles of proper and orderly planning. Shire officers have worked closely with officers of the Department of Planning (DoP) so that the Strategy is prepared in a manner that ensures the best chance of receiving consent to advertise from the WAPC whilst also balancing stakeholder expectations.

The process is detailed below for Council's information:

- Council deems the draft Strategy satisfactory for advertising and forwards the documentation to the WAPC for certification to advertise in accordance with the provisions of Regulation 12;
- Upon receipt of certification from the WAPC the Shire will:
 - Publish a notice of the Rural Land Strategy once for two consecutive weeks in a newspaper circulating in the Scheme area, giving details of:
 - Where the Strategy may be inspected; and
 - In what form and during what period submissions may be made.
 - Forward a copy of the Strategy to any other person or public authority which, in the opinion of the local government, has a direct interest in the Strategy, for consideration and advice within a period, being not less than 21 days after the day on which the Strategy is given to the person or body, specified by the Shire;
 - Take such other steps as the local government considers appropriate to give notice of the Strategy; and
 - Carry out such other consultation as the Shire considers appropriate, including community information sessions in various localities in the Shire.
- After expiry of the period within which submissions may be made and advice given, the Shire will:
 - Review the Strategy in the light of any submissions made and advice received;
 - Adopt the Strategy with such modifications as it thinks fit to give effect to the submissions and advice; and
 - Submit a copy of the Strategy to the WAPC for its endorsement.
- If the WAPC endorses the Strategy, the local government shall publish notice of the Strategy and the endorsement of the WAPC in a newspaper circulating in the Scheme area; and
- A copy of the Strategy of the Shire, as amended from time to time, shall be kept and made available for public inspection during business hours at the offices of the Shire and the WAPC.

REPORT

Review Process and Background

A project plan was prepared in November 2011 which looked at the existing 1994 Rural Strategy and made recommendations for the next stages. Subsequently Council endorsed a Project Plan and a consultant's brief for the drafting of a new Strategy. Various studies, community consultation and assessments were carried out to determine background information on the Shire's rural areas to establish the foundation for the Strategy. The Strategy is attempting to address the need to balance urban and rural areas with a view to

enhancing the rural areas of the Shire through maintenance of character and facilitating economic activity.

Part B – Background of the Strategy provides the technical evidence by which the Strategy was reviewed. Broadly the background is outlined as follows:

- Constraints analysis;
- Current land uses throughout the Shire;
- Market demand for different property sizes;
- Tourist uses and opportunities;
- Land capability, using existing information; and
- Natural environment / assets

An explanation of the findings of the Phase 1 review was provided to Council at Policy Forum in early June 2012. These findings are summarised and provided in Part B – Background of the Strategy.

Key Themes and Universal Objectives

Based on the Project Plan and Phase 1 of the review key themes and universal objectives started to emerge through the preparation of the Strategy. These themes and objectives provided the origins of the new Strategy.

Broadly the key themes and objectives can be characterised as follows:

1. Protection of Natural Assets

- Ensure that protection and enhancement of biodiversity assets in the Shire is considered early in the planning process.
- Maintain and enhance the quality and quantity of remnant vegetation throughout the Shire.
- Protect the integrity of resource enhancement and conservation category wetlands throughout the Shire from inappropriate land use.
- Minimise offsite nutrient loading through appropriate land management and drainage considerations.
- Recognise that a large proportion of the Shire's rural areas are classified as Multiple Use Palusplain and that there may be opportunities for bona-fide rural activity within these areas.
- Consider sustainable groundwater use and allocation as an integral component of the planning process.
- Prevent the worsening of land qualities as a result of development, particularly on the Palusplain.

2. Protection of Rural Atmosphere

- Maintain the 'nodal' pattern of urban development and urban villages in the Shire, interspersed with rural wedges. Specifically maintain a distinct 'rural wedge' between Serpentine and existing / proposed urban areas to the north.
- Facilitate an appropriate form of rural living development in appropriate locations in the Shire's rural areas.
- Protect the landscape integrity of the scarp.
- Recognise landscape as a legitimate issue for consideration within the planning and development process.

- Subject to confirmation in the Urban Growth and Activity Centres strategies, limit the identification of new urban nodes within the Shire for the lifetime of this strategy.
- Consolidate medium-long term urban growth within the already defined areas of Byford and Mundijong-Whitby.

3. Facilitate Productive Rural Areas

- Recognise the legitimacy of a broad economic base within the Shire's rural areas that does not focus solely on broad-acre agriculture.
- Recognise and facilitate the ongoing economic development of the Shire's rural industries/activities as a mechanism to meet the objectives of the 'natural assets' and 'rural atmosphere' objectives.
- Promote agri- and rural-tourism within the Shire.
- Recognise the importance of environmentally sustainable exploitation of basic raw materials within the Shire.
- Promote and encourage alternative agricultural land uses, provided they do not contribute to land degradation.

Policy Areas

Policy Area Formulation

After an analysis of background information, consultation and assessment, the policy areas were created and identified in accordance with the brief endorsed by Council in December 2011. The policy areas have been created to ensure the Strategy applies state and regional planning policies whilst also having due regard for information compiled throughout Phase 1, the key themes / universal objectives and proper and orderly planning.

The preparation of the policy areas has been in liaison and consultation with officers of the DoP. This process has been undertaken to ensure a timely confirmation process from the WAPC and ultimate progression of the Strategy.

Seven policy areas have been identified as follows:

1. Rural Residential
2. Equine
3. Rural Smallholding
4. Landscape – Rural
5. Landscape – Scarp
6. Rural – Balance
7. Conservation – Private Land

Individual Policy Areas

After careful consideration and review individual policy areas have been strategically located. Each policy area is described in Section 4: Part A – the Strategy. Broadly each policy area has been outlined in the following manner:

Description: What is the policy area about? Where is it located? What is it trying to achieve? How does it relate to existing land use and development?

Objectives: What are the planning, land use and development, objectives for the policy area?

Subdivision and Development Guidelines: What specific guidelines do future applications or land uses need to consider in the policy area?

Rationalisation of Rural Residential Land: Rural Smallholding and Rural Residential

Rural Residential subdivision under the 1994 Rural Strategy was undertaken in a number of policy overlay areas. These areas were established in the first iteration of the Strategy and various other landholdings were included through subsequent reviews. The general discernment of these policy areas has been relatively ad hoc. This Strategy seeks to reconcile these policy areas into the Rural Smallholdings and Rural Residential Policy Areas. These policy areas provide for a range of lot sizes and averages from 1 – 40 hectares (av: 15) (rural smallholdings) and 1 – 1.5 hectares (rural residential). The placement of these areas has been in close proximity to rural or urban settlements and provide for a graduation of lot sizes to ensure a coordinated settlement pattern and retention of rural character.

The majority of the rural residential lots will be in the range of 1 to 1.5 hectares. These lots provide the size of lot that are in demand and allow for a slight variation in lot size to be provided. The coordinated application of this policy area is important to ensure the appropriate graduation of lot sizes.

The Rural Smallholding Policy Area has been incorporated to provide what is essentially another form of rural living opportunity in the Shire, but with larger land parcels that may be suited to some limited form of agricultural production. This area was formally covered by the Farmlet Policy Overlay of the 1994 Rural Strategy. This policy area provides a location for intensive agriculture, alternative agricultural uses and hobby farms. It is anticipated that lot sizes in this policy area will range from 4 to 40 hectares. It is also anticipated that this policy area will remain largely rural in nature and will help to retain rural character and aesthetics close to urban centres.

Rationalisation of Rural Land: Rural – Balance Policy Overlay

The Rural – Balance Policy Area includes a large portion of the southern and central sections of the Shire. It essentially includes all land which is currently used for rural purposes and which isn't included in any of the other policy areas.

The purpose of this policy area is to help maintain the rural land use and character over the southern half of the Shire. Limited subdivision potential is provided for in this area, with a minimum lot size of 80 hectares.

Although the minimum lot size has been raised to retain the remaining large rural parcels it is acknowledged that much of the land in the Rural – Balance Policy Area has been subdivided previously and before the introduction of the 40ha lot size minimum that was outlined in the 1994 Rural Strategy. As a result of this very few large lots remain. A Geographical Information Systems analysis of various lot sizes in the Shire is provided as an Appendix to the Strategy. It is for this reason that the Strategy is proposing to provide the opportunity for landowners to create coordinated rural estates through lot rationalisation and realignment. The ad hoc application of rural residential and rural smallholdings in the Rural Balance Policy overlay is not appropriate nor does it accord with the principles of SPP or proper and orderly planning.

Lot rationalisation and realignment within the policy area will be supported to facilitate improvements to the use, efficiency and viability of rural land in the Shire. Boundary realignment resulting in lots smaller than the 80 hectare minimum may be supported by the Shire in circumstances where the following can be demonstrated:

- The proposal does not adversely impact priority agriculture;

- That lots created below the minimum lot size are utilised for intensive and emerging primary production. Pseudo Rural Residential subdivisions will not be supported;
- No new / additional lots are created;
- Realigned allotments are 10 hectares or above in size; and
- Through evidence, demonstrate to the satisfaction of the Shire that the realignment will support economic opportunities through primary production, value adding, processing, small scale tourism or increased improvements in biodiversity.

The boundary re-alignment, whilst not specifically in line with the WAPC guidelines for rural subdivision will allow communities to work together to achieve some smaller lots within an agricultural precinct. The planned outcome will be coordinated rural estates consisting of smaller lots to support economic opportunities, surrounded by larger lots that accord with the other aims of the Policy Area.

While it is recognised that the agricultural productivity and economic returns for agriculture is diminishing, it is important to also consider the longer term rural landscape, natural features and amenity of the Shire along with the application of appropriate planning principles and State Planning Policy. In this regard the rural areas in the southern half of the Shire become particularly important in retaining the Shire's rural character, broad open vistas and opportunity for the use of larger lots if the need arises.

Expansion of Equine Uses: Equine

This policy area was originally created to provide a zone for the Byford Trotting Complex and the Darling Downs Equestrian Reserve. The purpose is to provide a separate zone for intense equine activities which can potentially generate offsite impacts that could conflict with the values of traditional rural living areas. This distinguishes the areas of the Shire that are dominated by horse related activities. It clearly identifies that the area has a focus on equestrian activities and that landowners in the policy area take comfort from the fact that equestrian uses are protected from other potentially incompatible land use. In this regard it is considered that the policy area has been a success since its introduction. The Shire is now known as a desirable destination for this type of land use.

The success of this use symbolises the manner in which rural activity in the Shire can be successful. In this regard the policy area now covers a larger area across the northern extremity of the Shire, as well as a new, more recently established precinct south of Mundijong. Lot sizes of 2ha are provided in the northern localities whilst 4ha is provided in the southern.

Preservation of Rural Landscape: Landscape – Rural Policy Area

The Landscape – Rural Policy Area is located between the developing urban settlement at Byford, the future urban node at Oakford and industrial area at West Mundijong. It is anticipated that this policy area will remain largely rural in nature and will help to retain rural character and aesthetics close to urban centres, while also accommodating some of the semi-rural activities that currently occur in other parts of the Shire, which may over time be incompatible with the development of either rural residential, industrial or urban areas.

Preservation of the Scarp: Landscape Scarp Policy Area

The Landscape – Scarp Policy Area essentially includes the properties to the east of the South Western Highway which are included in the Landscape Protection Policy Area of Council adopted Local Planning Policy No.8. Though a majority of these properties are used for rural land use, they have been allocated as a different policy area in the Strategy because of the role they provide in aesthetics and landscape in the Shire which deserves

special protection through individual objectives and management. Tourism and recreational uses can be located in this area, subject to maintenance of landscape values.

In general, the policy area includes areas of high landscape value. The aim of the policy area is to maintain the aesthetics and integrity of significant landscape areas and features. Subdivision for rural residential or rural smallholding within this area will generally not be supported.

The land within this policy area is located at the foothills and along the Darling Scarp. The landscape is highly valued by the community and therefore changes to land use and development on this land is more sensitive to change. Further subdivision in the area would be susceptible to fire hazards and is not recommended.

Exclusion Areas

Part one of the existing 1994 Rural Strategy states that urban development will be facilitated through the Shire's towns and villages. Figure one of the 1994 Rural Strategy outlines the development framework for major population centres. Since 1994 there has been a significant transition in Perth's role in facilitating the demands of Australia's recent population increases. According to the Australian Bureau of Statistics (2010) the Shire was recorded as the second fastest growing Council in Australia with a 6.9 percent population increase.

As a result of these demands, settlement trends have increased and established themselves closer to the periphery of the Shire's boundary in closer proximity to transport corridors and existing intensified development from the Armadale and Kwinana localities. The urban towns and villages in the Shire are excluded from the Strategy and will be facilitated through appropriate rezoning / structure planning processes and the Shire's future Urban Growth Management Strategy. In maintaining the identity of the Shire's towns and villages it is vital that the Strategy takes into account the interaction between rural and urban areas within the Shire.

Future industrial development is envisaged at West Mundijong and the Shire is progressing a Metropolitan Region Scheme (MRS) amendment to rezone the site from rural to industrial. As part of the investigations to facilitate this process it is recommended that the Shire provide a buffer area around the West Mundijong industrial site to protect future development from future land use conflicts.

Department of Agriculture and Food WA – Agricultural Assessment

In February 2012, the Department of Agriculture and Food WA (DAFWA) undertook a resource management investigation into the agricultural features of the Palusplain. The report was named Agricultural Features: Potential Rural Land Uses on the Palusplain. The purpose of the report was to identify agricultural land use options and opportunities within the Shire and the Shire of Murray, with particular focus on the Palusplain wetland section. The report will contribute to the DoP's natural resource management plan for the region and guide development of regional and local planning strategies.

The key findings from the report are summarised below:

- a) Retaining large lots is important to: maintain opportunities for new, large scale agricultural enterprises; maintain land prices at agricultural market levels; reduce likelihood of lifestyle ownership; maintain agricultural options into the future if market signals change; and preserve future land use options;
- b) The lack of a soil amendment to 'bind' phosphorus is the key limiting factor influencing more intensive agricultural development. Recognised phosphorus-binding soil amendments, such as 'red mud' and bio-solids, need to be encouraged for general use within the catchment;

- c) Research is required to determine the relative benefits of catchment approaches, such as perennial pastures, revegetation, stock exclusion and retention of water in the landscape, to reduce nutrient export. Since revegetation may not reduce nutrient export, because soluble nutrients bypass the physical filtering functions of the riparian zone surface vegetation, the strategies in SPP 2.1 may need revising;
- d) Provision for ongoing monitoring of nutrient export is required because soil amendments will need to be replaced regularly, possibly on a 20-year cycle;
- e) Closed loop agricultural systems, such as poultry and hydroponic/glasshouse enterprises, that export minimal nutrients, should be encouraged; and
- g) Tried and innovative nutrient management strategies, and long term monitoring strategies, need to be tested.

The outcomes of this report are important to consider in the context of the WAPC's consideration of the Strategy.

ATTACHMENTS

- [OCM024.1/08/12](#) - Draft Rural Land Strategy 2012 (IN12/12769)
- [OCM024.2/08/12](#) - Agriculture Features: Potential Rural Land Uses on the Palusplain (Department of Agriculture and Food WA) (IN12/10610)
- [OCM024.3/08/12](#) - Preliminary Consultation Recordings (E12/5719)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

The Strategy will provide a major mechanism through which the Shire's Plan for the Future 2009-2014 can be implemented. The Plan for the Future contains numerous objectives that will form the framework for the broader Strategy review. An assessment against the Shire's Plan for the Future identifies that the Strategy broadly aligns with the following key actions:

- Ensure the built form complements and enhances the rural environment;
- Plan for the preservation of rural land and its integration with urban and rural villages;
- Consider the viability of rural land uses in strategy and policy development;
- Promote the vision of the Shire being the 'food bowl' of Perth;
- Preserve the distinct character and lifestyle of our rural villages and sensitively plan for their growth;
- Ensure land use planning accommodates a vibrant and diverse range of activities and employment opportunities;
- Protect the landscape and environmental values of natural reserves and areas from the impacts of development;
- Develop comprehensive governance policies and strategies;
- Our structure, processes, systems and policies are aligned with the Plan for the Future;
- Protect and develop appropriate agricultural and horticultural industries and pursuits within the shire; and
- Encourage the development of tourist attractions and accommodation.

As part of responsibly planning for future rural land use it is vital that strategic documentation is developed that accurately reflects the landscape and communities vision with planned medium to long term development horizons.

Strategic Observations:

- The proposed Strategy outlines the future rezoning of land to facilitate the ultimate growth of a population of over 100,000; and



- The proposed Strategy outlines new policy areas that require an assessment of the Shire's statutory framework and preparation of TPS 3.

STATUTORY ENVIRONMENT

- *Local Government Act 2005*
- *Planning and Development Act 2005*
- *Town Planning Regulations 1967* (as amended)

FINANCIAL IMPLICATIONS

The Strategy and associated costs have been budgeted for through the Shire's Annual Budgeting process.

CONCLUSION

It is important that the Shire maintains a focus and renewed energy towards the Strategy as it will be the leading strategic document to guide rural land uses in the Shire. The Strategy is presented to Council for the purposes of advertising and requesting certification from the WAPC to publicly advertise. Whilst it is acknowledged not every issue may be dealt with in the draft documentation, it is important that the Council ensures the continuation of the process to allow these issues to be explored through public advertising and a robust formal dialogue with the community and relevant stakeholders.

Options:

- Option 1: Adopt the Strategy for the purposes of public advertising and requesting confirmation to advertise from the WAPC, as outlined in the Officer recommendation;
- Option 2: Adopt the Strategy for the purposes of public advertising and requesting confirmation to advertise from the WAPC, with modifications and provide reasons why; and
- Option 3: Decide not to adopt the Strategy for the purposes of public advertising and requesting confirmation to advertise from the WAPC and provide reasons why.

Option 1 is recommended. The Shire's officers and consultant have endeavoured to prepare the Strategy in a manner that ensures the best chance of receiving consent to advertise from the WAPC whilst also balancing community and stakeholder expectations. To ensure conformity with the *Town Planning Regulations 1967* (as amended) any modifications proposed by Council will have to:

- a) Demonstrate the application of SPP; and
- b) Provide the rationale for the modification.

VOTING REQUIREMENTS

Simple Majority

OCM024/08/12 Officer Recommendation

**Moved Cr Harris, seconded Cr Randall
That Council:**

- 1. Adopt the Draft Rural Land Strategy as outlined in attachment OCM024.1/08/12 for the purposes of advertising.**



2. Council forward the Draft Rural Land Strategy as outlined in attachment OCM024.1/08/12 to the Western Australian Planning Commission for certification in accordance with the provisions of Regulations 12 - *Town Planning Regulations 1967* (as amended).
3. Subject to receiving confirmation from the Western Australian Planning Commission and compliance with the provisions of Regulations 12;
 - a) Publish a notice of the Draft Rural Land Strategy once for two consecutive weeks in a newspaper circulating in the Scheme area, giving details of:
 - i) Where the Draft Rural Land Strategy may be inspected; and
 - ii) In what form and during what period submissions may be made.
 - b) Forward a copy of the Draft Rural Land Strategy to any other person or public authority which, in the opinion of the Local Government, has a direct interest in the Strategy, for consideration and advice within a period, being not less than 21 days after the day on which the Strategy is given to the person or body, specified by the Shire;
 - c) Take such other steps as the Local government considers appropriate to give notice of the Draft Rural Land Strategy; and
 - d) Carry out such other consultation as the Shire considers appropriate, including community information sessions in various localities in the Shire.
4. Council note that should the Western Australian Planning Commission not provide confirmation to advertise, a report will be presented back to Council to consider any proposed modifications.

LOST 3/6

Cr Moore foreshadowed a new motion if the motion under debate is defeated.

Cr Wilson declared a financial interest in this item and left the room prior to debate beginning on the new motion at 7.46pm.

Cr Atwell declared a financial interest in this item and left the room prior to debate beginning on the new motion at 7.46pm.

OCM024/08/12 COUNCIL DECISION/New Motion

Moved Cr Moore, seconded Cr Urban
That Council:

1. Adopt the Draft Rural Land Strategy subject to the following modifications being made to the satisfaction of the Director Strategic Community Planning:
 - a. Modification 1 – delete the Rural Residential and Rural Smallholding Policy Areas that extend east and south, respectively, from the “Oakford Future MRS Amendment” area, and replace these with the Landscape – Rural Policy Area.

Grounds – the identification of these areas has been based largely upon the idea of interfacing with the future urban village at Oakford, and hence identification of these areas is premature at this stage.
 - b. Modification 2 – replace the Landscape-Rural Policy Area depicted between Orton and Thomas Roads, west of Kargotich Road, with a Rural Residential Policy Area.



Grounds – this area is strategically suited for the limited frontal expansion of Rural Living development in the Shire, given its proximity to major roads, urban services, and existing similar development. Such a form of development will provide a suitable non-urban break between the Byford urban area and the planned future urban area at Oakford.

- c. **Modification 3** – modify the area “Subject to Future Investigation” that is depicted east of the South Western Highway, by extending it southwards along a similar alignment down to Shale Road, and include clarification as to the potential land use options, ie composite special residential, tourism and recreation uses.

Grounds – the land covered by the extension is the last remaining relatively flat land that lies at the base of the scarp in close proximity to the urban areas of Byford, Mundijong and the associated services. The land is not environmentally constrained, and provides a strategically located opportunity for innovative planning for a mix of uses that are not yet provided for in the Draft Rural Land Strategy.

- d. **Modification 4** – modify the Rural Smallholding Policy Area depicted west of the Serpentine townsite by extending this precinct westward up to the “Conservation (private land)” area.

Grounds – this area is far more suited for expansion of Rural Smallholdings in the Shire, in contrast to the previously identified land in Mundijong Road, given its capability, its proximity to townsite servicing, servicing with existing road infrastructure and its existing variety of lot sizes and rural land use activities.

- e. **Modification 5** – delete the Rural Smallholding area depicted immediately south-east of the Serpentine town settlement area and replace this by extending and “rounding off” the Rural Residential Policy Area.

Grounds – Rural Residential land use represents a more suitable interface with the residential uses of the Serpentine townsite, and also constitutes a more efficient use of land in close proximity to townsite servicing.

- f. **Modification 6** – introduce a minimum rural lot size of 20ha for the Landscape – Scarp Policy Area, and make provision for cluster development and/or subdivision where tourist or recreation outcomes are realised, and where landscape and fire protection objectives and policies are satisfied.

Grounds – the land in the scarp is largely unsuited to broadacre farming, is already fragmented into a wide range of lot sizes, and has attributes that are ideally suited to rural lifestyle, tourism and recreation uses. Providing for limited intensification will encourage innovative proposals for tourists and recreation uses, whilst enabling a higher standard of landscape protection, revegetation and fire management.

2. Subject to Condition 1, forward the Draft Rural Land Strategy to the Western Australian Planning Commission for certification in accordance with the provisions of Regulations 12 - Town Planning Regulations 1967 (as amended).
3. Subject to receiving confirmation from the Western Australian Planning Commission and compliance with the provisions of Regulations 12;
 - a) Publish a notice of the Draft Rural Land Strategy once for 2 consecutive weeks in a newspaper circulating in the Scheme area, giving details of:



- i) Where the Draft Rural Land Strategy may be inspected; and
- ii) In what form and during what period submissions may be made.

b) Forward a copy of the Draft Rural Land Strategy to any other person or public authority which, in the opinion of the local government, has a direct interest in the Strategy, for consideration and advice within a period, being not less than 21 days after the day on which the Strategy is given to the person or body, specified by the Shire;

c) Take such other steps as the local government considers appropriate to give notice of the Draft Rural Land Strategy; and

d) Carry out such other consultation as the Shire considers appropriate, including community information sessions in various localities in the Shire.

4. Accept that should the Western Australian Planning Commission not provide confirmation to advertise, a report will be presented back to Council.

CARRIED 4/3

Cr Harris, Cr Randall and Cr Ricketts voted against the motion.

Cr Harris foreshadowed the original officer recommendation motion if the motion under debate is defeated.

Cr Wilson and Cr Atwell returned to the room at 7.54pm.

Cr Atwell declared a financial interest in OCM025/08/12 and left the room at 7.55pm.

Cr Harris declared an interest of impartiality in OCM025/08/12. This will not affect the way she votes and she did not leave the room.

Cr Moore declared an interest of impartiality in OCM025/08/12. This will not affect the way he votes and he did not leave the room.

OCM025/08/12	FINALISATION OF PROPOSED MODIFICATION TO PRECINCT BOUNDARIES - MUNDIJONG-WHITBY DISTRICT STRUCTURE PLAN (A0858)
Author:	Louise Hughes - Manager Statutory Planning
Senior Officer:	Brad Gleeson - Director Development Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

Proponent: Taylor Burrell Barnett
 Owner: Various
 Date of Receipt: 3 January 2012
 Town Planning Scheme No. 2 Zoning: Urban Development
 Metropolitan Region Scheme Zoning: Urban

EXECUTIVE SUMMARY

A proposal has been received for a proposed modification to the precinct boundaries within the Mundijong-Whitby District Structure Plan (DSP) Area, for the purposes of allowing more detailed planning through the preparation of Local Structure Plans (LSP) to occur on a progressive basis. Currently there are seven precincts within the DSP area. Precincts E and G are relevant to the current proposal before Council. It is proposed that Precinct E be split into three sub-precincts and Precinct G into two sub-precincts. The proposed boundaries generally reflect existing land ownership.

There are many different elements that need to be addressed as part of detailed planning for future urban development, not limited to traffic, community facilities, environmental impacts and servicing. A key requirement for any LSP is to adequately demonstrate context and integration with its surroundings. Having considered the various potential technical matters associated with the proposal, there are no key issues that have not or are not capable of being addressed through more detailed planning on a sub-precinct basis.

In April 2012, Council resolved to support a modification to Local Planning Policy (LPP) 29 for the purposes of creating a number of sub-precincts. The policy modification was subsequently advertised for comment from stakeholders, including landowners, members of the public and relevant government agencies. In parallel, Council resolved to deem a LSP for a portion of Precinct E satisfactory for advertising.

This report provides the opportunity to consider the submissions received during the advertising of the proposed modification to LPP 29 for the proposed creation of sub-precincts. It is recommended that Council note the submissions received during the advertising period and resolve to adopt LPP 29, incorporating the new sub-precincts.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

Council, at its 27 April 2010 Ordinary Council Meeting, agenda item SD133/04/10, adopted LPP 29 – Planning Framework for the Mundijong-Whitby DSP Area.

Council, at its 28 March 2011 Ordinary Council meeting, agenda item SD089/03/11, adopted LPP 47 – Implementation Framework for the Mundijong-Whitby DSP Area.

Council, at its 10 April 2012 Ordinary Council meeting, agenda item 116/04/12, adopted a modification to LPP 29 for the purposes of inviting stakeholder comment.

COMMUNITY / STAKEHOLDER CONSULTATION

Stakeholders were actively engaged through the progression of LPP 29 and the Mundijong-Whitby DSP. With respect to the proposed modification to LPP 29, for the creation of sub-precincts, stakeholder comment was invited by way of the following methods:

- a) A notice being placed in a local newspaper circulating within the district;
- b) A notice being placed in the Shire's Administration Centre;
- c) A notice being placed on the Shire's internet website;
- d) A letter being sent to all landowners within the relevant precincts; and
- e) A letter being sent to all relevant state government agencies.

A total of 17 submissions were received.

REPORT

Proposal

A proposal has been received by Taylor Burrell Barnett, planning consultants acting on behalf of Peet Limited, to create sub-precincts within Precinct E and G of the DSP area. Precinct E is proposed to be split into three sub-precincts. Precinct G is proposed to be split into two sub-precincts.

The precinct boundaries have previously been established to enable more detailed planning to move forward on a progressive basis, with either Council or the landowners allocating the necessary resources and engaging suitably qualified consultants. There are a number of different matters that Council needs to consider with the current proposal, as follows:



1. Original Proponent justification;
2. Issues raised during the advertising period;
3. Response from the proponent;
4. LPP 29;
5. Mundijong-Whitby DSP;
6. Town Planning Scheme No. 2 provisions;
7. Technical considerations;
8. Development Contribution Plans;
9. Character statements;
10. Fragmented landownership;
11. Resource implications; and
12. Future detailed planning for Precinct F.

(1) Original Proponent Justification

The proponent has provided the following information in support of their proposal:

- *“The Peet and Wellstrand land has discrete boundaries bordered by the major roads; Tonkin Highway reservation, Mundijong Road, Adam/Taylor Road, Bishop Road and Soldiers Road;*
- *Manjedal Brook is encompassed within Peet’s land;*
- *Setting aside land for schools and environmental features will not be compromised as the DSP shows Peet and Wellstrand land as having three primary school sites, a service corridor, multiple use corridors and other wetlands;*
- *Neighbourhood connector roads to the Investa and Qube land will be accommodated; and*
- *The land holding is still substantial and will permit the majority of the western and northern ‘Urban’ zoned land to be the subject of an LSP. In this regard, the Peet Mundijong Syndicate and Wellstrand land encompasses 234 ha and the Peet Pty Ltd encompasses 54ha. They comprise contiguous land holders only separated by Taylor Road, in respect to the Peet and Wellstrand land.”*

It is recommended that Council formally note the justification provided by the proponent.

(2) Issues Identified During the Advertising Period

17 submissions were received during the advertising period. Two submissions were received from members of the public, the first raising concern in respect to the creation of sub-precincts in Precinct G and the second requesting guidance on the future planning for Precinct F. Matters relating to the future planning for Precinct F are provided later in this report, whereas further comments in respect of Precinct G are provided below.

The concerns from the landowner submission include:

- The dividing of Precinct G would create a situation whereby G2 remains a significant area in fragmented ownership;
- The preparation of a LSP would be more difficult to progress in the future;
- The planning for G2 would likely be delayed;
- A ‘rural hole’ in a developing urban area may remain;
- The progression of a LSP would enable the area to be developed at one time;
- The progression of the planning area as one area would avoid dislocation or planning outcomes;

- The creation of a sub-precinct is seen as necessary, potential resulting in segmentation and further delays; and
- The creation of sub-precincts would be contrary to the principles of orderly and properly planning.

(3) Response From Proponent

The proponent, for the proposed creation of sub-precincts, was advised of the issues identified during the advertising period and provided with the opportunity to submit additional information for consideration by Council and offered the following response:

“It is considered that the separation of Precinct ‘G’ into two separate areas represents a pragmatic and reasonable approach to undertaking structure planning and timely development of the area. The following comments are made. Manjedal Brook forms a logical boundary between Precinct G1 and G2. There are no significant services or infrastructure which are proposed under the Development Contribution Plans (DCP) to require coordination between the two precincts. G1 represents a distinct group of landholders which have a commonality in structure planning.

Detailed structure planning for the entire Precinct G would be difficult to coordinate and may affect the current developer intentions. It is requested that Council support the separation of Precinct ‘G’ into two sub-precincts, as per the advertised LPP.”

In respect to the Water Corporation suggestion that Sub-Precincts G1 and E1 form a single structure plan to address the location of a wastewater pump station, the following response is provided:

“The existing LPP and DCP already identifies these areas as two distinct precincts. In liaison with the Water Corporation and Greg Rowe & Associates, the intended approach is to identify an area for investigation, and restrict subdivision/development until the final location of the waste water pump station is determined. It is noted that this approach has been adopted for the draft Local Structure Planning for Precinct E1 (prepared by Greg Rowe & Associates) through inclusion of an ‘Investigation Area’ on the plan.”

The applicant for the Precinct E1 LSP, Greg Rowe & Associates, provided similar advice as follows:

“The Water Corporation suggest that Precinct G1 and E1 be combined. We note these two precincts are already separate under the existing approved Policy, and are therefore not considered to be subject to the current amendment. The amendment is purely for the purpose of creating sub-precincts within the existing precinct boundaries.

Further, the Water Corporation note they are prepared to support an alternative solution whereby a 4.5 ha area is demarcated for no further subdivision until the final waste water pump station location is resolved. We confirm an ‘Investigation Area’ has already been shown on the Local Structure Plan for Precinct E1. This Investigation Area has also been shown to extend beyond the Precinct E1 Local Structure Plan boundary into Precinct G1, as requested by the Water Corporation. It is therefore expected that any Local Structure Plan for Precinct G1 will also show this Investigation Area.

We therefore consider the Water Corporation’s concerns to already have been addressed through the current Local Structure Planning for Precinct E1.”

With respect to the general progression of the proposed modification to LPP 29 for the creation of sub-precincts, the proponent offered the following advice:

“The additional precincts being created within the existing Mundijong Whitby Planning Framework area enables more detailed planning through Local Structure Plans to be carried out on a progressive basis, taking into consideration the development intentions of the respective landowners.

The establishment of new precincts G1 and E2 will enable clearer definition of boundaries, allowing the progression of Local Structure Planning over these precincts without delay, avoiding overlap with other Local Structure Plans currently being prepared for other areas within the district.”

Evaluation of Options

Based on the information available, there does not seem to be any significant reason why sub-precincts should not be finalised for Precinct E. Accordingly, it is recommended that the creation of sub-precincts E1, E2 and E3 should be progressed through to finalisation.

With respect to Precinct G, further consideration is required of a number of matters. There is no definitive/single approach to progressing the planning for such areas; it is critical, however, to give due consideration to the principles of orderly and proper planning, in addition to ensuring that decision making is open and transparent.

With respect to each matter raised in the submission, further comments are offered by officers below.

1. *The dividing of Precinct G would create a situation whereby G2 remains a significant area in fragmented ownership:*

- Irrespective of a potential planning boundary, the area would remain in fragmented ownership. Precinct G currently has 23 properties;
- A smaller development area would encompass a lesser number of landowners that planning would need to be coordinated with; and
- Land ownership is recognised under Town Planning Scheme No. 2 (TPS 2) as a relevant opportunity and constraint.

This concern is not considered to be a sufficient reason not to progress with the creation of sub-precincts.

2. *The preparation of a LSP would be more difficult to progress in the future and the planning for G2 would likely be delayed:*

- Any LSPs would need to be progressed through the same statutory processes and be assessed against the same planning framework;
- The creation of two sub-precincts would result in the need for two LSPs to be prepared;
- The creation of sub-precincts would result in smaller areas, with an associated reduction in the number of landowners need to co-ordinate with;
- It is understood that the preparation of a draft LSP for the Peet land-holding, with associated technical investigations, has been substantially progressed. Additional costs and/or delays would likely be incurred by Peet should a LSP need to be progressed for a larger development area;
- There are significant financial costs associated with the preparation of a LSP, which arguably make the preparation of LSPs difficult to progress; and
- It may be argued that it would be unreasonable to expect a single landowner to progress a LSP for an area beyond their land-holding especially in an area where

there is many landowners, over and above a common requirement for any proponent to demonstrate how a plan effectively integrates with a surrounding environment.

This concern is not considered to be a sufficient reason not to progress with the creation of sub-precincts.

3. *A 'rural hole' in a developing urban area may remain, the progression of a LSP would enable the area to be developed at one time:*

- The preparation of a LSP establishes no obligation on a landowner to sell, develop or subdivide their land; accordingly, the definition of a LSP boundary does not alter the level of fragmented ownership;
- The opportunity is there for any landowner or group of landowners to progress a LSP, through the engagement of suitably qualified consultants; and
- Any LSP that is progressed needs to adequately demonstrate the proposed urban structure integrates with the surrounding context.

This concern is not considered to be a sufficient reason not to progress with the creation of sub-precincts.

4. *The progression of the planning area as one area would avoid dislocation or poor planning outcomes:*

- Notwithstanding landownership, any LSP needs to provide an appropriate framework for future subdivision and development and the ultimate achievement of 'good' planning outcomes including integration with adjacent properties; and
- G2, as a sub-precinct, remains as significant in scale with considerable opportunities that will need to be carefully planned for an integrated manner.

This concern is not considered to be a sufficient reason not to progress with the creation of sub-precincts.

5. *The creation of sub-precincts would be contrary to the principles of orderly and properly planning:*

- Planning through the use of sub-precincts is common practice in Western Australia and is generally considered to be consistent with the principles of orderly and proper planning provided that there is a suitable framework in place, eg relevant planning policies, and LSPs are required to demonstrate effective integration of future urban form.

This concern is not considered to be a sufficient reason not to progress with the creation of sub-precincts.

In addition to the concerns raised by a landowner during the advertising period, there are a number of other matters that are considered relevant:

- Based on the information available, there do not appear to be any 'district-level' issues for which the planning would be compromised through the preparation of sub-precincts;
- Ownership is recognised as a key opportunity and constraint, under the provisions of TPS 2;
- Clause 5.18.2.5 of TPS 2 states that "in considering a Proposed Structure Plan for part of a Development Area, the local government may require the Proponent to demonstrate how planning for the subject land may be integrated with planning for the balance of the Development Area, including how broad land uses, essential services, main movement

systems and major conservation and recreation areas are to be integrated and provide information on the arrangements for implementation.”. A specific resolution has been passed in this respect by Council in April. It is recommended that the requirement for effective integration be reiterated by way of a further Council resolution should Council proceed with the creation of sub-precincts;

- Natural and constructed features, such as a rivers and existing roads are generally recognised as logical boundaries for LSPs; and
- There is no definitive minimum size for the preparation of a LSP, with documents such as the Western Australian Planning Commission (WAPC) Draft Structure Plan Guidelines only suggesting a typical area of less than 300ha, with larger areas instead often requiring the preparation of a district structure plan first.

There are three primary options available to Council, as follows:

- Option 1: Resolve to finalise the proposed modification to LPP 29, including the proposed creation of sub-precincts, without further modification;
- Option 2: Resolve to finalise the proposed modification to LPP 29, including the proposed creation of sub-precincts, with further modification(s); or
- Option 3: Resolve to not finalise the proposed modification to LPP 29 and provide reasons accordingly. In this instance, no sub-precincts would be created.

On balance and having had regard to the information outlined above, it is recommended that Council proceed with the finalisation of the sub-precincts, as advertised with the most significant reasons being the following:

- There are measures that can be, and have been, put in place, to ensure that the long-term development and subdivision opportunities will be effectively integrated;
- The delineation of a structure plan does not alter the level of fragmentation of landownership, that is instead a function of the actions of current and any prospective purchaser;
- There is the opportunity for landowners within proposed sub-precinct G2 to engage suitably qualified consultants at any time to progress with the preparation of a LSP;
- Small development areas result in a lesser number of landowners that potentially need to work together to see the progression of a LSP: and
- There do not appear to be any outstanding district-level issues that would be compromised through the creation of sub-precincts.

(4) LPP 29

Council, in April 2010, adopted LPP 29 – Mundijong-Whitby Planning Framework. The objective of this policy is *“to guide the orderly and proper planning for the Mundijong-Whitby Urban Development Area, by providing guidance for the sequencing of planning and outlining the matters that are to be addressed at each stage in the process.”* The LPP identifies what matters need to be investigated, addressed and documented at each of the different stages of planning – being the progression of a district structure plan and subsequent LSPs.

Since the finalisation of LPP 29, a number of additional policies have been progressed including:

- LPP61 – Structure Plans;
- LPP43 – Hazards and Natural Disasters;
- LPP62 – Urban Water Management;
- LPP63 – Integrated Transport and Land Use (draft); and



- LPP67 – Landscape and Vegetation (draft).

LPP 29 needs to be read in conjunction with each of the above mentioned LPPs, with the more recent policies providing even greater guidance on the relevant technical matters that will need to be addressed at the time of preparing a LSP.

With respect to the potential for modifying precinct boundaries, LPP 29 includes the following relevant text:

“3.6 Precincts

The Mundijong District Structure Plan area has been divided into 7 precincts, as illustrated in Figure 2. Council will not support a local structure plan for any area geographically smaller than those sub-precincts depicted on Figure 2, unless specifically resolved otherwise by Council.”

In accordance with the above provision, it is open to Council to consider the merits of any potential modification to the existing boundaries. In considering any request, however, Council needs to have regard to the overall objective set out in the policy, which is to facilitate the progression of orderly and proper planning.

(5) District Structure Plan

The adopted DSP incorporated a series of precincts. Section 15 of the DSP report includes the following relevant text:

“15.2.1 Precinct Approach

The District Structure Plan area comprises seven individual precincts. The precinct approach has been adopted to simplify implementation of the planning objectives, vision, principles and policies inherent in this report and to enable coordination with other policy initiatives such as Local Planning Policy No. 29. The seven precincts have been identified to reflect both a comparable context and also enable the most efficient implementation of Local Structure Planning.”

With respect to Precinct E, the following general description is provided.

“15.2.6 Precinct E

Precinct E is bounded by Taylor Road, Adonis Street and Wright Road in the east, the southern and western boundary of the DSP area to the south and west with Scott Road forming the northern boundary. Precinct E comprises historically cleared land in limited large landholding which should enable progression of local structure planning and ultimately development to be efficient.

Part of Precinct E south of Mundijong Road is traversed by a creek line which will be included as part of the MUC network. It will accommodate two primary school sites and part of a local neighbourhood centre.”

With respect to Precinct G, the following general description is provided.

“15.2.8 Precinct G

Bounded by Soldiers Road in the east, Bishop Road to the north, the western boundary of the DSP area to the west and Kiernan Street and Scott Road to the south, Precinct G is the remaining precinct. This comprises, in the main, historically cleared and farmed land although is traversed by Manjedal Brook which will form part of the MUC network. A primary school is to be provided within this precinct and peripheral activity associated with the town centre located in the adjacent Precinct A to the east.”

There are specific objectives and requirements that have been established in the 'operative part' for both Precinct E and G.

(6) TPS 2 Provisions

Section 5.18 of TPS 2 set out the matters that a LSP may need to address, including for example proposed major uses, movement networks and the like. Of particular relevance to the proposal currently before Council is the following requirement:

"5.18.2.5 In considering a Proposed Structure Plan for part of a Development Area, the local government may require the Proponent to demonstrate how planning for the subject land may be integrated with planning for the balance of the Development Area, including how broad land uses, essential services, main movement systems and major conservation and recreation areas are to be integrated and provide information on the arrangements for implementation."

In the instance that Council resolves to support the proposed creation of sub-precincts, it is recommended that Council passes a specific resolution outlining that the requirements set out in Clause 5.18.2.5 'shall' be required, rather than 'may' be required for LSPs.

(7) Technical considerations

Traffic

A key requirement of any traffic impact statement prepared for a LSP is to demonstrate effective integration with the surrounding environment, including movement networks. LPP 63 confirms this requirement. The level of analysis relating to traffic impact remains the same, irrespective of the potential creation of sub-precincts.

Urban Water Management

A key requirement of any Local Water Management Strategy prepared for a LSP is to demonstrate effective integration with the surrounding environment, including the balance of drainage catchment areas and consistency with the design criteria established at the DSP stage. LPP 62 – Urban Water Management clearly this requirement. The level of analysis relating to water management remains the same, irrespective of the potential creation of sub-precincts.

Landscape and Vegetation

A key requirement of any Landscape and Vegetation Management Strategy prepared for a LSP is to demonstrate effective integration with the surrounding environment, including the protection and enhancement of key assets identified at the DSP stage. LPP 67 - Landscape and Vegetation confirms this requirement. The level of analysis relating to landscape and vegetation remains the same, irrespective of the potential creation of sub-precincts.

Access to community facilities

A key requirement of any LSP is to demonstrate effective integration with the surrounding environment, including access to community facilities and provision of schools in accordance with the requirements established at the DSP stage. The Shire's Community Facilities and Services Plan confirms this requirement. The level of analysis relating to provision and access to community facilities remains the same, irrespective of the potential creation of sub-precincts.

(8) Future Preparation of Development Contribution Plans (DCP)

It is envisaged that a DCP will be established for the Mundijong-Whitby DSP area, focusing on the provision of facilities at a district level. The DCP is expected to relate to 'traditional

infrastructure' and 'community infrastructure', as defined in State Planning Policy 3.6. Infrastructure that may be required at a local level is envisaged to be provided through subdivision and/or development processes. The creation of sub-precincts within the DSP area is not anticipated to create any additional difficulties with the ultimate preparation and implementation of a DCP for the DSP area.

(9) Character Statement

Character statements were established at a precinct-level, as part of the formulation of the DSP. The character statements have been intended to inform future design considerations for both the public realm, eg streetscapes, and private realm, eg built form. Design guidelines, in the form of LPPs, are intended to be progressed to establish a suitable framework for future subdivision and development. To ensure consistency in approach, it is recommended that Council specifically resolve/express that character statements for each existing precinct shall be embraced through the detailed planning for each sub-precinct. Design guidelines, for example, shall be required to be established for the entire precinct, clearly depicting an elaboration of the character statement.

(10) Fragmented Landownership

Although the land parcels within the Precincts E and G are relatively large in scale, they do remain in fragmented landownership. Should a landowner or group of landowners wish to progress with the preparation of a LSP ahead of Council allocated resources to complete the task, arrangements would need to be made for the funding and engagement of suitably qualified consultants.

There are commercial/financial risks that need to be accepted by such landowners. There are other inherent risks, including the possible rejection of a LSP by the Shire and/or the WAPC. To that end, it is strongly recommended that where a landowner(s) commences the process, that a project plan be developed and ultimately distributed to all landowners within the precinct that addresses:

- Objectives, aspirations, ideas and potential concerns of landowners within the sub-precinct;
- Proposed arrangements for stakeholder engagement, at each stage in the planning process, including plan formulation, lodgement, assessment and finalisation;
- Anticipated timing, including key milestones, deliverables and target dates;
- Preliminary arrangements for the financing of due diligence investigations, including the engagement of suitably qualified consultants such as planning, environmental, civil engineering, landscape and transport;
- Preliminary scope of works for the relevant consultant team to be engaged to progress investigations and document preparation;
- Initial identification and mapping of opportunities and constraints; and
- A nominated person/project manager is to be contacted as the representative and proponent as the point of contact for all communications.

It is further recommended that any project plan be provided to all landowners within the sub-precinct.

Irrespective of Council's decision on the proposed modifications to the precinct boundaries, the land within the precinct boundaries will remain in fragmented ownership and there will be no obligation on a landowner to sell, subdivide or develop their land.

(11) Progression of LSPs

Council in April 2012 has resolved to deem the LSP portion of Precinct E satisfactory for advertising. In accordance with the Council resolution, the proposal was subsequently advertised for stakeholder comment. At the time of this report being prepared, the applicant for the LSP was continuing to consider the submissions during the advertising period and work with relevant government agencies to resolve some matters of a technical nature.

(12) Resource Implications

The progression of LSPs requires the investment of staff technical resources, through the assessment process, reporting and stakeholder engagement. An increased number of sub-precincts will ultimately result in an increased number of LSPs lodged with the Shire on a progressive basis. The Shire currently seeks to recover costs associated with the progression of a LSP on an hourly/cost basis, with an application fee payable by the proponent. This approach is consistent with the Shire's adopted fees and charges and also the *Local Government (Planning Fees) Regulations 2009*. Whilst not a direct consideration for Council, it is important that Council is realistic about the resource implications for private sector involvement in the process. The preparation of LSPs involves considerable financial investment/risk. Furthermore, delays incurred with the progression of LSPs can have significant financial implications for landowners.

(13) Future Detailed Planning for Precinct F

One of the submissions received during the advertising period raised the matter of detailed planning for Precinct F, being the area of multiple landowners bounded by Paterson Street, Mundijong Road, Adams Street and Kiernan Street. This section seeks to provide some background information for preliminary consideration by Council, as Precinct F is not part of considerations for this report.

There are a number of reasons why a clear path forward needs to be established for the planning of Precinct F within the Mundijong-Whitby DSP Area. The reasons include, but are not limited to the following:

- For existing landowners to be able to make informed decisions about their landholdings, including whether to sell, renovate, subdivide, further develop or sit tight;
- For prospective purchasers to be able to make informed decisions about potential property acquisitions, including whether to buy properties with the potential for future subdivision and development within certain time horizons;
- For state government infrastructure agencies to have an indication for their future planning purposes;
- For the Shire to be able to explore potential resource demands and allocations into the future, including forward 10 year financial plans – particularly if Council needs or desires to allocate resources for the preparation of local structure plans; and
- For the Shire to be able to progress with a review of LPP 47, in conjunction with the WAPC, to establish an effective framework for interim/limited subdivision and development ahead of the preparation of LSPs.

Precinct F is in fragmented ownership, with a large number of individual properties. Prior to substantial subdivision and development proceeding, there is the need to ensure that there is an appropriate framework in place - typically in the form of a LSP. In accordance with Liveable Neighbourhoods, the draft WAPC Structure Plan guidelines and the Shire's LPP framework, key issues LSPs need to establish guidance on include:

- Transport - to ensure that road and path networks, intersection treatments, public transport linkages are effectively integrated into the urban form;
- Drainage - to ensure that both local and district level quantity and quality design objectives are achieved;

- Public Open Space (POS) - to ensure that open space is provided in a timely and equitable manner, that is conveniently located and meets the recreational needs of the community, both now and into the future;
- Landscape and Vegetation - to ensure that significant vegetation is retained and that areas of public realm, open space and road reserves, are attractive and functional; and
- Servicing - to ensure that both new and existing developments are capable of being adequately provided with sufficient infrastructure to meet basic needs – including power, water, gas, sewerage etc.

There are four primary options available to Council for seeing the planning of Precinct F, as follows:

- Option 1: Precinct F is retained as one planning 'cell', with Council allocating sufficient resources, both financial and staff, for the preparation of a LSP, incorporating stakeholder engagement and the completion of relevant technical studies/documentation. A total estimate cost may be in the order of \$750,000.00 for staff and consultants to be engaged;
- Option 2: Precinct F is effectively split into a new number of Sub-Precincts, to enable LSPs to be prepared on a progressive basis. Following existing roads and subdivision layouts, sub-precincts could be created, including a sub-precinct for the 'activity centre'. Landowners would be provided with the opportunity to prepare LSPs, through the engagement of suitably qualified consultants;
- Option 3: As per option 2, involving the creation of sub-precincts but with Council allocating funds to prepare a LSP on a progressive basis, eg one or two sub-precincts per year, and with landowners having the option to fund the preparation of LSPs in the interim, should they wish to achieve a timeframe shorter than that identified by Council; or
- Option 4: Seek external funding assistance for the preparation of a LSP.

In evaluating the different options available, a number of matters need to be considered including but not limited to the following:

- Funds have not yet been allocated in the Shire's forward financial plans;
- The Shire does have limited resources available each year;
- The Shire's borrowing capacity is limited;
- There is no guarantee that the Shire would be able to recover any funds borrowed towards the cost of preparing LSPs;
- It is a challenge for landowners to work together, including funding the cost of preparing LSPs;
- There are other areas of fragmented landownership within the Shire that may also need LSPs to be prepared, eg Byford Old Quarter; and
- The preparation of a LSP does not establish any obligation on a landowner to sell, develop or subdivide their property.

This report does not seek to provide a specific recommendation on the planning for Precinct F at this time but rather provide some background information for preliminary consideration as the matter has been raised during the submission period. This and a number of other matters will need to be carefully considered by Council as part of its evaluation of the Implementation Strategy for the Mundijong-Whitby DSP; this strategy is currently in preparation and is scheduled for formal presentation to Council before the end of 2012.

Options and Implications

There are three options available to Council, as follows:

- Option 1: Resolve to finalise the proposed modification to LPP 29, including the proposed creation of sub-precincts, without further modification;
- Option 2: Resolve to finalise the proposed modification to LPP 29, including the proposed creation of sub-precincts, with further modification(s); or
- Option 3: Resolve to not finalise the proposed modification to LPP 29 and provide reasons accordingly. In this instance, no sub-precincts would be created.

Option 1 is recommended in this instance.

Conclusion

The creation of sub-precincts is recommended as it is understood to be consistent with the aspirations of landowners and facilitate timely decisions on planning proposals. It recognises that land is in fragmented ownership and that there are clear requirements for each LSP to demonstrate effective integration with the surrounding areas.

ATTACHMENTS

- [OCM025.1/08/12](#) - DSP Map (E12/5207)
- [OCM025.2/08/12](#) - Proposed precinct boundaries (E12/5208)
- [OCM025.3/08/12](#) - Precinct E requirements established in DSP (E12/5209)
- [OCM025.4/08/12](#) - Precinct G requirements established in DSP (E12/5210)
- [OCM025.5/08/12](#) - Mundijong-Whitby DSP 'operative part' (E12/5211)
- [OCM025.6/08/12](#) - Schedule of submissions from advertising period (E12/2991)
- [OCM025.7/08/12](#) - Updated LPP 29 (E10/4078)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

The progression of LSPs, on a precinct-basis is considered to be consistent with the principles of orderly and proper planning, including the establishment of urban villages.

STATUTORY ENVIRONMENT

- TPS 2
- LPP 29 – Planning Framework for the Mundijong-Whitby
- LPP 47 – Implementation Framework for Mundijong-Whitby
- Mundijong Whitby DSP

FINANCIAL IMPLICATIONS

There are no direct financial implications envisaged with the proposal before Council. There are financial implications associated with the progression of LSPs, which are outlined further in this report.

VOTING REQUIREMENTS Simple Majority

OCM025/08/12 COUNCIL DECISION/Officer Recommendation

Moved Cr Urban, seconded Cr Wilson
That Council:

- 1. Note the proposal received from Taylor Burrell Barnett for the creation of sub-precincts within the Mundijong-Whitby District Structure Plan Area, as depicted in attachment OCM025.2/08/12.**

2. Note the submissions received during the advertising period for the proposed modification to Local Planning Policy 29 – Mundijong-Whitby Planning Framework, as set out in attachment OCM025.6/08/12.
 3. Adopt the updated Local Planning Policy 29, as advertised and provided as attachment OCM025.7/08/12 incorporating the new sub-precincts and advise those persons who lodged a submission and relevant state government agencies accordingly.
 4. Reiterate its specific requirement of the Council meeting of April 2012, pursuant to clause 5.18 of Town Planning Scheme No. 2 that any Local Structure Plan prepared for a portion of Precinct E or Precinct G shall be required to demonstrate integration with the surrounding area, including the balance of the full District Structure Plan precinct.
 5. Reiterate its specific requirement, pursuant to clause 7.5.3.6 and 7.7.3.7 of the Mundijong-Whitby District Structure Plan that the preparation of design guidelines, to deliver the established character statements, shall be required to address the relevant full District Structure Plan precinct.
 6. Note that a further report will be required to be presented to Council in respect of the submissions received during the advertising of the Local Structure Plan for a portion of Precinct E.
 7. Note that matters relating to the future detailed for Precinct F shall need to be considered by Council as part of the progression of the Implementation Strategy for the Mundijong-Whitby District Structure Plan, which is currently in preparation.
- LOST 3/5**

Cr Atwell returned to the room at 8.11pm.

OCM026/08/12	PROPOSED ROAD CLOSURE AND AMALGAMATION – WATKINS ROAD RESERVE (RS0126)
Author:	Casey Rose - Planning Assistant
Senior Officers:	Louise Hughes - Manager Statutory Planning Brad Gleeson - Director Development Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

Proponent:	Department of Environment and Conservation
Owner:	The Crown
Date of Receipt:	23 February 2011
Lot Area:	0.34ha
Town Planning Scheme No. 2 Zoning:	Road
Metropolitan Region Scheme Zoning:	Parks and Recreation

EXECUTIVE SUMMARY

Council approval is requested for the proposed road closure and amalgamation of a small portion of road reserve adjoining the western boundary of the Watkins Road Reserve (Reserve 23012).

RELEVANT PREVIOUS DECISIONS OF COUNCIL



Council decision CGAM017/09/11 regarding a call for expressions of interest to utilise the Mundijong Waste Station as a possible green and hard waste transfer facility.

COMMUNITY / STAKEHOLDER CONSULTATION

Under the *Land Administration Act 1997* and the *Land Administration Regulations 1998*, should the proposed road closure and amalgamation be supported by Council, advertising to relevant surrounding landowners and government agencies is required for a period of 35 days.

REPORT

Background

The existing road reserve is approximately 0.34 hectares in size and generally forms part of the existing flora and fauna reserve. The road has not been physically constructed and therefore the proposed closure simply represents a tidy up of a land administration anomaly. The road that is proposed to be closed is located on the western boundary of the Department of Environment and Conservation (DEC) reserve. Approximately 600 metres to the east of this road and abutting the disused railway line is Reserve 23011, which is more commonly known Mundijong Waste Transfer Station. This reserve is managed by the Shire for the purpose of 'Sanitary Site'.

Reserve 23011 has previously been used as a waste transfer station and is also subject to future investigation for recommencing a similar function. The existing road to this waste transfer station comes off Watkins Road and goes through the flora and fauna reserve, Reserve 23012, however, this existing road has not been formally dedicated and therefore the DEC have indicated they are willing to consider a reciprocal arrangement of use over this road in order to formalise access arrangements.

Essentially, the DEC are seeking the Shire's support to close and amalgamate the existing gazetted road on the western side of the reserve and to progress a separate discussion on creating reciprocal rights of access to allow the Shire continued access to Reserve 23011 on the eastern side of the site.

Options

There are two options available to Council when dealing with this proposal as follows:

Option 1: Support the road closure request and advertise in accordance with the *Land Administration Act 1997* and the *Land Administration Regulations 1998*; or

Option 2: Not support the request and advise the applicant accordingly.

Conclusion

It is recommended Council support the request to close the road reserve and follow through discussions with the DEC on formalising access arrangements of the existing sealed road to enable a continued and agreed access to Reserve 23011, being the waste transfer station.

ATTACHMENTS

- [OCM026.1/08/12](#) - Locality plan (E12/5072)
- [OCM026.2/08/12](#) - Aerial photograph (E12/5070)
- [OCM026.3/08/12](#) - Plan showing portion of road to be closed and amalgamated (E12/5069)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE



The proposal is consistent with the Plan for the Future and will also be an opportunity to progress access arrangements to a reserve that is currently managed by the Shire.

STATUTORY ENVIRONMENT

- *Land Administration Act 1997* - Section 58
- *Land Administration Regulations 1998* - Regulation 9

FINANCIAL IMPLICATIONS

Council's annual fees and charges nominate fees to be incurred by the applicant should Council support the formal progression of a road closure request.

VOTING REQUIREMENTS

Simple Majority

OCM026/08/12 COUNCIL DECISION/Officer Recommendation

Moved Cr Kirkpatrick, seconded Cr Wilson
That Council:

- 1. Support the proposed road closure of the unmade road reserve and the amalgamation of this road reserve into Reserve 23012.**
- 2. Advertise the proposed road closure in accordance with the requirements under the *Land Administration Act 1997* and the *Land Administration Regulations 1998* for a period of 35 days.**
- 3. Commence discussions with the Department of Environment and Conservation in respect to formalising a reciprocal access agreement through a portion of Reserve 23012 in order to access Reserve 23011.**

CARRIED 9/0

OCM027/08/12	PROPOSED LEAN-TO FOR RIDING FOR THE DISABLED FACILITY - LOT 281 (RESERVE 46398) GOSSAGE ROAD, CARDUP (RS0177/09)
Author:	Helen Maruta - Planning Officer
Senior Officers:	Louise Hughes - Manager Statutory Planning Brad Gleeson - Director Development Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

Proponent: Riding for the Disabled
 Owner: Serpentine Jarrahdale Shire
 Date of Receipt: 9 May 2012
 Lot Area: 3.5ha
 Town Planning Scheme No. 2 Zoning: Local Reserve Public Open Space
 Metropolitan Region Scheme Zoning: Rural

EXECUTIVE SUMMARY

A development application has been lodged for a proposal to construct a 42 metre long and 4 metre high lean-to, tie up area including a tack room, attached to the existing covered horse arena at the Riding for the Disabled Association (RDA) facility. The subject land contains structures predominantly associated with an equestrian facility including an existing

covered horse arena, water tank, barn, administration block and a shed including horse shelters.

The proposal is presented to Council for consideration as officers have no delegation to determine the applications if valid planning objections have been received during the consultation period. The key matters of concern that were raised during the advertising period were associated with the availability of adequate drainage provisions to cater for proper discharge of additional stormwater from the lean-to roof and the general amenity of the locality. Officers are of the view that the proposal is considered consistent with the predominant use of the reserve and accordingly a conditional approval of the proposal is recommended. This report provides Council with the opportunity to determine the application.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

At the Ordinary Council Meeting on 25 May 2009, Council resolved to grant development approval for the construction of a cover for an existing horse arena.

COMMUNITY / STAKEHOLDER CONSULTATION

Community Consultation

The application was referred to adjoining landowners for a period of 21 days in accordance with the requirements set out in Town Planning Scheme No. 2 (TPS 2). As a result of the advertising, two letters of objection were received.

Owner Name	Owner Address	Summarised Submission	Officer Comment
A130306	14 Bournbrook Avenue, Cardup	<p><i>There is already a 60m x 30m arena, shed, a stable block, a large office area and a large shed that is not on the plan. No more sheds please.</i></p> <p><i>We bought here to see the hills not a shed city. Enough is enough. There are not a lot of children that ride there and they are not looking after the property as they are supposed to.</i></p> <p><i>Would you Councillors like this at the back of your property, I don't think so. Also Lot 804 and 805 are owned by two separate people. Where is the other shed on the plan that's already built?</i></p>	<p>Comments noted.</p> <p>Officers have considered the justification for the lean-to provided by the applicant to be reasonable.</p> <p>The applicant submitted a revised site plan clearly indicating the shed.</p>
A130307	28 Bournbrook Avenue, Cardup	<p><i>I oppose to having a tie up area put up next to the arena as they have already an arena 60m x 20m, a stable area and another shed that is not put onto the plan, they have enough area already to use as tie up area.</i></p> <p><i>The tack room can be put into the stable area like everyone else does. They do not need another covered area (42m x 4m x 4m) to saddle the horses. Use the stable or the Arena. The horses should be in the Arena saddled already for the kids.</i></p>	<p>Comments noted.</p> <p>Shire technical officers are satisfied that the existing drainage infrastructure is adequate to cater for additional storm water from the roof of the lean-to.</p> <p>The applicant submitted a revised site plan clearly indicating the</p>

		<p><i>They have enough sheds on that property already. Come winter I don't want even more of their water to come onto my land and I don't want to see shed after shed after shed. The landowners around here can only have so much on their property, why should they get more?</i></p>	shed.
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REPORT

Proposal

The proposal currently before Council is for the construction of a lean-to, tie up area including a tack room, and is intended to enable the riders, people with disabilities, to be mounted on horses in all weather conditions.

RDA is an incorporated, voluntary, not for profit organisation that provides riding instruction and other activities associated with horse riding for people with disabilities. The activities are envisaged to provide significant physiological and social benefits for the participants.

An assessment of the proposal against the relevant statutory framework is detailed below.

TPS 2

The subject land is reserved as Public Open Space (POS) in TPS 2. Clause 2.3 of Council's TPS 2 states the following:

"Where an application for planning consent is made with respect to land within a local reserve, the Council shall have regard to the ultimate purpose intended for the reserve and the Council shall, in the case of land reserved for the purposes of a public authority, confer with that authority before granting its consent".

The POS reserve is currently being leased and used for the purposes of riding for the disabled providing riding instructions and other activities associated with horse riding for people with disabilities. It is considered that the application for the lean-to attached to the existing covered horse arena is in accordance and consistent with the ultimate stated purpose and intent of the reserve. Notwithstanding the fact that the proposal is considered consistent with the reservation of the land, officers have considered it key to assess the application carefully in the context of potential drainage constraints and amenity issues.

Drainage Implications

Due to the size of the proposed tie up area, stormwater will need to be suitably catered for on site to prevent direct discharge onto adjoining properties or into existing drainage lines. The proponents have proposed that stormwater collected by the roof will be treated in accordance with the existing stormwater management plan approved by the Shire.

The Shire has assessed the proposal in accordance with the Urban Water Management Plan and is satisfied that the infrastructure on site is considered adequate at this stage to cater for the additional stormwater collected from the tie up area without direct discharge on to the neighbouring properties. The compensation basin located to the east of the existing shed will cater for the additional stormwater collected from the lean-to. The Shire technical officers will continue to work with the proponent to implore any means of achieving the best outcome of retaining and treating stormwater on the subject property without disposal to adjoining properties.

Amenity Implications

The additional lean-to has the potential to increase effects on the visual amenity of neighbouring properties due to bulk and scale. The applicant has provided information that the proposal will match the existing outbuildings on the property with regards to materials and colour. Officers have considered that whilst the structure will increase the roof area; the potential bulky effects, size, were not likely to increase from the existing status as the structure is proposed to be predominantly all open.

As the Reserve is vested in the Shire there are opportunities for the Shire to work with the organisation to ensure that the reserve is developed in an appropriate manner and managed so as not to adversely impact on the amenity of adjoining properties. It also anticipated that the existing vegetation on the subject would eventually reach maturity providing some reasonable screening of the outbuildings from the adjoining neighbours.

Options and Implications

There are a number of options available to Council in determining the application, namely:

Option 1: To approve the application, subject to conditions; or

Option 2: To refuse the application.

Option 1 is recommended.

Conclusion

The proposed development for the construction of the lean-to attached to the existing covered horse arena on the reserve is consistent with the provisions of TPS 2 on a POS reserve. The proposed development is associated with the predominant use of the reserve for riding for the disabled. The facility will also provide favourable working conditions and opportunities for volunteers within the community. It is anticipated that if the land is managed appropriately, particularly with regard to issues such as storm water management, erosion, dust, odour, water capture and re-use then the proposal should be economically viable with regard to sustainability principles. It is therefore, recommended that approval be granted for the development.

ATTACHMENTS

- [OCM027.1/08/12](#) - Locality plan and aerial photograph (E12/5214)
- [OCM027.2/08/12](#) - Development plans (E12/5215)
- [OCM027.3/08/12](#) - Approved Urban Water Management Plan (E12/5216)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

Council's Plan for the Future has placed an emphasis on the preservation of rural land and requires a consideration towards the viability of rural land uses in all aspects of development.

STATUTORY ENVIRONMENT

- *Planning and Development Act 2005*
- *Town Planning Regulations 1967*
- TPS 2.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this proposal.

**VOTING REQUIREMENTS**

Simple Majority

OCM027/08/12 COUNCIL DECISION/Officer Recommendation**Moved Cr Moore, seconded Cr Piipponen**

That Council approve the application for the construction of the proposed lean-to, tie up area including a tack room, attached to the existing covered horse arena at the Riding for the Disabled Association facility on Lot 281 Gossage Road, Cardup subject to the following conditions:

- 1. All storm water from the lean-to shall be disposed of into the existing compensating basin located to the east of the existing shed to the satisfaction of the Director Engineering. Direct disposal of storm water onto the road or neighbouring properties is not permitted at all times.**
- 2. The extent of development is to be consistent with that shown on the approved plans attached to and forming part of this approval.**
- 3. Only materials identified in the approved plans are to be used in the construction of the buildings unless the prior written approval of the Director Development Services is obtained.**
- 4. The premises shall be kept in a neat and tidy condition at all times to the satisfaction of the Director Development Services.**

Advice Note:

- 1. A planning consent is not an approval to commence any works. A building permit must be obtained for all works.**

CARRIED 5/4**Cr Harris, Cr Kirkpatrick and Cr Ricketts voted against the motion.**

OCM028/08/12	WEST AUSTRALIAN CLUBMAN CUP RALLY – PROPOSAL TO USE JARRAHDALE HERITAGE PARK AS A SERVICE PARK (P05576/44)
Author:	Kristen Cooper - Corporate Services Support Officer
Senior Officer:	Alan Hart - Director Corporate Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

EXECUTIVE SUMMARY

Council is requested to give consent to the Light Car Club of WA (Inc) to utilise part of Jarrahdale Heritage Park for a service park for the final day of the West Australian Clubman Cup Rally.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

- OCM017/10/11
- CGAM017/10/10
- CGAM025/10/09

COMMUNITY / STAKEHOLDER CONSULTATION

The applicant will be required to notify effected land property owners.



REPORT

The Light Car Club of WA is proposing to conduct a car rally in the area to the east of Jarrahdale on Saturday 17 November 2012 as the final round of the West Australian Clubman Cup Rally Championship (Darling 200 Rally). The proposal aims to cater for all sectors of the community. The Light Car Club held the same event at the Jarrahdale Heritage Park last year and the event was a success with no negative feedback from the community and no incidents recorded.

Given the geographic location and the resources available for the race, the event organisers have identified an area of Jarrahdale Heritage Park as being suitable for a service park. The service park would entail a headquarters management centre at the Environmental Centre, servicing of vehicles and a refuelling station located at the Old Mill site. All servicing and refuelling of vehicles will be in a central, controlled area and servicing of any of the vehicles will be carried out on tarpaulins within the Jarrahdale Heritage Park. Infrastructure such as roads under the care and control of the Shire will be reinstated satisfactorily following the event.

The applicant is required to obtain necessary approvals from relevant state government agencies including the WA Police Service, the Department of Environment and Conservation (DEC), Department of Water (DoW) and the Water Corporation of WA.

Applications for road closures will be undertaken by the Chief Executive Officer under delegated authority ENG07.

The West Australian Clubman Cup Rally organisers have requested that last year's bond of \$2,000 be rolled over to use for this year as a result of their good record from past events.

ATTACHMENTS

- [OCM028.1/08/12.1](#) - Proposed Licence between Light Car Club of WA Inc and Serpentine Jarrahdale Shire (E12/5289)
- [OCM028.2/08/12](#) - Aerial photograph of proposed service park (E12/5290)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

Sporting clubs and various types of community groups play a vital role in the communities well being. The Shire's Plan for the Future has identified the need to develop partnerships with the community, business, government agencies and politicians to facilitate the achievement of the Shire's vision and innovative concepts. It also seeks to develop and support key sponsorship programs for community and Council projects at the same time as maximising promotion, marketing and networking opportunities for local businesses.

STATUTORY ENVIRONMENT

- *Town Planning and Development Act 1928* (as amended)
- Town Planning Scheme No. 2
- Metropolitan Region Scheme

FINANCIAL IMPLICATIONS

The proposal does not have an impact on budgeted income or expenditure in the current year. The proposal will provide economic benefits to the community such as employment creation and tourism, where event organisers, participants and spectators would utilise businesses such as the general store.

VOTING REQUIREMENTS

ABSOLUTE MAJORITY

OCM028/08/12 COUNCIL DECISION/Officer Recommendation

**Moved Cr Urban, seconded Cr Piipponen
That Council:**

- 1. Give consent to enter into a licence agreement for the use of Lot 814 Jarrahdale Road (Jarrahdale Heritage Park) as a service park on 17 November 2012 for the final round of the West Australian Clubman Cup Rally.**
- 2. Approve a licence fee of \$220, GST inclusive, be charged and provided to Serpentine Jarrahdale Landcare to use in the verge tree planting program to offset carbon emissions.**
- 3. Approve the bond of \$2,000 from the organisers of the West Australian Clubman Cup Rally be rolled over from last year for this event.**
- 4. Authorise the Chief Executive Officer and Shire President to sign the licence agreement as per attachment OCM028.1/08/12.**

CARRIED BY ABSOLUTE MAJORITY 9/0

OCM029/08/12	MONTHLY FINANCIAL REPORT - JULY 2012 (A2092)
Author:	Kelli Hayward - Acting Executive Manager Finance
Senior Officer:	Alan Hart - Director Corporate Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

There is no previous Council decision relating to this item.

COMMUNITY / STAKEHOLDER CONSULTATION

No community consultation was undertaken / required.

REPORT

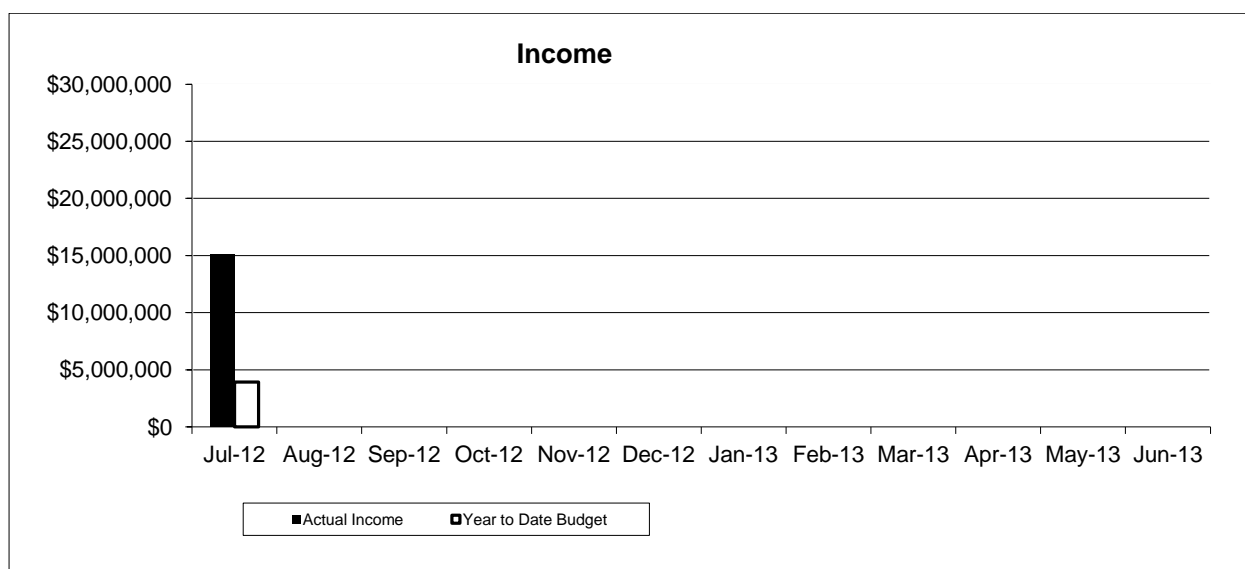
Council adopted the 2012/13 Budget at the Ordinary Council Meeting held on 25 June 2012. The figures provided in this report are compared to the year-to-date budget.

The period of review is July 2012. The municipal surplus for this period is \$16,689,626 compared to a budget position of \$3,387,431. This is considered a satisfactory result for the Shire for this time of the year.

Income for the July 2012 period, year-to-date is \$15,188,149. The revised budget estimated \$5,170,634 would be received for the same period. The variance to budget is \$10,017,515.

Currently all budgets have been spread equally over 12 months. Cash flow predictions will be completed by Managers for the August 2012 Monthly Report and variance analysis can be completed.

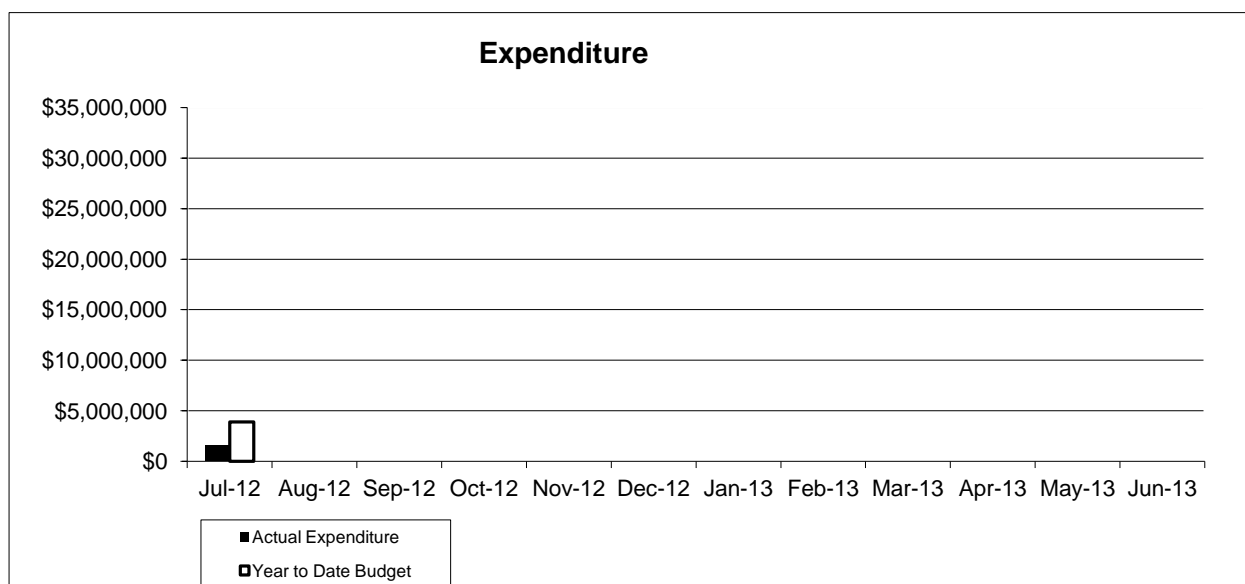
The following graph illustrates actual income to-date compared to the year-to-date budget.



Expenditure for the July 2012 period, year-to-date is \$1,648,594. The budget estimated \$3,002,174 would be spent for the same period. The variance to budget is \$1,353,580, details of all significant variances are provided in the detailed business unit reports.

Currently all budgets have been spread equally over 12 months. Cash flow predictions will be completed by Managers for the August 2012 Monthly Report and variance analysis can be completed

The following graph illustrates actual expenditure to-date compared to the year-to-date budget.



ATTACHMENTS

- [OCM029.1/08/12](#) - Monthly Financial Report (E12/5654)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

This report is a tool for evaluating performance against recognised standards and best practice and meets the needs of the community, elected members, management and staff. It helps the Shire to exercise responsible financial and asset management cognizant of being a hyper-growth council in line with the Plan for the Future.

STATUTORY ENVIRONMENT

Section 6.4 of the *Local Government Act 1995* requires a local government to prepare an annual financial statement for the preceding year and other financial reports as are prescribed.

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare monthly financial statements and report on actual performance against what was set out in the annual budget.

FINANCIAL IMPLICATIONS

There are no financial implications relating to the preparation of this report. Any material variances that have an impact on the outcome of the annual budget are detailed in this report.

VOTING REQUIREMENTS

Simple Majority

OCM029/08/12 COUNCIL DECISION/Officer Recommendation

Moved Cr Urban, seconded Cr Ricketts

That Council receives the Monthly Financial Report for July 2012, in accordance with Section 6.4 of the *Local Government Act 1995*.

CARRIED 9/0

OCM030/08/12	CONFIRMATION OF PAYMENT OF CREDITORS (A0917)
Author:	Erin Noble - Finance Officer
Senior Officer:	Alan Hart - Director Corporate Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

EXECUTIVE SUMMARY

The *Local Government (Financial Management) Regulations 1996* requires the local government to prepare a list of accounts paid by the Chief Executive Officer each month.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

There is no previous Council decision relating to this issue.

COMMUNITY / STAKEHOLDER CONSULTATION

No community consultation was required.

REPORT

Proposal

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

- Payees name;
- The amount of the payment;
- The date of the payment; and



d) Sufficient information to identify the transaction.

Invoices supporting all payments are available for the inspection of Council. All invoices and vouchers presented to Council have been certified as to the receipt of goods and the rendition of services and as to prices, computations and costing and that the amounts shown were due for payment, is attached and relevant invoices are available for inspection.

Conclusion

It is recommended that Council receives the payments authorised under delegated authority and detailed in the list of invoices for period of 1 July 2012 to 31 July 2012, as per attachment OCM030.1/08/12 - Creditor List of Accounts 1 July 2012 to 31 July 2012 including Creditors that have been paid and in accordance with the *Local Government (Financial Management) Regulations 1996*.

ATTACHMENTS

- [OCM030.1/08/12](#) - A copy of the vouchers numbered Cheque 42579 to Cheque 42654 and EFT27388 TO EFT27667 totalling \$1,974,714.90 for the period of 1 July 2012 to 31 July 2012 (E12/5180)

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

Council's Plan for the Future has placed an emphasis on exercising responsible financial management.

STATUTORY ENVIRONMENT

Section 5.42 and 5.45(2) of the *Local Government Act 1995* states that the local government may delegate some of its powers to the Chief Executive Officer. Council have granted the Chief Executive Officer Delegated Authority CG07 - Payments from Municipal and Trust Fund.

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* as amended requires the local government to prepare a list of accounts paid by the Chief Executive Officer each month, showing:

- (a) The payee's name;
- (b) The amount of the payment;
- (c) The date of the payment; and
- (d) Sufficient information to identify the transaction.

FINANCIAL IMPLICATIONS

All payments that have been made are in accordance with the purchasing policy and within the approved budget, and where applicable budget amendments, that have been adopted by Council.

VOTING REQUIREMENTS Simple Majority

OCM030/08/12 COUNCIL DECISION/Officer Recommendation

Moved Cr Kirkpatrick, seconded Cr Urban

That Council receives the payments authorised under delegated authority and detailed in the list of invoices for period of 1 July 2012 to 31 July 2012, as per attachment OCM030.1/08/12 - Creditor List of Accounts 1 July 2012 to 31 July 2012

including Creditors that have been paid and in accordance with the *Local Government (Financial Management) Regulations 1996*.
CARRIED 9/0

OCM031/08/12	NOMINATIONS FOR COMMUNITY CONSULTATION GROUP (P02893/01)
Author:	Brad Gleeson - Director Development Services
Senior Officer:	Joanne Abbiss - Chief Executive Officer
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

EXECUTIVE SUMMARY

Planning approval was granted by the State Administrative Tribunal (SAT) to Matilda Zircon Limited (Keysbrook Leucoxene Pty Ltd) for an extractive industry in the Keysbrook area of the Serpentine Jarrahdale Shire. Approval was also granted by the SAT for an extractive industry across the Shire boundary in the Shire Murray.

A condition of the planning approval from the SAT required that the proponent implement the Community Consultation Framework, including the commitment to establish a Community Consultation Group (CCG). Matilda Zircon Limited have called for community nominations to the CCG including a Councillor representative from the Serpentine Jarrahdale Shire.

RELEVANT PREVIOUS DECISIONS OF COUNCIL

OCM075/02/12 – 27 February 2012.

COMMUNITY / STAKEHOLDER CONSULTATION

No community consultation is required.

REPORT

Matilda Zircon Limited are seeking to establish the CCG with the objective of facilitating open and honest dialogue between the local communities and the company. The CCG will include an independent Chair, support staff, company representatives, landowners from within the mine area, community representatives and elected members from both Shires. Council has been requested to nominate a Councillor and a proxy Councillor to the CCG.

An officer from Council is also requested to be nominated for the purpose of finalising the Committee nominations and as a point of contact for the ongoing activities of the CCG.

The closing date for nominations is 30 August 2012. It is planned that the first meeting of the CCG will be held in late September or early October 2012.

The company will also appoint an Executive Officer and an Independent Chairperson and is seeking Council's suggestions for any suitable people to undertake these roles.

It is recommended that Council nominate an elected member including a proxy to the CCG and nominate the Director Development Services to assist in reviewing the Committee nominations and as the point of contact between the CCG and the Serpentine Jarrahdale Shire.

ATTACHMENTS

- [OCM031.1/08/09](#) - Terms of Reference for the CCG

ALIGNMENT WITH OUR PLAN FOR THE FUTURE

The protection of the visual amenity of our landscapes, incorporating environmental protection into land use planning decisions, protecting and developing appropriate agricultural and horticultural industries within the Shire, and the effective use of limited resources are all elements of the Shire's Plan for the Future.

STATUTORY ENVIRONMENT

Not Applicable.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of the officer's recommendation.

VOTING REQUIREMENTS

Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Nominate Councillor as Council's representative and Councillor as a proxy on the Community Consultation Group for the Keysbrook Mineral Sands project.
2. Nominate the Director Development Services to assist in reviewing the Committee nominations and as the point of contact between the Community Consultation Group and the Shire.

OCM031/08/12 COUNCIL DECISION

Moved Cr Harris, seconded Cr Urban

That Council:

1. **Nominate Councillor Wilson as Council's representative and Councillor Urban as a proxy on the Community Consultation Group for the Keysbrook Mineral Sands project.**
2. **Nominate the Director Development Services to assist in reviewing the Committee nominations and as the point of contact between the Community Consultation Group and the Shire.**

CARRIED 9/0

OCM032/08/12	REQUEST FOR LEAVE OF ABSENCE – COUNCILLOR CHRISTINE RANDALL (SJ1001)
Author:	Councillor Christine Randall
Senior Officer:	Joanne Abbiss - Chief Executive Officer
Date of Report:	9 August 2012
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

EXECUTIVE SUMMARY

Councillor Christine Randall has requested a leave of absence from 1 November to 30 November 2012.

**VOTING REQUIREMENTS**

Simple Majority

OCM032/08/12 COUNCIL DECISION/Officer Recommendation**Moved Cr Moore, seconded Cr Harris****That Council grant Cr Randall leave of absence from 1 November to 30 November 2012.****CARRIED 8/0****Cr Randall did not vote.****COUNCIL DECISION****Moved Cr Wilson, seconded Cr Piipponen****That the meeting be closed to members of the public at 8.32pm to allow Council to discuss confidential item OCM033/08/12 as per the *Local Government Act 1995* section 5.23(2)(d) as this matter is currently before the State Administrative Tribunal.****CARRIED 9/0***Cr Piipponen left the room at 8.32pm and returned at 8.33pm.*

OCM033/08/12	CONFIDENTIAL ITEM - RECONSIDERATION OF EXTRACTIVE INDUSTRY LICENCE & PLANNING APPROVAL CONDITIONS – LOT 202 SOUTH WESTERN HIGHWAY, WHITBY (P05992/12)
Author:	Michael Daymond - Senior Planner
Senior Officers:	Louise Hughes - Manager Statutory Planning Brad Gleeson - Director Development Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

VOTING REQUIREMENTS

Simple Majority

COUNCIL DECISION**Moved Cr Wilson, seconded Cr Urban****That standing orders 9.5, 9.6, 10.7 and 10.13 be suspended at 8.33pm.****CARRIED 9/0***The Acting Chief Executive Officer left the room at 8.37pm and returned at 8.39pm.***COUNCIL DECISION****Moved Cr Kirkpatrick, seconded Cr Wilson****That standing orders 9.5, 9.6, 10.7 and 10.13 be reinstated at 8.45pm.****CARRIED 9/0****COUNCIL DECISION****Moved Cr Wilson, seconded Cr Piipponen****That standing orders 9.5, 9.6, 10.7 and 10.13 be suspended at 8.46pm.****CARRIED 9/0****COUNCIL DECISION****Moved Cr Kirkpatrick, seconded Cr Piipponen****That standing orders 9.5, 9.6, 10.7 and 10.13 be reinstated at 8.51pm.****CARRIED 9/0**

**OCM033/08/12 Officer Recommendation**

Moved Cr Urban, seconded Wilson

- A. That Council note that the State Administrative Tribunal has invited the Shire under Section 31 of the State Administrative Tribunal Act 2004 to reconsider its previous approval decisions, being the planning approval under Town Planning Scheme No. 2 and the Extractive Industry Licence, in respect of the proposed hard rock and clay extraction on Lot 202 South Western Highway, Whitby.
- B. The State Administrative Tribunal be advised that for the purposes of mediation that Council agree to:
1. Extend the term of the Planning Approval and Extractive Industry Licence, dated 13 February 2012, to fifteen (15) years, expiring 31 December 2027.
 2. Modify conditions 12 and 14 of the Planning Approval, dated 13 February 2012, to extend the time for lodging the required plans to 31 December 2013.
 3. Delete condition 15 of the Planning Approval, dated 13 February 2012, relating to the Public Art Contribution.

LOST 2/7

Cr Randall foreshadowed an amendment to the motion that the licence be five years rather than 15 years as stated in part B point 1 above.

OCM033/08/12 COUNCIL DECISION/New Motion

Moved Cr Randall, seconded Cr Piipponen

- A. That Council note that the State Administrative Tribunal has invited the Shire under Section 31 of the State Administrative Tribunal Act 2004 to reconsider its previous approval decisions, being the planning approval under Town Planning Scheme No. 2 and the Extractive Industry Licence, in respect of the proposed hard rock and clay extraction on Lot 202 South Western Highway, Whitby.
- B. The State Administrative Tribunal be advised that for the purposes of mediation that Council agree to:
1. Extend the term of the Planning Approval dated 13 February 2012, to fifteen (15) years, expiring 31 December 2027 and the Extractive Industry Licence, dated 13 February 2012, to five (5) years, expiring 31 December 2017.
 2. Modify conditions 12 and 14 of the Planning Approval, dated 13 February 2012, to extend the time for lodging the required plans to 31 December 2013.
 3. Delete condition 15 of the Planning Approval, dated 13 February 2012, relating to the Public Art Contribution.

CARRIED 8/1

COUNCIL NOTE: Changed part B1 from 15 years to 5 years for the extractive industry licence.

COUNCIL DECISION

Moved Cr Kirkpatrick, seconded Cr Harris,

That the meeting be re-opened to members of the public at 8.58pm.

CARRIED 9/0

**10. INFORMATION REPORTS:**

OCM034/08/12	CHIEF EXECUTIVE OFFICER INFORMATION REPORT
Author:	Trish Kursar - Personal Assistant to the Chief Executive Officer
Senior Officer:	Joanne Abbiss - Chief Executive Officer
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

The purpose of this report and associated attachments is to provide information to Councillors relating to recent activity regarding operational matters that need to be reported to Council either through a statutory mechanism or as information. The following details are provided to Councillors for information only.

ATTACHMENTS

- [OCM034.1/08/12](#) - Policy Forum Agenda July 2012
- [OCM034.2/08/12](#) - Seal Register Report June 2012 (E02/5614)

VOTING REQUIREMENTS Simple Majority**OCM034/08/12 COUNCIL DECISION/Officer Recommendation**

Moved Cr Harris, seconded Cr Ricketts
That Council accept the Chief Executive Officer Information Report for July 2012.
CARRIED 9/0

OCM035/08/12	DEVELOPMENT SERVICES INFORMATION REPORT
Author:	Jodie Evans - Personal Assistant to the Director Development Services
Senior Officers:	Jason Robertson - Manager Building Services Tony Turner - Manager Health, Rangers and Compliance Louise Hughes - Manager Statutory Planning Brad Gleeson - Director Development Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

The purpose of this report and associated attachments is to provide information to Councillors relating to recent activity regarding operational matters that need to be reported to Council either through a statutory mechanism or as information. The following details are provided to Councillors for information only.

ATTACHMENTS

- [OCM035.1/08/12](#) - Building - Delegated Authority (E12/4382)
- [OCM035.2/08/12](#) - Health, Rangers and Development Compliance - Delegated Authority (E12/4966)
- [OCM035.3/08/12](#) - Planning - Delegated Authority (E12/5169)
- [OCM035.4/08/12](#) - Statutory Planning Report tabling Scheme Amendments, Local Planning Policies and Local Structure Plans (E12/5203)

VOTING REQUIREMENTS Simple Majority**OCM035/08/12 COUNCIL DECISION/Officer Recommendation**

**Moved Cr Kirkpatrick, seconded Cr Piipponen
That Council accept the Development Services Information Report for August 2012.
CARRIED 9/0**

OCM036/08/12 CORPORATE SERVICES INFORMATION REPORT	
Author:	Louisa Loder - Personal Assistant to the Director Corporate Services
Senior Officers:	Kelli Hayward - Acting Executive Manager Finance Services Alan Hart - Director Corporate Services
Disclosure of Officers Interest:	No officer involved in the preparation of this report is required to declare an interest in accordance with the provisions of the Local Government Act.

DELEGATED AUTHORITY (A0039-02)

02/07/2012	CG19	Reinvestment of Investment Account Number 9981-43928 & 9818-07329 for the purpose of Municipal Funds	302,405.36	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 14042282 for the purpose of Restricted Funds	5,434.29	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 140473992 for the purpose of Restricted Funds	254,584.05	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 140474081 for the purpose of Restricted Funds	1,335,449.38	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 140474107 for the purpose of Restricted Funds	18,536.11	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 140483181 for the purpose of Restricted Funds	14,942.23	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 140474123 for the purpose of Restricted Funds	4,650.36	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 138923396 for the purpose of Restricted Funds	9,248.20	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 140921610 for the purpose of Restricted Funds	369,628.67	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9687-09599 for the purpose of Restricted Funds	6,867.63	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9838-90066 for the purpose of Restricted Funds	49,807.38	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9654-77286 for the purpose of Restricted Funds	10,886.55	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9818-08241 for the purpose of Restricted Funds	18,919.23	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9818-09279 for the purpose of	18,675.54	AH & SVA

		Restricted Funds		
02/07/2012	CG19	Reinvestment of Investment Account Number 9892-96199 for the purpose of Restricted Funds	17,507.95	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9830-58843 for the purpose of Restricted Funds	18,610.94	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9894-49466 for the purpose of Restricted Funds	9,057.10	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9655-61701 for the purpose of Restricted Funds	7,545.79	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9655-61584 for the purpose of Restricted Funds	7,545.79	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9835-23397 for the purpose of Restricted Funds	180,930.45	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9810-26557 for the purpose of Restricted Funds	351,854.17	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9818-00303 for the purpose of Restricted Funds	22,689.07	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9654-78748 for the purpose of Restricted Funds	25,593.65	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9818-03635 for the purpose of Restricted Funds	251,353.16	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9818-04099 for the purpose of Restricted Funds	12,202.06	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9655-60856 for the purpose of Restricted Funds	12,852.92	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9818-06609 for the purpose of Restricted Funds	2,196,999.86	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9661-35421 for the purpose of Restricted Funds	10,414.89	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9817-97757 for the purpose of Restricted Funds	291,592.70	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9659-20022 for the purpose of Restricted Funds	11,564.12	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 9659-19179 for the purpose of Restricted Funds	14,796.17	AH & SVA
02/07/2012	CG19	Investment of Investment Account Number 970016134 for the purpose of Municipal Funds	500,000.00	AH & SVA
02/07/2012	CG19	Investment of Investment Account Number 970016142 for the purpose of Municipal Funds	500,000.00	AH & SVA

		Funds		
02/07/2012	CG19	Reinvestment of Investment Account Number 145118022 for the purpose of Restricted Funds - L17 Beenyup Road, Byford Area C	12,968.71	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 145117925 for the purpose of Restricted Funds - 40 Beenyup Road, Byford Laneway Contribution	7,162.09	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 145118006 for the purpose of Restricted Funds - L121 South Crescent Byford Area C	7,723.14	AH & SVA
02/07/2012	CG19	Reinvestment of Investment Account Number 145266714 for the purpose of Municipal Funds	507,836.67	AH & SVA
03/07/2012	CG07	Payment of EFT27389 to EFT27392	64,377.58	AH & BG
05/07/2012	CG07	Payroll	229,374.10	AH & BG
06/07/2012	CG07	Payment of Cheque 42579 to 42585	7,278.15	AH & RG
06/07/2012	CG19	Reinvestment of Investment Account Number 145152229 for the purpose of Restricted Funds - L4 & 5 Abernethy Road, Byford - Area A	35,754.74	AH & SVA
06/07/2012	CG07	Payment of EFT27393 to EFT27463	443,138.79	AH & KH
10/07/2012	CG19	Reinvestment of Investment Account Number 144244092 for the purpose of Municipal Funds	38,126.12	AH & SVA
11/07/2012	CG19	Partial withdrawal of Investment Account Number 144244100 for the purpose of Reserve Funds	62,108.93	AH & BG
11/07/2012	CG19	Reinvestment of Investment Account Number 144244100 for the purpose of Reserve Funds	2,227,278.92	AH & BG
13/07/2012	CG07	Payment of EFT27464 to EFT27525	190,563.01	KH & AH
13/07/2012	CG07	Payment of Cheque 42586 to 42611	12,839.93	AH & SVA
16/07/2012	CG07	Payment of EFT27526	5,704.41	KH & AH
17/07/2012	CG07	Payment of EFT27527	159.22	KH & AH
19/07/2012	CG07	Payroll	234,637.89	AH & SVA
20/07/2012	CG07	Payment of EFT27528 to EFT27595	358651.20	KH & AH
20/07/2012	CG07	Payment of Cheque 42612 to 42627	69,844.18	AH & RG
22/07/2012	CG19	Reinvestment of Investment Account Number # 9976-49134 for the purpose of Municipal Funds	946,772.00	AH & SVA
23/07/2012	CG07	Payment of EFT27596	6,828.68	KH & RG
24/07/2012	CG07	Payment of EFT27597 to EFT27598	24,733.61	KH & RG
25/07/2012	CG07	Payment of EFT27599	990.92	KH & RG
26/07/2012	CG07	Payment of Cheque 42628 to 42653	49,793.45	AH & BG
26/07/2012	CG07	Payment of Cheque 42654	11,920.50	AH & BG
26/07/2012	CG07	Payment of EFT27600 to EFT27664	319,983.34	KH & AH
26/07/2012	CG07	Payment of EFT27665 to EFT27666	403,391.95	BG & AH
27/07/2012	CG07	Payment of EFT27667	4,475.98	KH & AH
30/07/2012	CG19	Reinvestment of Investment Account Number 9981-43928 for the purpose of Municipal Funds	303,555.97	AH & SVA
30/07/2012	CG19	Reinvestment of Investment Account Number 140921610 for the purpose of	421,082.95	AH & SVA



		Restricted Funds – Grange Meadows		
30/07/2012	CG19	Reinvestment of Investment Account Number 144306511 for the purpose of Restricted Funds – Grange Meadows	5,826.62	AH & SVA

VOTING REQUIREMENTS Simple Majority**OCM036/08/12 COUNCIL DECISION/Officer Recommendation**

Moved Cr Harris, seconded Cr Piipponen
That Council accept the Corporate Services Information Report for July 2012.
CARRIED 9/0

11. URGENT BUSINESS:

Nil.

12. COUNCILLOR QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN:

Nil.

13. CLOSURE:

There being no further business the meeting closed at 9.01pm.

I certify that these minutes were confirmed at the
Ordinary Council Meeting held on 10 September 2012.

.....
Presiding Member

.....
Date